APPROVED
City of Escondido

Rincon del Diablo Fire Protection District Approved

Permit Number: F25-0055 Fire Protection Report for Pasqual Heights

Date: 10/20/2025

Final Fire Protection Plan

Pasqual Heights

APN 234-160-25

June 23, 2025

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Prepared for the Rincon Fire Protection District, the Escondido Fire Department and the County of San Diego Fire Protection District

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3.0 INTRODUCTION

3.1 Summary of proposed project

This FFPP has been prepared for the Pasqual Heights proposed Tentative Map. The purpose of the FFPP is to assess the potential impacts resulting from wildland fire hazards and identify the measures necessary to adequately mitigate those impacts.

As part of the assessment, the plan has considered the property location, topography, aspect, geology, combustible vegetation (fuel types), climatic conditions, and fire history.

The plan addresses water supply, access (including secondary/emergency access where applicable), structural ignitability and fire resistive building features, fire protection systems and equipment, impacts to existing emergency services, defensible space, and vegetation management.

The plan identifies and prioritizes areas for hazardous fuel reduction treatments and recommends the types and methods of treatment that will protect one or more at-risk communities and essential infrastructures. The plan recommends measures that property owners will take to reduce the probability of ignition of structures throughout the area addressed by the plan

The proposed 10.39-acre project includes removal of an existing single-family dwelling and related structures, site grading and soil retention, construction of three access roads and utilities for 42 residential lots for future single-family dwellings, a storm water basin, and a sewer lift station.

The project was analyzed to identify potential adverse impacts and to identify adequate measures for impacts resulting from wildland fire hazards. The evaluation determined that the Escondido Fire Department and other nearby fire departments will be able to provide adequate emergency services. CAL FIRE (under the Master Mutual Aid Agreement), as well as other fire departments and fire protection districts, can be requested to respond to a wildfire event in the area.

3.2 Reference any alternate means and methods used for compliance

The following alternate means and methods are proposed for this site based on current site development plans and the measures listed by the California Attorney General as alternatives than often might reduce risks of wildfire. Measures 3-8 are among the measures listed by the California Attorney

General. These measures among others, have also been incorporated into the planning and design of the Project.

1. Construction of a CMU sound barrier wall along the following boundaries: 5' wall along Idaho Avenue at the back of the lots; a wall progressing from 6' to 8' along San Pasqual Valley Road; 8' wall along Lot 20 where it contacts the private road; 6' behind Lot 19 where it contacts the private road. Walls are consistent with the noise study dated 6/23/2025.
2. Inclusion of one-half the road width for additional defensible space where a home borders a paved roadway.
3. Decreasing the amount of flammable vegetation where development is adjacent to undeveloped areas.
4. Siting projects to maximize the role of low-flammability landscape features that may buffer the development from fire spread.
5. Undergrounding power and telecommunication lines and hardening of infrastructure within the project.
6. Placement of the development close to existing or planned ingress/egress and designated evacuation routes to efficiently evacuate the project population and the existing community population, consistent with evacuation plans, while simultaneously allowing emergency access.
7. Placement of projects close to emergency services.

3.3 List of those involved, e.g., developers, consultants, etc.

Project Principals	Kerry Garza, Touchstone Communities
	Mike Wagner, Touchstone Communities

Approving Departments

Fire Authority	City of Escondido Fire Department, through the Rincon Del Diablo Fire Protection District, and the San Diego County Fire Marshal
Engineering	County of San Diego, Planning and Development Services
Water	City of Escondido Water Department
Wastewater	City of Escondido Utilities Department, Wastewater Division

Prepared by Pete Montgomery, Ed Sprague
Wildland Fire Associates, *Fire*wise2000, LLC
Mel Johnson, San Diego County Certified CEQA Wildland Fire Consultant

4.0 VICINITY, SITE AND PROJECT DETAIL AND CEQA IMPACTS

4.1 Vicinity Description

The Project is in an unincorporated area of northern San Diego County within the City of Escondido's southern influence area. The San Diego County General Plan Land use designation is Vr-2, Village Residential which allows 2 dwelling unit per acre with a density bonus of 100% to reach the 42-unit project size. The Project is located at the northwest corner of San Pasqual Valley Road (Highway 78), and Idaho Avenue. The Escondido Fire Department, by contract with the Rinon Water District which is the administrative authority for the Rincon Del Diablo Fire Department, is responsible for wildland fire suppression as the wildland area for fire suppression is Local Responsibility Area (LRA).

The property is neither in a classic wildland intermix nor interface area. According to the City of Escondido's own map the Moderate Fire Hazard Severity Zone starts approximately ½ mile southeast of the project site – the site is not in a rated fire hazard zone.

Located 18 miles east of the Pacific Ocean and 25 miles south of the Riverside County line, the community is in an area of low rolling hills and valleys. The Project site is surrounded by rural residential parcels to the north and west, commercial property to the east, and a church to the south. The Escondido City limit is approximately 700 feet west on Idaho Ave.

Further north is the unincorporated community of Valley Center and the San Pasqual and Rincon Tribal Reservations. Palomar Mountain State Park and the Cleveland National Forest lands are located throughout northern San Diego County. East of the Project, the again passes through City lands and then enters the City of San Diego within the San Pasqual Valley. Further east is the Cleveland National Forest, the communities of Ramona and Julian and the Anza Borrego Desert. South along Interstate 15 is Lake Hodges which is the border between Escondido and Rancho Bernardo, a community in San Diego City. Downtown San Diego is approximately 30-miles south of Escondido.

Off-site land uses in the area include residential (urban and semi-rural) and light commercial such as nursery, educational, and religious purposes. These mixed land use dominates the area around the project site. (See Figure 1 for Local Responsibility Areas and Figure 2 for State Responsible Areas). Fire History of this area is fully discussed in section 4.4.

Figure 1 2025 Fire Hazard Severity Zones in Local Responsibility Areas

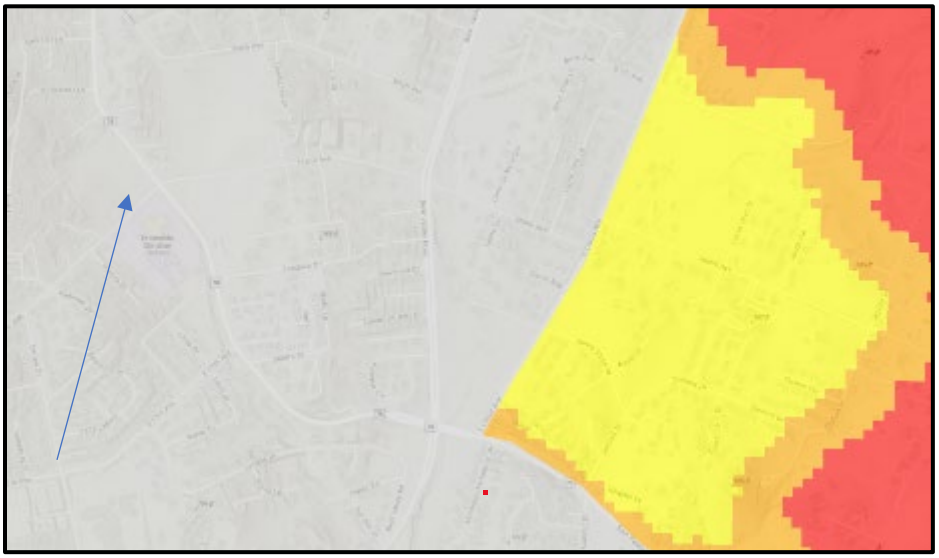

Figure 2 Fire Hazard Severity Zones in State Responsibility Areas

4.1.1 Current Land Uses

Currently only a single home and support structures are located on the site. The remainder of the land is vacant and was previously used as a citrus grove. The vacant land is covered with a majority of non-native fuels, non-native trees and annual fuels.

4.1.2 Existing structures and densities

There is a single home on the site, with a detached garage located on the property. A well, cistern or other facility is located on the southwest corner of the project. This facility will be removed according to County rules and regulations.

4.1.3 Planned Construction

Planned construction includes the development of 42 residential homes, a lift station, bio-retention basin and landscaping along Idaho Avenue and San Pasqual Valley Road to be maintained by an HOA or other community entity.

4.1.4 Natural Vegetation

Several non-native trees are found scattered along the northern and western perimeter. Annual fuels on site include native and non-native grasses.

4.1.5 Environmental restoration plans

The conceptual landscape plan for the project will feature private landscaping for rear yard slopes to help stabilize the slopes. These slopes will be irrigated and follow strict water conservation guidelines. Graded, eroded, and disturbed soils not utilized in the construction of improvements will be re-vegetated with low water use plant material and irrigated. Native trees will be planted to offset the removal of any native trees. Non-invasive plant species such as coyote bush and agave and others that are approved will be selected for their non-flammability characteristics.

4.1.6 Roads and parks

Major roadways that cover the southern Escondido area include San Pasqual Valley Road, Bear Valley Parkway, Idaho Avenue, Escondido Boulevard, Broadway, Felicita Avenue and Centre City Parkway. These

roads lead to major community facilities and services in the city. These routes also serve as potential evacuation routes as they are not impacted by large areas of wildland fuel along the right-of-way.

Southern Escondido features several community parks including Kit Carson Park located to the southwest on Bear Valley Parkway. Washington Park and Grape Day Park are located in Central Escondido. These parks feature activities such as swimming, baseball, bicycle sports and barbeque areas. Smaller parks and grass fields are located throughout the community.

4.1.7 Fire history

Several major fires have affected the City of Escondido in the past 25 years. These fires typically occurred during Santa Ana weather conditions. The following four fires led to the loss of lives, consumed thousands of acres, and the destruction of a large number of properties.

- The 2014 Cocos Fire burned into Escondido from the west when a strong, easterly Santa Ana wind reversed direction with strong, dry, and gusty southwest winds drove the fire into western Escondido. The Fire burned a combined 20 structures and over 1,995 acres.
- The 2007 Witch Fire burned into southern Escondido during a period of strong Santa Ana winds with gusts over 50 mph in north county. The fire burned over 197,990 acres, destroyed over 50 structures in Escondido.
- The 2003 Paradise Fire began north of Escondido during strong north Santa Ana winds. The fire rapidly moved through native wildland fuels and entered the northeast area of the City. Two fatalities resulted from the fires rapid rate of spread and led to the destruction of 15 homes and over 56,000 acres.

The typical southwest wind pattern impacted the Del Dios Fire. The fire began late in the morning under light, west wind conditions. By midafternoon, the wind speed increase significantly, with strong southwest wind gusts exceeding 20 mph. The southwest winds blew downhill into the neighborhoods along Del Dios Highway and quickly crossed Del Dios Road and into the residential areas along Via Rancho Parkway. No homes were lost due to sudden rain showers over the fire due to the Lake Effect where moisture from Lake Hodges created a cloud over the fire and extinguished the fire.

A smaller fire that began during southwest wind conditions on the eastern boundary of Escondido began just after lunch time at the base of Bottle Peak. Propelled by strong gusty southwest winds on a west

facing slope, move at a high rate of spread uphill as the slope and winds were in full alignment. Firefighters were not able to keep up with the rapid rate of spread and required air resources to confine the fire near the top of the peak. Along with the air resources, the late evening recovery in relative humidity and the decrease in wind speed facilitated the confinement to less than five acres.

4.2 Site Description

The Project is located within the County of San Diego within the sphere of the City of Escondido, a community within the North County Region of the County of San Diego. The property is within a locally undesignated area of Fire Hazard Severity Zone (HFHSZ) south-east of downtown Escondido's Historic District in an area of low rolling hills. (See Figure 2 for FHSZ Map)

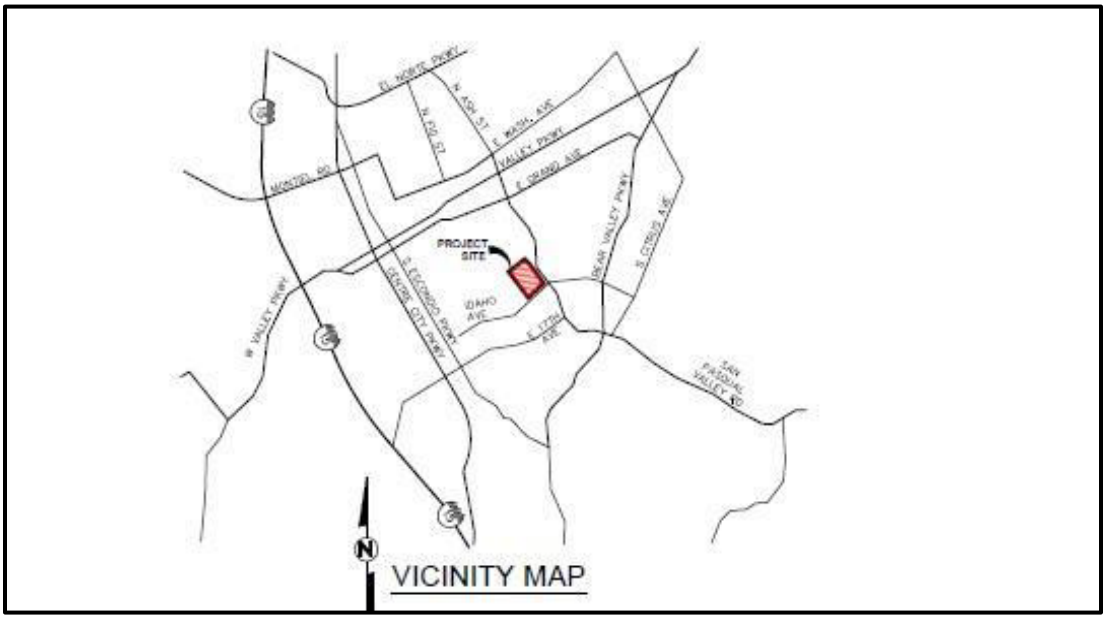

Figure 3 Project Vicinity Map

Access to the area is provided by two major arteries (Interstate 15 and Highway 78) in addition to numerous connectors such as Idaho Avenue, Center City Parkway, S. Escondido Boulevard, Bear Valley Parkway, and San Pasqual Valley Road.

The existing land serves as a currently occupied single-family residence. The property surrounding the residence appears to have been vacant for several years. Land in the area was previously used for growing orange trees. The orange trees along nearby slopes have died and been removed and many non-native trees, along with a variety of native and non-native grasses and shrubs have taken their place

The site map, Figure 4, shows the project location in the south-central area of area of Idaho Avenue and San Pasqual Valley Road in south-central Escondido. The primary land usage is residential with a nursery to the east and a church to the south. Most of the land is zoned for agricultural usage with homes on large parcels to the south and west. Immediately east of the Project the land is vacant following the removal of a dead orange grove years ago.

4.2.1 Site and regional topographic, and aerial maps

Figure 4 Site Map From SANGIS

The aerial figure below (Figure 5) shows the current land uses in the area surrounding the Project. South across Idaho Avenue is the Escondido Christian Church and School. Further west on Idaho Ave. are homes on large lots, many of these homes have small, family-oriented orange and avocado tree in the yards. These homesites also have small clusters of mature California oak trees. West and north of the Project are homes on multiple acre lots. Oak trees are the dominate vegetation type with non-native eucalyptus trees and shrubbery throughout the area.

Figure 5 Aerial View of Project Site, Google Map Pro

East of the Project across San Pasqual Valley Road is the El Plantio Nursery; further east on Idaho is open space to the north and south. Both of these open space parcels were at one time working orange groves, the trees were removed years ago, and the land has remained vacant.

4.2.2 A detailed 8.5”x11”copy of the proposed subdivision map

The subdivision map in Figure 6 shows the planned location of house pads, streets, and the bio-filtration basin. Additionally, the current map shows the site entrance from Idaho Avenue, west of San Pasqual Valley Road. The 4’ anchor easement, SDG&E 79-51895D, described in Section 4.3.5, shows the easement location from the southern end of Street A to the northern end of Street B.

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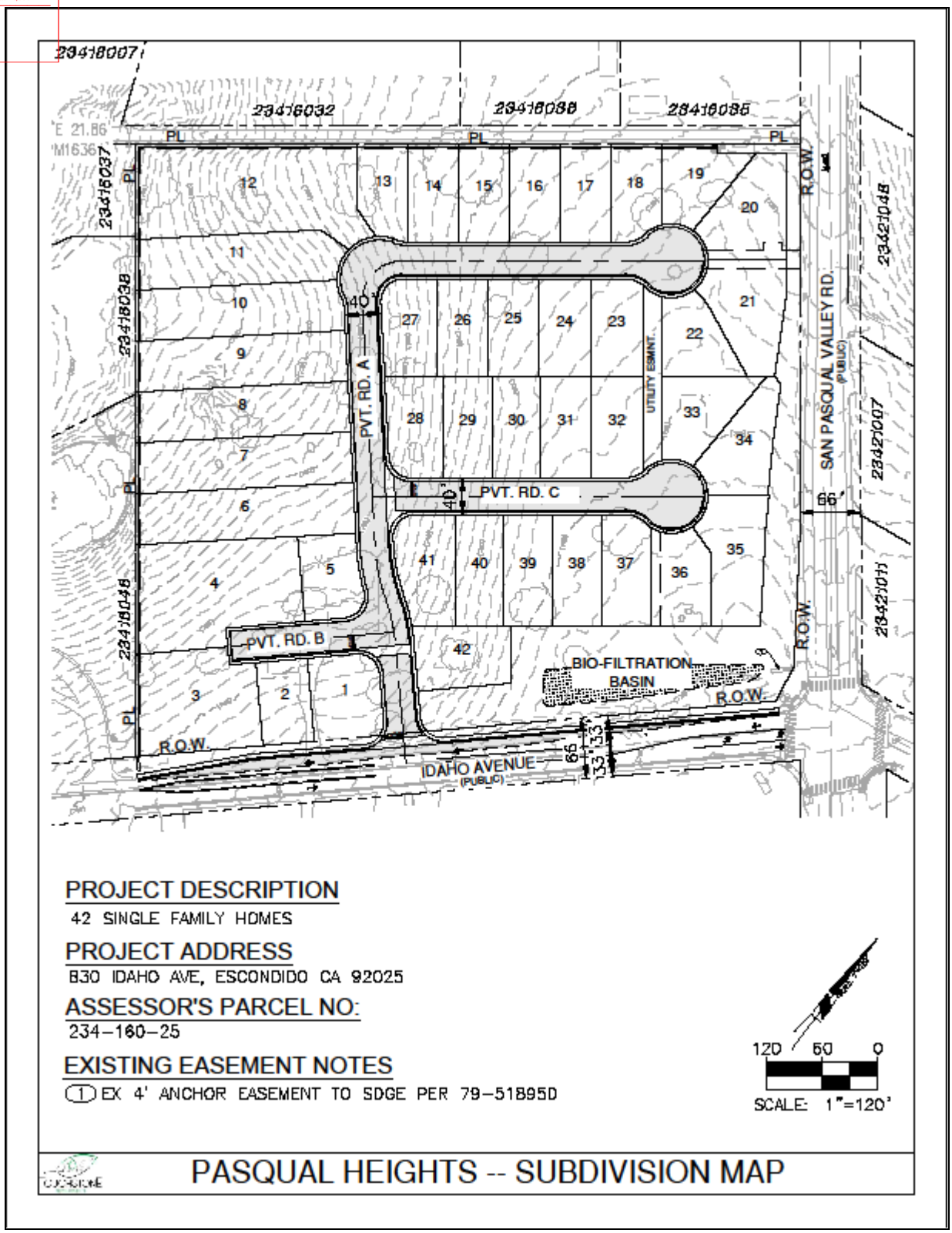

Figure 6 Pasqual Heights Subdivision Site Map with Topography

4.2.3 Lot location map and development layout

Figure 6 above shows the intended project design for the residential lots, access roads, proposed fire hydrant locations.

4.2.4 Legal descriptions of the development property

The legal description for the property is Lot 15 in Block 188 of the Rancho Rincon Del Diablo, in the County of San Diego, State of California, according to map thereof Number 725, filed in the Office of the County Recorder of San Diego County, August 13, 1892; except that portion of said lot conveyed to W.I. Purdum by deed dated January 20, 1910 and recorded in Book 249, page 442 of deeds.

4.2.5 Location of the project relative to High or Very High Fire Hazard Severity Zone

The property is within a locally undesignated area of Fire Hazard Severity Zone (HFHSZ) south-east of downtown Escondido's Historic District in an area of low rolling hills. According to the 2025 Fire Hazard Severity Zones in Local Responsibility Areas, Figure 1, and the Fire Hazard Severity Zone in State Responsibility Areas, both maps show that the project site in not located within any rated FHSZ.

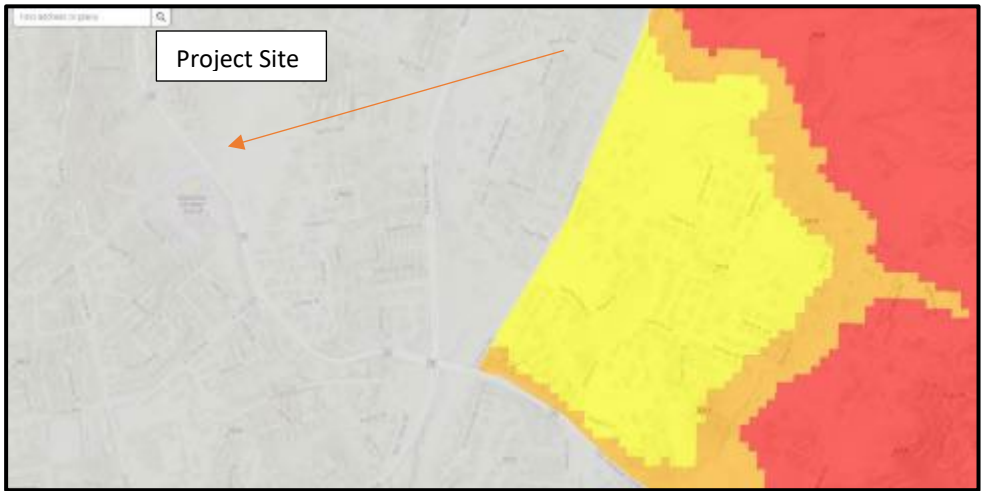

Figure 7 State Responsible Fire Hazard Severity Zone Map, 2024

4.2.6 Description of site topography and geology

The Project is in the County of San Diego, in the southcentral area of Escondido. The elevation in the Pasqual Heights project area ranges from approximately 700-feet in the southeast corner to a high of 796-feet in the northwest corner. The Project is located within a shallow valley along the Hwy 78/Idaho Ave. intersection. The valley extends beyond the site with elevations to the northwest exceeding 800-feet with a prominent peak over 900-feet with short ridges exceeding to the west and south exceeding 700-feet. The east facing slope averages approximately 8% to the west with the south facing slope just over 7%.

Figure 8 Project Site Topography U.S.G.S. 7.5 Escondido Quad Map

4.2.7 Description of current site vegetative cover

The northern boundary is characterized by modified fuels following annual fuel treatments. Onsite fuels are limited to mown weeds and grass and patches of wild mustard. Adjacent to the boundary are scattered oak and eucalyptus trees. The eastern boundary abuts San Pasqual Valley Road, Hwy 78 and consists of a dirt parking area for commuters and the commercial nursery to the east. Fuel within the area consist of mown grass and weeds.

The southern boundary is bordered by Idaho Avenue, a rural residential street providing east-west access in southern Escondido. One existing single-family home with detached garage is located in the southwest corner of the project and will be removed during construction. The remaining area consists of mowed grass stubble. No other uses are found in this area. Vegetation along the western boundary consists of

native and non-native grasses and stubble from repeated fuel treatments over the years. No structures or other land uses currently utilize the area. West of the boundary are rural residential properties with limited fuel treatment areas.

In summary, any wind or topography driven wildfire burning under strong wind conditions, with winds varying from the north or southwest, will create a moderate to high wildland fire hazard for the Pasqual Heights project due to possible ember cast. The wildland fuels on the western and northern slopes have been modified with little native vegetation. East and southeast the vegetation on site has been reduced to lite grass following over 30 years of fuel modification. South of the Project is a community church and school with well-maintained landscaping reducing the threat of fire from offsite wildland fires.

4.2.8 Current ownership and land use

The property is owned by Jamison Builders. The property is described in Section 4.2.

4.2.9 Description of neighboring/regional character

The Project is located in northern San Diego County within the sphere of influence of Escondido. Along what is essentially the northern boundary of the Project is an asphalt paved access road serving several residences and is accessed off San Pasqual Road. This is a well-established and mature area of 1/2 acre and greater lots with older single-family residences with mature landscaping. These properties have large trees, areas of open space covered with mowed annual grass, and outbuildings of varying design. To the immediate south of the project is Idaho Road. South of Idaho is the Escondido Christian Church and Schools Facility. This ten-acre plus development contains numerous buildings, open irrigated grass areas, paved parking lots, and maintained landscape. This area presents little threat to the Project and provides a buffer to radiant heat and blowing embers.

San Pasqual Valley Road (SPVR) runs along the eastern boundary of the project. On the east side of SPVR is a nursery and a few single-family residences north of the nursery. The homes are similar to what is on the north side of the Project: large lots, established landscape, and mature trees. East of the nursery and homes are larger parcels of open land. The project directly abuts multiple homes along the western boundary. This is a well-established and mature area of /12 acre and greater lots with older single-family residences with mature landscaping. These properties have large trees, areas of open space covered with

mowed annual grass, and outbuildings of varying design. None of the properties observed practice defensible space landscape maintenance or design nor do many of the home appear to take this threat into consideration. As such, this area can propagate, hold, and spread fire if given the right circumstances.

Escondido, a relatively young city incorporated in 1880, is located within the North Inland region of San Diego County. The city is relatively young city and has a significant Hispanic population along with a growing number of residents in the 25-44 age bracket. The city also supports important biological resources, including native coastal sage scrub and woodland habitats in areas such as Daley Ranch and Kit Carson Park. The economy in the region includes manufacturing, healthcare, and retail along with newer industries such as professional and technical services. The area's industrial economy is characterized by a diverse range of industries, with strong representation in manufacturing, healthcare, and retail, as well as burgeoning sectors like professional, scientific, and technical services. Agriculture, long an important economical contributor, has had a reduction in avocado and citrus production while an increase in nursery and flower growth.

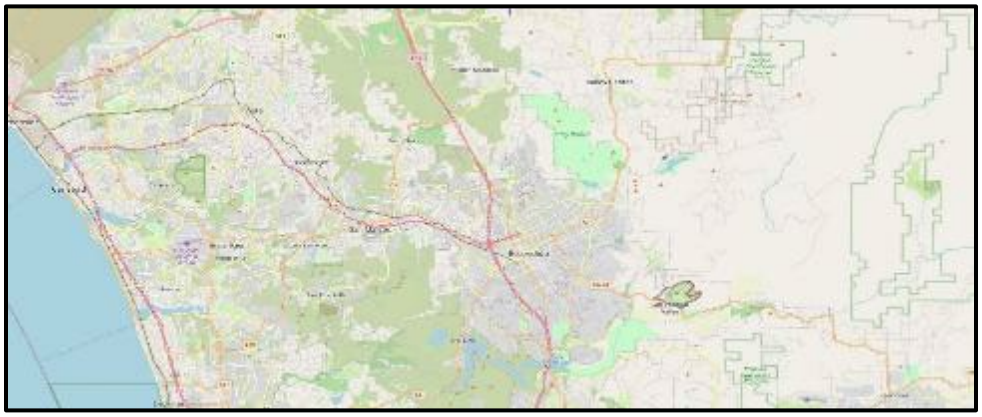

Figure 8 Local Escondido Area Map

4.3 Project Description

The project covers a Tentative Map (TM) request for the division of a 10.39-acres site into 42 residential lots, a bio-filtration basin, with an additional lot used for a sewer lift station. The project developer intends to remove the existing home and accessory structures, grade the sloping property to provide forty-two single family lots and improve and develop a single entrance off of Idaho Avenue. Additional project features include the connection to the City of Escondido water system, the installation of a new 8-inch water main throughout the project and community-maintained landscaping along San Pasqual Valley Road and Idaho Avenue. The wildland fuels on the property have previously been mowed

or weed whipped leaving little native fuels on the property. The project site is located within an unrated Fire Hazard Severity Zone as classified by the Escondido Fire Department as shown in Figure 2.

4.3.1 Size of the project site & area of proposed development

The Pasqual Heights project includes the construction of 42 single-family homes on 10.39 acres. A density bonus request has been made based on the Project providing 7 affordable homes for low-and moderate-income owners. Three new access roads will be constructed meeting City and County road development standards. A sewer lift station will be constructed on site upon approval of annex to the City's sewer system. New fire hydrants will be connected to the Rincon del Diablo Municipal Water System. An 8-inch water line will supply water to the fire hydrants and residential uses. A bio-retention basin will be constructed in the southeast corner of the project to retain water and sediment during periods of rainfall.

4.3.2 Purpose and scale of proposed uses

The project will construct 42 single-family homes on a 10.39-acre parcel. A percentage of the homes will provide ownership for people of low- and moderate-income levels. See Section 4.3.1 above for additional information.

The owners of the Project have requested annexation to the City of Escondido Water Treatment Division which oversees the wastewater treatment in the City. Currently, wastewater from the single home on the site is treated by a private septic system also known as a leach field system. All utilities shall be undergrounded and easements provided, as necessary.

4.3.3 Number, size, and purpose of proposed structures

The Project proposes the construction of forty-two single family residential dwelling units on 10.39 acres. Seven of the residential units will be designated as low to moderate income units. The pad sizes will range from 4,200 square feet to 9,500 square feet. Homes sizes, while not specifically determined yet, will likely range from 2,200 square feet to 2,800 square feet.

4.3.4 Size of the structures

See Section 4.3.3 for information on the size of the proposed structures.

4.3.5 Location of all easements

Currently, the only existing easement on site is an easement for San Diego Gas and Electric for a four-foot anchor easement per 79-518950. Other easements required for the construction of the project will be granted, as necessary. All the access roads will have access and utility easements over them. A water easement through Lots 20 & 21 provides water access from San Pasqual V.R. A sewer easement passes through Open Space Easement 'C' between Lots 22 and 23 and then through Lot 36 allowing connection to the sewer line along Idaho Avenue.

4.3.6 Off-site improvements, roads, utility corridors, features

Off-site improvements include the improvement of Idaho Avenue at the entrance to the Project. A private storm drain easement will be established on Lot 36 for a storm drain. Easements for roads and utilities will have access easements over each improvement. A 20-foot public water utility easement through the southern border of Lot 20 and under all access roads shall be dedicated to the City of Escondido and shall include fire hydrants, pressure reducing station and water meters. The easement will provide a route for the water main connection on San Pasqual V.R. to bring water into the site. Water will be connected as a loop system to the existing 8-inch Escondido Municipal water main on San Pasqual Valley Road, through the project site and tie into the existing 8-inch water main on Idaho Avenue. The water line shall be a minimum of an 8-inch water main through the project.

Annexation to the City of Escondido is required upon approval by Local Agency Formation Commission (LAFCO) for water and sewer connections. Approval will also allow the construction of a sewer lift station to pump effluent uphill to the City's sewer system. The lift station will have a dedicated backup power supply. Additional easements will be established as necessary for the project's approval including utility easements and possibly a sewer and drainage easement.

4.3.7 Existing fire stations or other public facilities

Fire and other emergency services are provided by the City of Escondido Fire Department from seven fire stations located throughout

the City. (See Section 11.1 for details on Fire Station location and staffing).

Water and sewer facilities will be provided by the City. The developer will connect to the facilities upon approval of the construction documents.

4.4 Anticipated Fire Behavior

4.4.1 Fire History

See section 4.1.7

4.4.2 Fuels

On-site:
The area was historically oak woodlands that were converted to groves of avocado and citrus trees. The large parcels were further divided over time into smaller lots for single family dwellings, commercial uses, and religious facilities. This type of development started post WW2 and continues. Due to this incremental development, many of the homes surrounding the project and in the area date from the 1950's to the 1980's and have mature vegetation surrounding them. In addition, yard maintenance observed in the area varies from manicured lawns to neglected yards.

The property surrounding the residence appears to have been a citrus grove that was removed from production decades ago. Most of the production trees have died and been removed and many local oak trees, along with a variety of native and non-native trees and shrubs have taken their place

Non-native trees make up the majority of trees on the site, native and non-native grasses and shrubs make up the remainder of the vegetation. Years of annual fuel treatment including the mowing of weeds and grasses has left little to no native shrubs and trees on the site.

Off-site:
Coast Live Oak makes up the majority of native trees in the surrounding areas. The trees date back to a period when the main native wildland fuel was the Coastal sage/scrub with scattered oak trees with grass understory. Removal of the majority of the oak trees took place to allow for the planting of citrus groves on the neighboring hillsides. Following the removal of the citrus trees non-native trees such as eucalyptus and pine were planted. Many of these trees are now mature and lack maintenance and could present a wildland fire hazard to the Pasqual

Heights community. Other plantings include shrubs, ground covers and home fruit trees.

4.4.3 Terrain

The City of Escondido is located with the Diegan Western Granitic Foothills, a region consisting of low foothills throughout the central region of San Diego County which also includes Ramona, Alpine and Valley Center. The hills are part of the lower Peninsular Ranges; the mountains and hills are moderately steep with narrow to wide valleys. Peaks have been eroded by wind and rain for decades. The average elevation within the City is 688 feet above sea level with only moderate variations in elevation throughout the City. The maximum elevation change within the city is 371 feet.

The primary topographic feature in the Escondido area is a dominant bowl in which Escondido is situated. Low hills surround the City with peaks seldom exceeding 2,000 feet. The second topographic feature is Escondido Creek which flows east-west through central Escondido beginning east of the City's northeast boundary in the hills south of Valley Center. Escondido Creek eventually flows west into the Pacific Ocean.

The Project is in the County of San Diego, in the southcentral area of Escondido. The elevation in the Pasqual Heights project area ranges from approximately 760-feet in the southeast corner to a height of 796-feet in the northwest corner. The Project is located within a shallow bowl along the Hwy 78/Idaho Ave intersection. A seasonal creek flows southwest into the San Dieguito River and Lake Hodges. The bowl extends beyond the site with elevations to the north exceeding 800-feet with two prominent peaks over 900-feet with short ridges extending to the east and south exceeding 700-feet. The slopes average approximately 8% to the west with the northern slope just over 7%

4.4.4 Weather

The climate based on the Koppen Climate Classification system is a combination of a semi-arid climate (Koppen, Bsh) generally characterized as a Mediterranean type of climate and (Koppen, Csa) with hot summers and cool wet winters. Long, hot, and very dry summer seasons frequently occur with occasional, multi-year droughts. August is typically the hottest month of the year in Escondido. Winters are generally mild, with annual precipitation that averages around 15-inches of rain which occurs mainly during the months of January through March.

Occasional spring and summer thunderstorms will bring short duration rain showers.

The most critical wind pattern to the project area is an offshore wind coming out of the north/northeast, typically referred to as a Santa Ana wind. Such wind conditions are usually associated with strong (> 60-MPH), hot, dry winds with extremely low (< 15%) relative humidity. Santa Ana winds originate over the dry desert land and can occur anytime of the year; however, they generally occur in the late fall (September through November) when non-irrigated vegetation is at its lowest moisture content. A San Diego County record 106-MPH wind gust was recorded at the Sill Hill weather station which is located twenty-five miles east of the project site southwest of the Julian area. Wind gusts have been recorded over 90-MPH on several occasions in other areas of San Diego County.

Fire agencies throughout the western United States rely on a sophisticated system of Remote Automated Weather Stations (RAWS) to monitor weather conditions and aid in the forecasting of fire danger. The closest RAWS Station is located in the San Pasqual Valley at 255-feet in elevation approximately 3-miles south of the project site. The next closest RAWS Station is located in Valley Center at 1483-feet in elevation approximately 5-miles north of the project site.

While the San Pasqual RAWS Station is the closest, *FIREWISE***2000, LLC** determined that the Valley Center RAWS was most appropriate for use in calculating fire behavior due to topographical similarities. The Valley Center RAWS site captured significant weather data during the major Southern California fires of October 2007 with winds gust exceeding 40-mph and relative humidities less than 10%. Note: in late October, high winds and low relative humidity are indicators of a Santa Ana wind event.

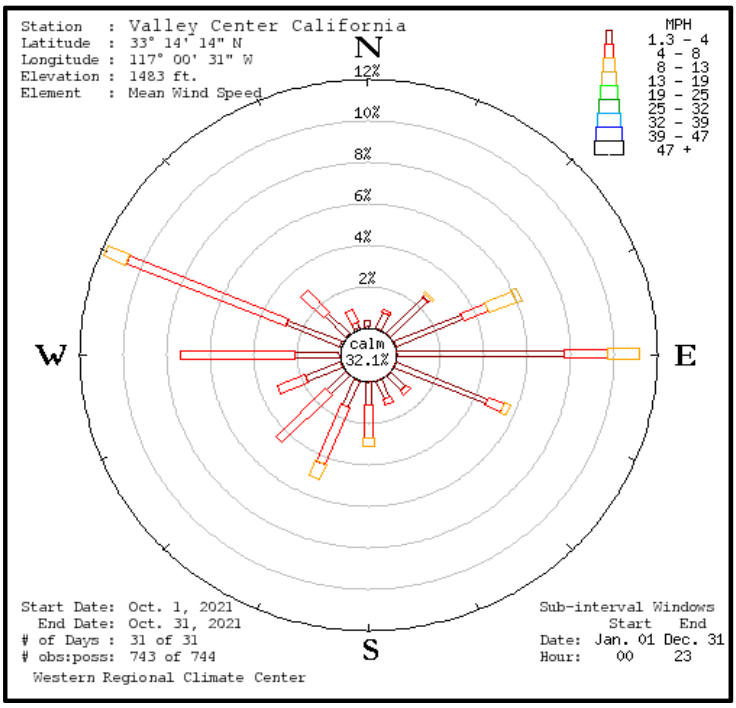

Figure 10 Valley Center RAWS October 2021

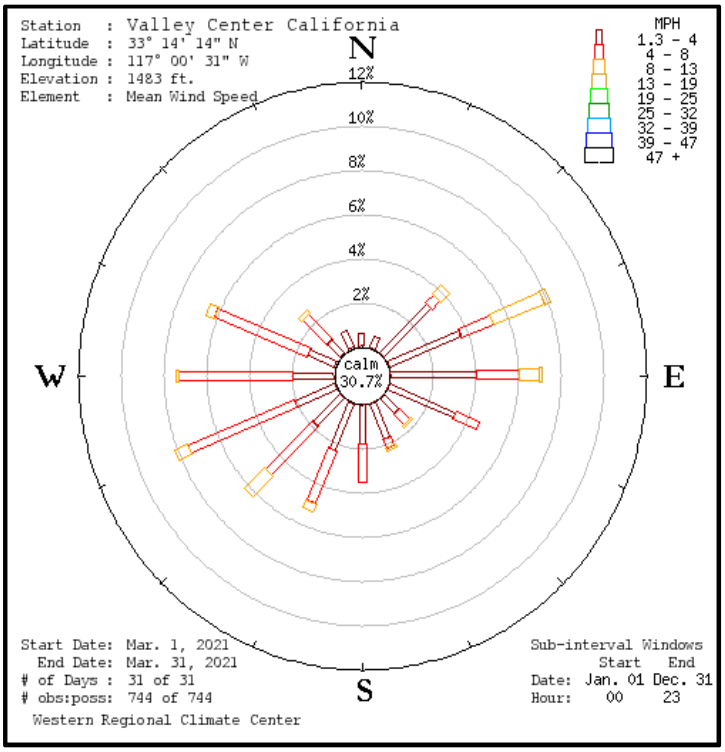

Figure 11 Valley Center RAWS March 2021

The typical prevailing summertime wind pattern is out of the south or southwest and normally is of a slightly lower velocity of 10-15-MPH with occasional gusts to 25-MPH and is associated with higher relative humidity readings (> 30% and frequently more than 60%) due to a moist air onshore flow from the ocean. However, southwest wind gusts may exceed 40-mph especially during the months of February and March which have the strongest southwest wind conditions. All other (northwest, south, west) wind directions may be occasionally strong and gusty. However, they are generally associated with cooler moist air and have higher relative humidity (> 40%). They are considered a serious wildland fire weather condition when wind speeds reach > 20-MPH.

4.4.5 Intensity

To fully understand the potential fire's intensity, we must discuss several different scenarios. But first, a discussion of intensity is necessary.

Firefighters can generally successfully and safely attack with fire hose lines when the fire flames are not much taller that head high – around six feet. When the fire consistently generates more than 125 BTU/ft/sec and flame lengths over six to seven feet, hose lines are ineffective, and dozers should be used – which is impractical in this scenario. The only protection is a good defense – fire resistive home construction and landscape that is maintained with fire safety in mind.

As the parcels of land currently stand, with the annual grasses closely cropped to the ground and the existing mature trees spaced throughout the property, fire behavior intensity will closely resemble after treatment fuel model gr1 described in the tables following. With 67 BTU/ft/sec of heat generated and flame lengths of 3.1 feet (East Wind table 4.4.5.1), this fire can be handled by firefighters with hand lines and hand tools. With this said, we still recommend removal of many of the non-native trees and lacing/thinning the rest. In addition, existing debris piles should be removed.

If the parcel were to return to its native state, or become neglected, the fire intensity could become what is calculated in the "Untreated" portion of the tables increasing to an intensity of 16,123 BTU/ft/sec and a flame length of 38.8 ft. This intensity would prohibit direct attack on the fire by firefighters and dozers and require firefighting aircraft resulting in waiting until the fire dies down to initiate fire attach operations.

When looking at the proposed grading plan, it appears that nearly all the existing vegetation on the property will be removed during the grading process. After development, the threat to the residences will be from surrounding properties and the landscaping around the future

structures. This is why we strongly support fully implementing and maintaining fire resistive landscape zones and fire resistive construction techniques listed in this report.

The following is a detailed discussion of the intensity calculations.

The fire behavior calculations (See Section 14 and Appendix 'E' for details of the Fire Behave Modeling) predict a maximum rate of spread (ROS) of 144.1 feet/minute in the fuel model SCAL18 (southern California coastal-sage scrub) fuel model under Santa Ana winds at 60 mph. The 60-mph wind is the expected maximum velocity on the property based on the RAWS weather station in Valley Center. Moving at a very high ROS through sage, buckwheat and grass, the potential wildfire exposure to the project from fire approaching from the north and east due to ember production, radiant heat, and direct flame contact is very high. Under the same weather conditions, the same fire will move at a much slower ROS when burning through treated fuels, gr1 (short sparse dry climate grass) at 41.4 feet/minute (ft/min) with a greatly decreased intensity as shown in the following table:

TABLE 4.4.5.1
A Comparison of Fire Conditions 60 mph North or Northeast Wind Conditions
Untreated Versus Treated Fuels: Fuel Models SCAL18 vs. gr1

Untreated Fuels SCAL18		**After Treatment gr1**	
ROS	**222.0 ft/min**	**ROS**	**41.4 ft/min**
F I	**16,123 BTU/ft/sec**	**F I**	**67 BTU/ft/sec**
F L	**38.8 Feet**	**F L**	**3.1 Feet**

The other frequent weather pattern found in Escondido is the typical gusty southwest wind pattern. The calculations used in Table 4.4.5.2 analyzed the fire behavior during these conditions based on fires occurring west of the Project on the northeast facing slope west of Idaho Avenue. The calculations were based on the SCAL18 fuel model and show that the fire activity west of the project site in the moderate coastal sage scrub fuel bed exhibits a slightly lower rate of spread in the sage and scrub fuels due to increased 100-hour fuel moisture and live woody fuel moisture. Also, the slope and winds are no longer in alignment, slowing the rate of spread due to reduced preheating of upslope fuels. The predicted rate of spread in untreated fuels would be 144.1 ft/min, but with fuel treatment the rate of spread would be reduced to 41.4 ft/min.

TABLE 4.4.5.2
A Comparison of Fire Conditions: 40 mph Southwest Wind Conditions
Untreated Versus Treated Fuels: Fuel Models SCAL18 vs. gr1

Untreated Fuels SCAL18		After Treatment Fuels gr1	
ROS	**144.1 ft/min**	**ROS**	**41.4 ft/min**
F I	**10,414 BTU/ft/sec**	**F I**	**67 BTU/ft/sec**
F L	**31.7 Feet**	**F L**	**3.1 Feet**

Table 4.4.5.1 shows a nearly full alignment of the wind and topography. During Santa Ana north or northeast winds, the wind would be blowing the fire up hill preheating the fuels above the fire with both radiant and conductive heating increasing the rates of spread to dangerous conditions. During a southwest wind condition along the western project boundary, the topography has a southeast facing slope and preheating of downslope fuels is much less than the preheating of upslope winds during northeast wind conditions.

The vegetative condition has been classified as disturbed with non-native annual grasses, shrubs and trees. The fuel treatments required in SCAL18, which is the dominant fuel type found on the slopes north of the Project would require the removal of highly flammable non-native shrubs and the removal of dead and down ground litter. Accumulations of annual grass shall also be removed by mowing or weed whipping. The remaining fuel would be a few scattered non-native plants and eucalyptus trees; all trees including scattered California Live Oak trees would be limbed to 6-feet off of the ground. The project plan is to remove all the eucalyptus trees from the site which will decrease the fuel load drastically. Converting the fuel load, which is the total amount of combustible material in a defined space, to an area with a lighter fuel load will reduce fire behavior and increase safety and survivability of the proposed structures.

In summary, the strengths of this development are the moderate slope, poor alignment with high-risk wind scenarios, maintaining the project's residential landscape to fire safe standards, and building the homes to current fire resistive standards. The risks to the development are the surrounding homes' mature landscape – which cannot be controlled. When properly built and maintained, this development will positively affect the neighborhood in comparison to what currently exists.

4.5 CEQA Determination of Significance

This FFPP evaluates the potential adverse environmental effects that the development of the project may have on wildland fire risk and proposes appropriate mitigations for any adverse impacts to ensure that the site does not unnecessarily expose people or structures to a significant risk of loss, injury, or death from a wildland fire. The following guidelines for the determination of significance are used:

4.5.1. Would the project impair an adopted emergency response plan or emergency evacuation plan?

The project is bordered by existing residential areas to the north, and west and a large, landscaped church and private school to the south. To the east there are a few homes, a nursery and areas of open space slated for future development. The project is an infill development within an existing and well-established rural area consisting of residential and, to the west and further out, light commercial and higher density multi-family properties.

The average number of residents per household in San Diego County is 2.81. With a proposed forty-two single family residential lots in this project, it is reasonable to assume 118 residents and with the County average of two vehicles per household the development could contain approximately eighty-four vehicles. With 150,000 residents in the City and with the project next to an intersection of a robust road system (San Pasqual Road [SR 78] and Idaho Avenue), it is unlikely the response plan or the evacuation plan will be adversely impacted. San Pasqual Road is located on the eastern boundary of the project and provides a robust north/south exit from the property via a paved two-lane road with center turn lanes, signals, and bike lanes. Idaho Avenue is along the southern boundary of the project and will serve as the primary feeder to the project. This is also a paved two-lane road and provides exiting to the west and east of the project.

The property is located within the jurisdiction of the City of Escondido Fire Department which provides fire suppression and emergency medical response to the area. The City of Escondido and contracted areas is served by seven fire stations. Interstate 15 is the closest interstate to the property and direct access to the site is via the many existing and interconnecting arterial and neighborhood streets.

Access to the project site will be primarily from Idaho Avenue south-east of central Escondido. Access to the site will be improved from current

conditions by upgrading the access road to current code and installing an improved cul-de-sac for safe turning of fire apparatus.

The existing fire facilities are adequate to provide acceptable emergency service and response times. The Escondido Fire Department currently provides emergency services to the Project area for fire and medical services. Escondido Fire Station 7 is located 2.3 miles north of the Project with an anticipated travel time of 6 minutes based on traffic conditions. Escondido Fire Station 2 is 2.2 miles northeast of the site while Station 1, which is approximately 2.6 miles west; both engine companies would take approximately 7 minutes to arrive at the scene. As a member of the North County Joint Powers Agreement, neighboring fire department's fire apparatus could be dispatched to a fire in Escondido based on the closest unit concept where, due to the dropping of jurisdictional boundaries, the computer added dispatch system selects the closet unit regardless of jurisdiction.

Therefore, the project would have a less than significant impact on response times, service ratios, and/or performance objectives for fire protection.

4.5.2. Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from wildfire or the uncontrolled spread of wildfire?

Typically, the areas of greatest concern are adjacent to urbanized areas or where residences are intermixed with wildlands. As the population of Escondido increases and the Wildland Urban Interface (WUI) expands, fire hazards and risks will continue to be encountered. The project is not located in a Fire Hazard Severity Zone as defined by CalFire and Escondido Fire Department. The risks associated with this project will not be significantly increased with the design and requirements for Pasqual Heights. A slight increase in traffic on Idaho Street may be apparent, but the installation of three new fire hydrants and residential sprinkler systems in the development should lessen the impact of the project. In addition, the development of robust fuel treatment zones surrounding the project will reduce the threat to the residents, guests and structures from an approaching wildfire.

4.5.3. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate

fire risk or that may result in temporary or ongoing impacts to the environment?

The development is self-contained. The road system is within the development and surrounded by the proposed homes. The key to fire safety is the initial design of the homes and landscape and, critically, the ongoing maintenance of both standards. The utilities will be undergrounded, and no emergency water sources are required due to the robust nature of the surrounding water infrastructure. The installation of a new 8-inch water line and 3 fire hydrants on the site and the inclusion of fire sprinkler systems in the residences will reduce the time and fire department resources it will take to begin fire suppression operations, thereby reducing the fire impacts the project will have on fire department resources availability. Other than a compliant road servicing the proposed properties along with the utility services and other requirements, no other infrastructure appears to be needed. There appears to be no substantial increase to fire risk or negative impacts to the environment.

4.5.4 Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Due to the project's placement mid to base of slope on a small hill, there are no significant drainages running through the property. With only about 100 feet of additional hill above the site and a modest slope of 9%, the impact of water generated off-site should be minimal. Along the southeast corner of the development is the lowest portion of the site and the location of a proposed biofiltration basin. The rocky terrain upslope is sparsely vegetated, and this further diminishes the likelihood of slope instability or runoff post fire – it will make slight difference from existing conditions. Further, the grading plans call for swales and culverts up-slope of the homes to divert any off-site or locally produced runoff away from the proposed homes.

4.5.5 Summary

This FFPP evaluated the adverse environmental effects that the Pasqual Heights residential development plan may experience from wildland fire and identified means to properly avoid those impacts to ensure that Pasqual Heights does not unnecessarily expose people or the building to a significant risk of loss, injury, or death involving wildland fires.

- The requirements of this FFPP provide the fuel modification standards to design actions and features that will avoid the exposure of people or structures to a significant risk of loss, injury, or death. Zone 0 consists of an area 0-5 feet from the outer wall edge and prohibits the installation or storage of flammable materials to reduce the potential impact of embers igniting flammable materials along the external walls of the building. Zone 1, the area from the outer edge of Zone 0 to 50 feet on a horizontal plane, provides the defensible space zone for fire suppression forces and will protect structures from radiant and convective heat. This zone will be a landscaped zone that is permanently irrigated where applicable and consists of fire resistant and maintained plantings. Zone 2 is the next 50-100 feet from a structure, includes all manufactured slopes, and provides removal of 50% of the native vegetation at a minimum, including all prohibited highly combustible native vegetation, but permits plantings within specific criteria.

- The project will have adequate emergency access in terms of access and roads. The Escondido Fire Department and nearby fire departments through boundary drop and mutual aid will provide fire protection. Response times are satisfactory. Residential fire sprinkler systems shall be installed in the all-new homes.

- Water supplies via pipelines, hydrants, and related requirements will provide adequate water for fire protection.

- This plan and its requirements shall be incorporated by reference into the final project Conditions of Approval.

The property is neither in a classic wildland intermix nor interface area. According to the City of Escondido's own map the Moderate Fire Hazard Severity Zone starts approximately ½ mile southeast of the project site – the site is not in one. Through implementation of the fuel modification and additional requirements outlined in this FFPP, the FFPP reduces the exposure of people and structures to a less than significant risk of loss, injury, or death involving wildland fires.

5.0 BUILDING CONSTRUCTION

5.1 Methodology for compliance with Fire and Building Code

All structures built within the Project shall be designed and constructed with ignition resistant construction standards and design features as per the current California Fire Code, the California Building Code, and amendments as adopted by the Escondido Fire Department and the County of San Diego Consolidated Fire Code. For a summary description of these construction requirements see APPENDIX 'D.'

All new combustible building materials, decks, balconies, patios, covers, gazebos, and fences will be permanently prohibited in Zones 0 and 1. These structures may be allowed if constructed with Fire Resistive materials as per the Escondido Fire Department; these materials require the Escondido Fire Marshal's approval prior to installation. The project developers are not restricted from having concrete patios or concrete walkways within these zones.

Automatic garage door openers are required to be equipped with a back-up battery in accordance with State regulations. Sweeps and gaskets are required on garage doors and door openings.

Flammable vegetation removal shall be completed prior to commencing building construction. During construction of structures, at least 50 feet of clearance around the structures shall be kept free of all flammable vegetation as an interim fuel modification zone.
Debris and trimmings produced by thinning and pruning shall be removed from the site.

Any damaged or replacement window, siding, roof coverings, and specific non-combustible wall shall meet or exceed the original intent of the fire protection discussed in this plan.

5.2 Identification of ignition resistant construction methods and practices, including hardening against ember cast and ignition.

Additional Construction Requirements

1. All buildings shall be provided with metal mesh or similar non-combustible bug screens over the operable window opening to replace traditional vinyl bug screens and to prevent embers from entering the structures during high wind conditions when windows may be inadvertently left open.

2. No combustible materials shall be stored beneath any projection, deck, or overhang exposed to wildland fuels.
3. Trash dumping or disposal of yard trimmings is prohibited in fuel treatment zones.

5.3 Discussion of site layout and placement of structural development in relation to topography

The proposed homesites will sit in the lower levels of the site that has a gentle, northern aspect. The steepest slopes in the northwest and western portion of the site will be left vacant. Any manufactured slopes will be treated to Zone 1 standards which will reduce the threat of wildfire. See Section 6.4 for full details on Zone 1 treatment standards. There are no steep slopes, saddles, drainages or chimneys which could increase the rate of spread and fire intensity.

5.4 Inclusion of additional enhancements to mitigate severe fire hazards, as required.

Mitigation measures and design considerations improve the overall safety of the Pasqual Heights Project as follows:

- Removal of undesirable or prohibited trees, shrubs, debris piles, and other combustible materials from the site. (See Appendix B for list of undesirable/prohibited/invasive trees and shrubs).
- Installation of new 8” water line and new fire hydrants serving the development.
- Improve the Idaho Avenue frontage including widening, installation of curbs, gutters and sidewalks on Idaho Avenue. The access roads will be designed to meet the required width, slope and side slopes and with angle of arrival and angle of departure of the Escondido Fire Department and the County Planning Department access road standards
- Develop and maintain, where needed, fuel modification along the access road with a minimum 20-foot width on both sides of access roads. With the exception of areas along San Pasqual Valley Road, the fuel treatments will be the responsibility of the individual homeowners as the treatment area will be on individual lots.

5.5 Discussion of development and yard limitations required for fire safety.

Ignition-Resistant Construction and Fire Protection Systems

All structures shall comply with the ignition-resistive construction requirements: Wildland-Urban Interface areas of Chapter 7A of the California Fire Code (See APPENDIX ‘ D’).

The Project will be required to maintain the exterior of the property to Zones 0, 1, and 2 Fuel Modification standards as outlined in Section 4.7 and will keep the roof and rain gutters, if installed, on the structures free of leaves, needles, and other combustible debris. All wood and other combustible materials must be safely stored away from all structure so that burning embers falling on or near the structure have no suitable host. The owners must keep all doors and windows tightly closed whenever a wildland fire is reported in the vicinity. The integrity of all doors must be maintained, including removal of any illegally placed door stops, to reduce the chances of embers being blown through open doorways and starting a fire within a structure.

5.6 Discussion of structural spacing and density and any means utilized to prevent fire transmission between structures.

The project developer is seeking approval of a density increase in the number of residences on the property by providing affordable housing within the Project. The density increase will reduce the setbacks between structures; as proposed there will be a minimum of 5-feet setbacks on side lots. No combustible construction will be allowed between structures not meeting the Rincon del Diablo and San Diego County Consolidated Fire Code Section 4907.

6.0 VEGETATION MANAGEMENT

6.1 Identification of native fuel conditions for site and within one mile of the project perimeter

Off-Site Fire Hazard and Risk Assessment

A detailed assessment of off-site hazards follows:

Northern Boundary Area:

Single-family dwellings are located along the northern boundary of the proposed development. The generally northern property line of the Pasqual Heights development runs east and west along an existing paved access road to these homes. As can be seen by the photos in Appendix I , several of the yards contain well established and mature vegetation and other fuel such as wooden fences and miscellaneous structures that could carry fire. These properties are located above the project and are situated on a similar slope and aspect as the proposed development. These homes are accessed off San

Pasqual Valley Road. Further north the slopes rises to over 900 feet with a slight increase in residential development densities.

Eastern Boundary Area:

The eastern boundary is San Pasqual Valley Road, Highway 78, a paved State maintained 2-lane highway. East of the highway is a nursery with typical plant selections on a multiple acre parcel. Further east is a large multiple-acre parcel that is currently vacant. The parcel had been used as an orange grove. Continuing east, the rural home sites are located on large rural parcels. .

Southern Boundary Area:

Idaho Avenue borders the southern boundary. South of Idaho is the Escondido Christian Church and school with well-maintained landscaping. The structures within the church and school are all sprinklered buildings. Further south are several areas of native and non-native vegetation along a seasonal creek. The creek follows along the west side of San Pasqual V.R., the dominate fuel are large stands of eucalyptus trees with heavy accumulations of debris underneath.

Western Boundary Area

The rural residential developments border the immediate western boundary. Mature vegetation including small citrus and avocado groves and mature landscaping. Several homes have well-maintained treated areas surrounding each home, while others have less than the required 100-feet of treated area. Further west, residential development within the City increases along with mature vegetation, much of which has not been maintained in years.

6.2 Discussion of fuel modification to protect the community.

Fuel Treatment Exhibit
Attached to this FFPP is the Fuel Treatment Exhibit, which depicts the location of all proposed fuel treatment locations, lot lines, roads, and mitigation measures for the Pasqual Heights project. A pdf version of the Fuel Treatment Exhibit is located in Appendix ‘C.’

6.3 Discussion of defensible space for structural development, including design

Consistent with both State, County and Local fire codes, each of the proposed structures shall be surrounded by a minimum of 100 feet of defensible space to reduce the threat of fire and embers igniting one or more of the homes. The

County Fire Code states that every building that is designed primarily for human habitation or use, or designed to house farm animals, shall have defensible space.

The area within 5-foot zone immediately surrounding the structures, shall remain cleared of all flammable materials, reducing the threat of blowing embers catching combustible material located within the zone. The area from 5-feet to 50-feet from the furthest building surface shall be maintained to reduce the threat of direct flame contact with the structure. The zone is an irrigated zone planted with fire-resistant plants. The area from 50-100-feet around each structure will be thinned to remove 50% of all native vegetation with dead and down vegetation removed. Trees may remain in the outer zone but shall be limbed 6 feet of the ground. The crowns of the trees shall be limbed 10-feet from the structure and 10-feet above the roof. See Section 6.4 for further description of the defensible space zones.

For those homes that will not have the 100-feet of defensible space, specific mitigations have been proposed. See Sections 3.2 and 13 for further description of means and methods for mitigating the lack of full defensible space within the Project.

6.4 Detail of defensible space for structure within 0-5 feet, 5-50 feet, and from 50- 100 feet of all proposed structures.

Projects located in Unrated Fire Hazard Zones may be required to include treatment within Fuel Modification Zones (FMZ) surrounding all structures that are greater than 250 square feet in size. The Escondido Fire Department and the San Diego County Fire Marshal require FMZ's be a minimum of a 100-foot area surrounding and extending in all directions from all structures in which flammable vegetation or other combustible growth is cleared away or modified (See Appendix "C" Fuel Treatment Exhibit).

The descriptions and required treatments for FMZ's are described below. All distances in this report are measured horizontally and are depicted on the Fuel Treatment Exhibit included herein (see Appendix "C"). The responsibility for the fuel modifications defined below shall remain with the property owners and any subsequent owners and as such shall run with the land. In the event the project is repossessed or sold, the unit/agency holding title to the Project will be responsible for such maintenance. Should the property owner not voluntarily maintain the property according to the fuel modification guidelines in this FFPP, the Escondido Fire Department will provide written notice of abatement and require completion of the removal of annual grasses, and dead and down fuels

accumulated on the site. Rather than specifying a specific time period, the Escondido Fire Department will require abatement as needed.

There are three basic fuel modification zones required for the project as described below for a total of 100 feet of fuel treatment. Additional construction features, outlined in Section 5.2, lessen the risks of an approaching wildfire when 100 feet of fuel treatment cannot be achieved.

Immediate Fuel Modification Zone 0 (0-5 ft.) - Owner Responsibility - (Shown as Salmon on the Fuel Treatment Map)

Defined:

Zone 0, the Immediate Zone, is the area where the intent is to create a landscape absent of all combustible materials located within 5 feet of any structure. This zone includes the level graded area under and around all decks and requires the most stringent wildland fire fuel reduction and maintenance. This area shall be kept clear of combustibles, plant-based landscaping mulch, and all large shrubs and trees. Zone 0 may have a few approved nonwoody plants, generally confined to pots or containers, which are low growing.

Required Landscaping:

- Zone 0 will be composed of hardscaping, either concrete, gravel, rock, or pavers surrounding the perimeter of each structure.
- No wooden, vinyl or other combustible materials may be attached to a structure. Wrought iron, chain link or similar non-flammable materials will be permitted in Zone 0.
- Limited irrigated fire-resistant plantings approved by the Escondido Fire Marshal may be permitted within the zone.
- All plant material must be selected from an approved fire department drought tolerant, fire-resistant list. (See Appendix ‘A’)
- No plants shall be grown beneath windows or adjacent to doorways. Each plant shall be properly irrigated and maintained and may include species such as sedges, agaves, jade plants, and succulents.
- All plants listed in Appendix B shall be prohibited in this zone.

Required Maintenance:

- Maintenance shall be year-round by the lot owners and any subsequent owner according to the requirements listed in this FFPP.
- Any allowed plant material in Zone 0 must be kept trimmed under 12” in height.
- Combustible materials, such as flammable mulch, shall not be allowed within the zone.

- Combustible fencing, gazebos, pergolas, trellises, or other structures shall not be permitted within Zone 0.

Intermediate Fuel Modification Zone 1 (5 ft.-50 ft.) - Owner Responsibility - (Shown as Green on the Fuel Treatment Map)

Defined:

Zone 1, the Intermediate Zone, is commonly called the defensible space zone for fire suppression forces, and it protects structures from radiant and convective heat. Zone 1 consists of an area from 5'-50' from the exterior wall surface extending out in a horizontal plane. Zone 1 fuel treatments are measured from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable structure. It provides the best protection against the high radiant heat produced by a wildfire and a generally cleared area in which fire suppression forces can operate during wildfire events. It is permanently irrigated and includes all natural and manufactured slopes. Irrigation shall not be required for natural slopes when there is a danger of slope failure.

Required Landscaping:

- Landscaping shall primarily consist of fire resistant, maintained, native or ornamental plantings usually less than 18 inches in height.
- Within the zone, flammable native vegetation shall be removed and replanted with drought tolerant, fire resistive, irrigated, plantings as approved by the Escondido Fire Department (see Appendix A).
- Flammable materials, such as wood pallets, shall not be stacked or stored within Zone 1.
- Flammable materials shall be stored at least 10 feet from property lines.
- This zone may contain occasional single well-spaced ornamental shrubs up to 48 inches in height, intermixed with ground covers. Additionally, well-spaced native shrubs up to 6 feet in height may be allowed for visual screening requirements.
- Newly planted shrubs need to be fire resistant and should not include any pyrophytes that are high in oils and resins. Thick, succulent, or leathery leaf species with high moisture content are the most "fire resistant" (See Appendix A).
- Newly planted trees shall not exceed 30 feet in height and shall be approved by the Escondido Fire Marshal. Trees such as pine, eucalyptus, cedar, cypress, or juniper are highly flammable and are not permitted.
- Existing trees must be maintained according to Zone 1 standards.
- All newly planted trees must be sited so that when they reach maturity the tips of their branches are at least 10 feet away from any structure, 20 feet from the crown of an adjacent tree, and must have a minimum of 6 feet of

vertical separation from low growing irrigated vegetation beneath the canopy of the tree.
- Non-flammable concrete patios, driveways, walkways, boulders, rock, and gravel can be used to break up fuel continuity within Zone 1.

Required Maintenance:
- Shrubs and trees are to be annually maintained free of dead material.
- Existing trees shall be pruned of dead wood, grass understory weed-whipped, and leaf drop removed to prevent large accumulations of dead material under the trees.
- Tree crowns shall be separated by 20-feet or more on steep slopes.
- Any newly planted trees shall be irrigated, limbed up to 6-feet from the ground, pruned of dead wood, grass understory weed-whipped, and leaf drop removed to prevent large accumulations of dead material under the trees. Water may be discontinued once the root system has been established.
  All trees must be maintained to the current ANSI A300
  https://tcimag.tcia.org/tree-care/standards-regulations/introducing-the-newly-designed-ansi-a300-tree-care-standards/

Extended Fuel Modification Zone–2A (50 ft. -100 ft.) – Owner Responsibility - (Shown as Lite Blue on the Project Fuel Treatment Map)

Defined:
Zone 2A, the "Extended Zone", is the area beyond Zone 1, from 50'-100' in a horizontal plane. All highly combustible native vegetation is excluded within the zone. Zone 2A is a non-irrigated zone, except where newly planted trees or shrubs need to be irrigated until root systems are established.

Thinning zones such as Zone 2A are utilized to reduce the fuel load of a wildland area, thereby reducing the radiant and convective heat of wildland fires. The intent is to achieve and maintain an overall 50% reduction of the canopy cover spacing and a 50% reduction of the original fuel loading by reducing the fuel in each remaining shrubs or trees without substantially decreasing the canopy cover or the removal of tree holding root systems.

Zone 2A Requirements:
- Thinning the native vegetation to a point where 50% open space is created
- Removal of all dead, woody debris, and exotic flammable vegetation
- Allowances for the needs of protected species and habitats will be considered in this zone.

- Efforts shall be made to retain root systems that provide for erosion control.
- Debris and trimmings produced by thinning and pruning shall be removed from the site.
- No combustible construction is allowed in Zone 2.
- Existing trees that are to be retained and newly planted trees that have well established root systems do not need to be irrigated. The planted trees may have irrigation discontinued once root growth is sufficient to maintain tree health.

Required Maintenance:

- Selective clearing of exotic and highly flammable native plants (See San Diego County prohibited plant list in Appendix B) shall be required resulting 50 percent reduction in fuel load such as dead limbs, twigs, fallen branches and accumulations of leaves and pine needles.
- Trees shall be limbed 6-feet off the ground
- Plants and brush shall be limbed up off the ground, so that the lowest branches are 1/3 of their height
- Removal of all dead, woody debris, and exotic flammable vegetation
- Existing trees shall be pruned 10-feet away from roof, eave or building exterior
- All tree branches shall be removed from within 10-feet of a fireplace chimney or outdoor barbeque
- Maintenance will be ongoing throughout the year as needed. Native annual and perennial grasses will be allowed to grow and produce seeds during the winter and spring. As grasses begin to cure (dry out), they will be cut to 4 inches or less in height.

Biofiltration Area Zone–2B– Homeowner Association Maintained- (Shown as Lite Purple on the Project Fuel Treatment Map)

Defined:

Zone 2B, the Biofiltration Basin area located within Lot B will be maintained to Zone 2A standards by the Homeowners Association. Zone 2B may be irrigated, partially irrigated or non-irrigated and planted with single or small clusters of trimmed, native or ornamental approved trees. Trees shall be maintained to Zone 2A standards including trimmed 6-feet off the ground. (See Zone 2A for requirements and maintenance standards).

Landscaped Area Zone 2C– Homeowner Association Responsibility - (Shown as Yellow on the Project Fuel Treatment Map)

Defined:

Zone 2C, includes the landscaped areas along the northeast corner of Lots 19 & 20, the eastern boundary lots bordering San Pasqual Valley Road, and the areas outside of the biofiltration basin in Lot B. These community areas including the lift station, shall be maintained to Zone 1 or Zone 2 standards based on the distance in a horizontal plane from an existing structure.

Access Road Fuel Treatment Zone – Owner Responsibility - (Shown as Lite Orange on the Fuel Treatment Exhibit)

Required Maintenance:

Twenty (20) feet on the west side of the fire access road shall be maintained to Zone 2 criteria. The defensible space along all fire access roads shall be cleared of highly flammable vegetation and only fire-resistive vegetation may remain. Existing trees and any trees planted along any road within the Project will require a vertical clearance of 13 feet 6 inches.

6.5 Discussion of fuel modification necessary to protect principal transit/evacuation routes and temporary safe refuge sites

Twenty feet on each side of the access road shall be treated to Zone 2 requirements and included the removal of fifty percent of the flammable vegetation along both sides of the road. Trees shall be limbed to a minimum of 13’6” off the ground for roadway clearance. No combustible construction is allowed in the roadside treatment zone including wood fences, sheds or other outbuildings.

6.6 Detail of approved fire resistive plant pallet for ornamental planting and landscapes (fuel modification and defensible space)

The plant list found in Appendix “A” was developed using the plants found on the San Diego County approved plant list. The approved plant list was based upon the plant thought to be drought tolerant and native to the San Diego County area. Many of the plants found in Appendix “A” grow best in riparian habitat and are the least drought tolerant found on the list. The plants on the list are acceptable in fire-prone areas. While no plant is totally fire resistant, the plants listed were selected due to their high-water content and reduced flammable resins and low fuel volume.

6.7 Discussion of maintenance methods, frequency and responsibility for fuel modification and defensible space

Fuel Treatments on individual properties will be the responsibility of the homeowner. The proposed Pasqual Heights HOA will be responsible for maintaining the roadside fuel treatments. Fuel treatments shall be maintained at least annually or as needed when weeds, leaves and debris accumulates within the fuel treatments zones described in Section 6.

7.0 COMMUNITY CRITICAL INFRASTRUCTURE

7.1 Discussion of fire hardening of water, telecommunications, and electrical distribution, storage, and transfer systems

The construction of the Pasqual Heights project will include the undergrounding of overhead utilities throughout the project. Water service to the Project will be improved by providing a connection to the municipal water supply and the capping of an existing well located in the southeast corner of the site. The proposed homes will be provided with access to the municipal sewer system, currently, the existing home is on a leach field system for sewage treatment. No major electrical, water, or telecommunication facilities on located on the project site.

7.2 Discussion of utilities maintenance responsibility and targets for fire risk mitigation

The City of Escondido will be responsible for the maintenance of the water, sewer system within the Project. Rincon del Diablo Municipal Water Department will be responsible for the maintenance of the water system and fire hydrants located in the Project. .

San Diego Gas and Electric will be responsible for the maintenance of the electrical distribution system within the Project. The planned HOA will be responsible for the annual maintenance of the Roadside fuel treatments shown on the Fuel Treatment Map; Appendix C. Individual homeowners will be responsible for the fuel treatments within their own property.

7.3 Discuss the proposed development or utilization of any alternate energy technologies including solar, wind, battery, or other power supply, and associated fire risk mitigation.

No major alternative power supply facilities are located within the Project. Individual residences will have the ability to connect to solar power as the residences will be ready for individual homeowners to connect to rooftop installation as required by specific fire and building codes.

Solar panels installed on a roof shall be enclosed with 1/4 inch or finer noncombustible and corrosion resistant mesh to prevent the accumulation of leaves, twigs, and other combustibles, especially during high winds. This mesh shall be run along the perimeters of the solar array too stop birds and rodents from accessing the warm protected underside wiring. It shall also prevent these animals from building nests beneath the panels which could be ignited by embers.

8.0 ACCESS AND EGRESS

8.1 Detail of availability for simultaneous access and egress by emergency responders and evacuees

The proposed access road for Pasqual Heights off Idaho Avenue will be 32 feet wide paved to County standards. The 32-foot width will allow simultaneous ingress and egress of vehicle traffic. No slopes will be greater than 15%, should any slope exceed, slopes must be less than 20% and constructed using concrete with a heavy brush finish. No cross-slopes will be greater than 2%. Access can be made by emergency equipment from both the east and west off of Idaho Avenue for quick, direct access from Fire Stations in the northern and southern response areas of the City. The overall dead end road length will be less than 800 feet in length, allowing for a single access/egress from the Project to Idaho Avenue. (See Fuel Treatment Map, Appendix C for specific road lengths).

8.2 Presentation of at least two routes of emergency access egress (unless condition is waived by FAHJ/Director-PDS/LUEG

Evacuation Routes have been designated by the City of Escondido, these routes are located in the Escondido General Plan, Emergency Evacuation Routes, Page VI-4, Figure VI-1. The location of the Project provides multiple options for evacuating the Project and leaving Escondido.

1. Interstate 15, both north and south,
2. Highway 78, both east and west,
3. Bear Valley Parkway, northbound and southbound egress from the city.

The initial evacuation of the Pasqual Heights neighborhood will require the evacuation of 42 residences through the privately maintained, 32-foot-wide streets in the project. The total length of drive required to leave the neighborhood is less than 800 feet, which is the maximum dead end road length. This quick evacuation of the residents and visitors through the primary

evacuation routes which are quickly accessed and are located along routes that are free of hazardous terrain and wildland fuels.

The primary designated routes will be turning left on Idaho Ave. to San Pasqual V.R., then left at the intersection to Valley Parkway or further north to Ash Street. Ash Street intersects Lincoln Avenue, and a left turn leads to Highway 78 which is a Primary Evacuation Corridor. South on San Pasqual V.R. leads to Bear Valley Parkway. Left on BVP leads to Valley Center and right on BVP leads to Interstate 15 at Via Rancho Parkway, also a Primary Evacuation Corridor.

A second evacuation route requires turning right/West on Idaho Ave. to Juniper Street, then north or south as directed. North on Juniper leads to Grand Avenue and Valley Parkway or left on Juniper leads to 17th Avenue and Centre City Parkway. Centre City Parkway leads to Interstate 15 and Highway 78; both are Primary Evacuation Corridors.

Secondary evacuation routes include turning right on San Pasqual V.R. and heading southbound on Highway 78 towards Ramona or northbound on San Pasqual V.R. to Valley Parkway then westbound on Valley Parkway until the parkway becomes Del Dios Highway, County Road S-6. County Road S-6, a two-lane, undivided road leads to Solana Beach and Interstate 5.

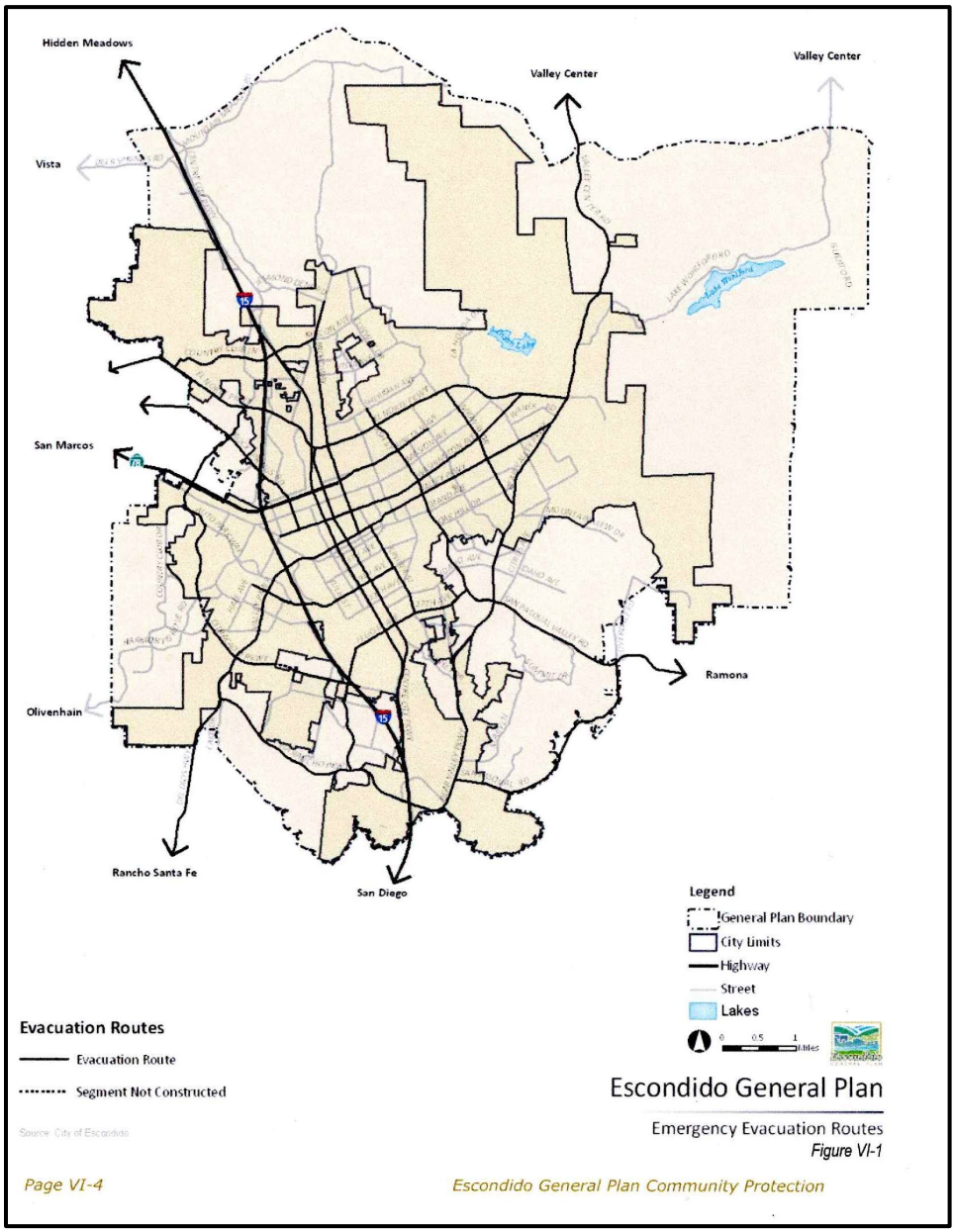

Figure 12 Emergency Evacuation Routes, Escondido General Plan

8.3 Identification of proposed gating, gate staffing, and emergency access controls

The Pasqual Heights project does not include plans for a gate on Road “A” or any other means of restricting access or egress. Should a gate be planned in the future the gate must meet current Fire Codes and include the following features:

- The width of each gate must be at least 2-foot wider than the access road lane width and have a minimum of a 30-foot setback from nearest edge of the main access roadway.
- The gates shall be equipped with an emergency strobe light sensor(s) or other devices approved by the Fire Marshal, which will activate the gate on the approach of emergency apparatus.
- All gates shall be equipped with Knox Key override switch.
- All gates shall allow automatic egress without the use of codes or remote devices (e.g., the use of pressure pads, metal detector, or infrared sensors
- Egress from the Project through each gate would be made using a tract control-activating device; a battery back-up or manual mechanical disconnect is required in the event of a power failure.

8.4 Discussion of dimensions, grades, and design of principle circulation and roads, cul-de-sacs, turn-arounds, parking controls and ensure emergency vehicle access.

Proposed Roads “A” and “C” will be widened to a 32-foot width ending in cul-de-sac with an approved radius of 38 feet. The intersection of Private Road “B” at Private Road “A” will be constructed with a hammerhead meeting the County PDS standards for hammerhead construction. Slopes will not exceed 13.5% as currently designed. The maximum slope is 15% should the road design be modified. All roads with be constructed using asphaltic concrete capable of supporting a 75,000-pound load. Access roads with slopes between 15% and 20% may be approved by the Fire Marshal and constructed using concrete with a heavy broom finish perpendicular to the slope of the road.

8.5 Identification of any traffic calming features and potential impacts to emergency response and/or evacuation

No traffic calming features such as round-a-bouts or speed humps will be installed in the access road or in the intersection with the Project.

8.6 Identification of principal escape routes (must be built to County road standards and have 24hr. civilian access, and assured power supply if gated

Planned evacuation routes from Escondido:

1. East on Idaho Ave to San Pasqual Valley Road. North on San Pasqual V.R. to E. Valley Parkway, a four-lane one-way street. West on E. Valley Parkway. E Valley Parkway turns into W. Valley Parkway. W. Valley Parkway intersects Interstate 15, heading north towards Hidden Meadows

and Temecula. Southbound on I-15, the City of San Diego is approximately 30 miles. I-15 is four to five lanes wide in both directions.

2. East on Idaho Ave to San Pasqual Valley Road. North on San Pasqual V.R.; San Pasqual V.R. turns into Ash Street in the City. Continue north on Ash Street until the Lincoln Avenue intersection, then turn left on Lincoln. Continue west on Lincoln which becomes State Hwy 78a six-lane divided highway. Hwy 78 intersects Interstate 15, heading north towards Hidden Meadows and Temecula. Southbound on I-15, the City of San Diego is approximately 30 miles. I-15 is four to five lanes wide in both directions.
3. East on Idaho Ave. to San Pasqual Valley Rd. South on San Pasqual Valley Rd until reaching Bear Valley Parkway. Turn right at Bear Valley Pkwy, proceed southwest until reaching Interstate 15, a 5-lane freeway leading south to San Diego and north to Temecula and southern Riverside County.
4. West on Idaho Ave to Juniper Street. Right on Juniper Street to E. Valley Parkway Left on E. Valley Pkwy to Broadway, north on Broadway to Highway 778, Lincoln Avenue, then left on 78 towards the Pacific Coast and Interstate 5.
5. West on Idaho Ave to Juniper Street. Left on Juniper Street to 17th Avenue, right on 17th to Centre City Parkway. North or south at Centre City Parkway will lead to southbound or northbound I-15.

8.7 Discussion of proposed evacuation routing is shared with any adjacent communities and identify potential impacts from joint and simultaneous use

The Project is located in northern San Diego County in the City of Escondido. The major transportation corridors serving the area include Interstate 15 and State Highway 78. Access to the development can be made via several connecting arteries (Center City Parkway, Bear Valley Parkway, and San Pasqual Valley Road) in addition to several neighborhood connector streets of which Idaho Avenue is one.

Interstate 15 and Highway 78 are shared with local cities such as San Marcos, Vista and Northern San Diego and east county communities such as Ramona and Julian. Strategies such as early evacuation notice and evacuation of at communities based on the immediate risk will reduce the impacts of community wide evacuations.

9.0 COMMUNITY EVACUATION PLAN and TEMPORARY SAFE REFUGE

The first level of communicating a potential threat to an area is the Evacuation Warning which alerts the public of a potential threat to life and property. The highest level of evacuation alert is the Evacuation Order which should be issued when there is a clear and immediate threat to human life, and it is determined that evacuation is the best option for protecting the safety of the public. The Evacuation Order requires the immediate movement of people out of an affected area due to an imminent threat to life. Should conditions exist that renders evacuation impossible, an order to Shelter-in-Place may be issued, the Shelter-in-Place order advises the public to stay in a secure location. Shelter-in-place can be used when physical evacuation presents a higher risk to the safety of the public. Should shelter-in-place be selected as the most appropriate option, the deciding agency assumes the responsibility for protection of the sheltering location and should provide resources to protect the shelter location.

The decision whether to evacuate or shelter-in-place must be carefully considered, the decision-making process is a responsibility of first responders and is made under difficult circumstances. Time permitting, the decision should be coordinated with local and the Operational Area Emergency Operations Center. Evacuation is an initiative-taking approach in protecting lives; especially when considering individuals with disabilities and functional needs.

9.1 Communicating wildfire emergency alerting

Having an Evacuation Plan provides information necessary to protect life and property. The key to any effective Evacuation Plan is the dissemination of early warnings and useful information. Regional or community evacuation plans can be supported through a number of early warnings and information programs. In addition to the information provided by radio and television stations, and the internet, there are several other significant systems available to keep residents, guests and employees informed about wildfire incidents and evacuation procedures.

- Alert San Diego is a free mass notification system for residents and businesses within San Diego County impacted by, or in danger of being impacted by, an emergency or disaster. Alert San Diego provides urgent notifications about local emergencies by phone, email, and/or text message to residents of the County of San Diego. Additionally, Accessible Alert San Diego provides emergency notifications to residents of San Diego County who are deaf, hard of hearing and deaf/blind. Both systems require the individual resident to register their cell phones, 9-1-1 landline phone numbers are already entered into the system.

- Local TV and radio news outlets in San Diego have agreed to broadcast during traffic and weather segments, the Red Flag situation. A Red Flag Warning is the highest alert. During these times, extreme caution is urged

by all residents because a simple spark can cause a major wildfire. A Fire Weather Watch is one level below a warning, but fire danger is still high.

- Finally, emergency personnel may also ride through neighborhoods announcing voluntary or mandatory evacuation through loudspeakers or some communities have sirens such as used for tornadoes in the Midwest.

Other means to keep up awareness during fire season or times of high fire danger can include newsletters, fire danger signs at the road entrance indicating the fire danger that day, and notices on bulletin boards especially during red flag warnings.

9.2 Plan for management of infirmed or disabled populations

An Evacuation Plan for infirmed or disabled populations requires early preparation, specific evacuation methods, and an alternate plan for safe sheltering. Early Preparation should include:

- Maintaining a registry of individuals with disabilities, medical conditions, or mobility issues that may require special assistance during a wildfire evacuation.
- Ensure individuals are informed about the wildfire risks, evacuation routes, and available support.
- Identify accessible routes considering potential roadblocks and fire hazards. Ensure routes are free of debris and accessible by wheelchair, mobility aids, and evacuation vehicles.
- Prepare emergency kits to include medications, oxygen, and necessary medical supplies.

9.2.1 During Wildfire Evacuation:

- Prioritize high-risk individuals with mobility or medical conditions first to ensure they are not left behind in case of worsening fire conditions.
- Provide immediate assistance to assist with transportation, utilizing accessible vehicles and evacuation chairs or carrying individuals who cannot walk.
- Assist those with hearing or visual impairments by providing visual or tactile alerts in addition to auditory alarms.

- Ensure local emergency responders are informed of any individuals requiring special assistance and ensure they are prepared with necessary equipment and personnel.

- Accessible Alert San Diego provides emergency notifications to residents of San Diego County who are deaf, hard of hearing and deaf/blind.

9.2.2 Safe Refuge Area:

- Designate evacuation shelters that are fully accessible with features such as ramps, accessible bathrooms, and medical support.

- In case of smoke, provide masks and oxygen to those who need it, especially for individuals with respiratory conditions or compromised immunity.

9.3 Plan for Temporary Safe Refuge if evacuation cannot be completed safely, including location, access, and capacity.

If a wildfire threatens Pasqual Heights development and evacuation is not possible, then Temporary Safe Refuge within the community is an option. The decision to create Temporary Safe Refuge areas within the City is driven by several factors including:

- the fact that in cases where the origin of a wildfire is close to the community and not enough time may be available for safe evacuation,
- the capacity of evacuation routes out of the City may not be able to handle the immediate traffic volume,
- and some residents may elect to not evacuate until it is no longer safe to do so.

Evacuation or Safe Refuge Area; the decision will be made by the local Police Department and/or the incident commander overseeing emergency operations.

9.3.1 Primary Safe Refuge Area Locations:

While evacuation will remain the primary means of public protection, accommodation for Temporary Safe Refuge sites within the community must also be preplanned for quick setup and coordination of site activities. The Temporary Refuge Areas designated for the Project may include:

- Home Depot/Albertsons Parking Lot- East Valley Parkway: extensive parking is available for vehicles including trailers and

recreation vehicles. Indoor shelter is possible, but facilities are minimal for seating. Restroom facilities are also available but there are limited facilities in the stores.

- Kit Carson Park- Bear Valley Parkway: Parking is widely available for hundreds of vehicles of all sizes. Restroom facilities and water is available throughout the park. Meal preparation and serving facilities are not available.
- Escondido Center for the Arts/ Escondido City Hall- Broadway at E. Valley Parkway: Parking, seating, restroom and meal preparation facilities are available in the Arts Center.

9.3.2 Alternate Locations

Locations as designated by the Escondido Police or Fire Department authorities or as the local Incident Commanders designate. (See Section 9.5). Alternative sites may include other schools, churches, landscaped large park areas such as Grape Day Park. Facilities selected as Shelter-in-Place locations should have well maintained defensible space from wildfire. Shelter locations should also be accessible by vehicle and foot traffic and have room for animal sheltering. Orange Glen High School and the EVCC may be utilized during non-wildland fire emergencies approaching the City from the east, may impacted by wildfire during Santa Ana wind conditions, making shelter or refuge locations safer traveling to locations in western Escondido.

9.4 Plan for maintenance and dissemination to community of evacuation plan

To ensure the effectiveness and accessibility of the evacuation plan, it is crucial to regularly update the plan and ensure the community is well-informed and prepared. The following is a strategy for maintaining and disseminating the plan to the community:

9.4.1 Plan Maintenance

- Annual Review: Review and update the evacuation plan at least once a year to ensure it remains current with any changes in community infrastructure, demographics, or resources.

- Update Contact Information: Ensure that all emergency contacts, details, including individuals with disabilities or medical conditions, are up to date.

- Infrastructure Changes: Adjust evacuation routes or shelter locations if there have been any significant changes in roads, neighborhoods, or local infrastructure.

- Ongoing Training: Conduct regular training for emergency personnel, first responders, local authorities, and volunteers such as CERT members.

- Simulations: Hold periodic evacuation drills and exercises to ensure members and residents are familiar with the evacuation process.

9.4.2 Community Outreach:

- Awareness Campaigns: Implement ongoing outreach to inform the community about the evacuation plan. This can be done through flyers, posters, and announcements.

- Engage Local Leaders: Partner with community leaders to help disseminate information.

- Website and Social Medial: Create a central online hub where the evacuation plan is accessible to the public. Include downloadable versions of the plans and maps of evacuation routes.

9.5 Evacuation Target Locations and Distances from the Proposed Pasqual Heights Development.

9.5.1 Evacuation Routes

Evacuation Routes have been designated by the City of Escondido. These routes are located in the Escondido General Plan, Emergency Evacuation Routes, Figure VI-1 (See Figure 12).The purpose of an Evacuation Route Plan is to ensure the safe movement of civilians from a wildfire emergency into a known safe location where public services, emergency health care, fuel, water, and supplies may be made available to the community. Idaho Avenue provides two directions of travel, east or west after leaving the project on Road “A.” All roads within the Project are less than 800 feet in length, meeting the City’s and County’s standard for maximum dead end road lengths. (See Section 8.6, Identification of Escape Routes for further information on proposed evacuation routes from the Project).

9.5.2 Primary Shelter-in-Place locations.

Evacuation shelter locations vary depending on incident location and severity. However, evacuation shelters are typically located at local schools, recreation/community centers or other community facilities. The routes shall be used to navigate to the shelter locations as communicated by emergency officials.

- Escondido City Hall/Escondido Community Arts Center (ECAC)/Grape Day Park is located at the intersection of Broadway and Valley Parkway. The location has parking areas surrounding the block and is a familiar location for the community. Escondido City Hall and the ECAC have restroom facilities and cooking facilities are available at the Arts Center. Travel to the Arts Center should take approximately 10 minutes for the 2.2 miles.

    1. Right turn onto Idaho Avenue heading west until reaching the intersection with Juniper Avenue.
    2. Turn right on Juniper Avenue and travel north less than 1.5 miles.
    3. Turn left on Valley Parkway.
    4. Travel west one block until reaching Broadway.
    5. Escondido City Hall and Grape Day Park are on the right, on the north side of Valley Parkway

- East Valley Community Center (EVCC) is located at 2245 E. Valley Parkway, Escondido and has approximately 9,211 square feet of covered space. The EVCC is located between N. Midway Drive and Citrus Avenue, approximately 2.4 miles northeast on Valley Parkway. Travel time to the EVCC site is approximately 10 minutes. The EVCC has a full-size gym, offices, classrooms and three restroom facilities and a kitchen, all accessible by wheelchair and other accessible mobility aided individuals. Additionally, the Escondido Community Child Development Center is located within the parking lot area and may be able to provide meals and other support for young children.

    1. Left turn onto Idaho Avenue heading east.
    2. Travel north for approximately one and one-half miles, turn right on Grand Avenue.
    3. Travel east, a right turn, approximately 1.2 miles and turn left on Midway Drive.
    4. Turn right on East Valley Parkway and travel east less than one-quarter mile.
    5. Turn right at the EVCC entrance into the parking area.

- Escondido Senior Center, 210 N. Park Avenue, Escondido Ca. has over 14,000 square feet available for sheltering and is located 2.3 miles north of the project site with an anticipated travel time of approximately10 minutes. The facility includes two kitchens, 3 separate restrooms, and is fully accessible to those that require mobility aids. The Senior Center does not have shower facilities.

1. Right turn onto Idaho Avenue heading west until reaching the intersection with Juniper Avenue.
2. Turn right on Juniper Avenue and travel north less than 1.5 miles.
3. Turn left onto E. Valley Parkway, head west approximately one-half mile.
4. Turn right onto N. Broadway and travel one-half mile north.
5. Turn right onto N. Park Avenue. The Escondido Senior Center is on the left

- Home Depot/Albertsons parking lot, 1200-1300 East Valley Parkway. The parking area is large enough to park over 100 vehicles including animal trailers. Access to the parking areas can be made from East Valley Parkway on the north side of the stores, Rose Street on the east side of Albertsons, or off of E. Grand Avenue on the south side of the stores. The travel distance is just over 1.3 miles in length and should take less than 10 minutes.

    1. Left turn onto Idaho Avenue heading east.
    2. Travel north for approximately one and one-half miles, turn right on E. Valley Parkway.
    3. Travel east approximately .5 miles and turn right into the parking lots.

9.6 Community Internet and Cellular Access for Emergency Notification

Identifying community internet and cellular access for emergency notifications is critical to ensuring the success of an evacuation plan, particularly for reaching vulnerable populations during an emergency like wildfire. Below are considerations for emergency notifications when internet or cellular access may be limited.

- Battery-Powered Communication Devices: In case of power outages, encourage residents to have battery-powered radios and keep batteries for cell phones or other emergency communication devices.
- Hard-Wired Telephone Connections: Maintain hard-wired telephone connection as cellular systems are likely to be overwhelmed or damaged during an emergency.

- Public Address (PA) Systems: Use loudspeaker systems or PA systems to broadcast emergency information.

SECTION 10: WATER SUPPLY

10.1 Fire water suppression distribution systems, reservoirs, and related facilities.

The City of Escondido Municipal Water Department is the provider of water for the Project. The City treats and stores water obtained from multiple sources including raw water from local sources and water purchased from the California and Colorado Water projects. The water is stored and treated at Dixon Lake in Escondido and delivered throughout the City and also to the Vista Irrigation District and Rincon del Diablo MWD. The water service area for the Escondido Water District is 18,100 acres.

Water is stored in a series of 11 reservoirs, with 50 pressure reducing/regulating stations, 5 pump stations and over 423 miles of pipeline. The system is designed to deliver water at the desired flow rates and pressures throughout the City. The City Water Division also maintains the recycled distribution system.

Escondido Municipal water from the city is currently available both on San Pasqual V.R. just east of the Project and on Idaho Avenue just west of the Idaho and San Pasqual V.R. intersection. Both water mains are 8-inch pipes located in the street. A new 8-inch water main will be connected on Idaho and proceed to the project site along proposed Street “A,” passing through the end of the of the cul-de-sac on Street “A.” and being connected in a loop system to the water main on San Pasqual V.R. Three new fire hydrants will be installed on site at specific locations as determined by the Escondido Fire Marshall.

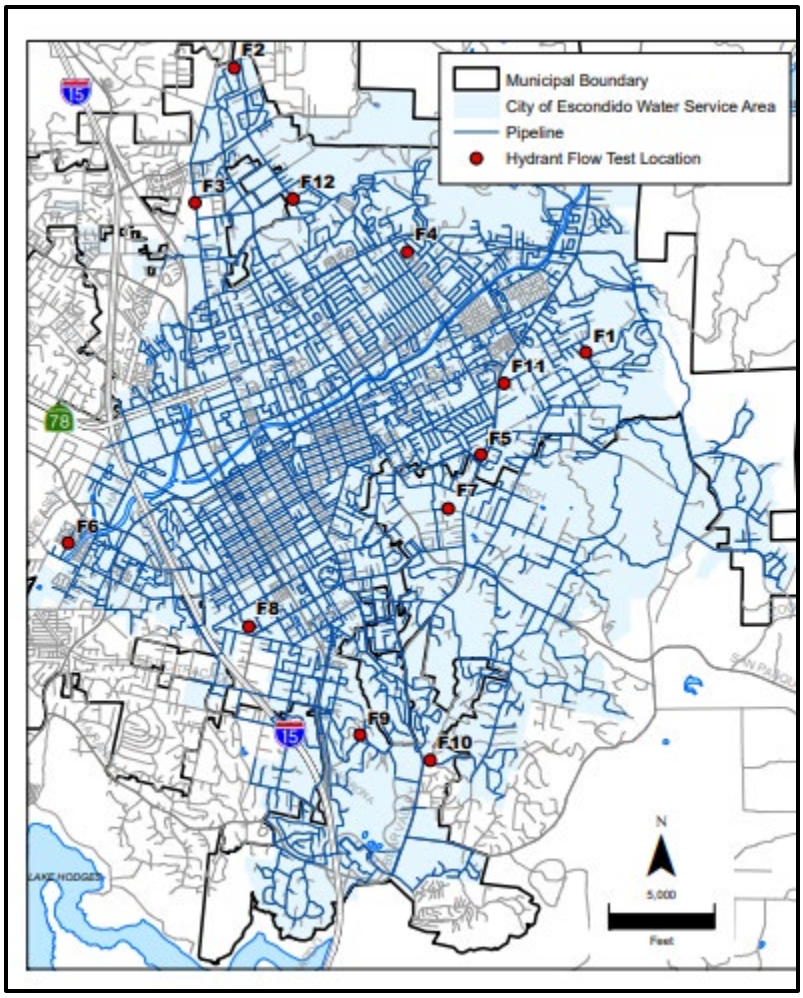

Figure 12 Escondido Municipal Water System

10.2 Fuel modification and facility hardening for critical water facilities.

A minimum clearance surrounding all fire hydrants and other water district facilities. If trees are within the clearance area, the trees shall be limbed 6 feet from the ground. All fire hydrants shall have a 3-foot clearance around the base of the fire hydrant.

10.3 Areas requiring pump or lift stations to supply satisfactory water flow volume and pressure.

Current water pressure and volume meets the flow requirements established by the City of Escondido. The Park Hill Zone requires a booster pump with a standby power supply to supply water at the desired pressure in the zone. A closed system such as the Park Hill Zone requires the pump station to supply water to the system for fire flow demands plus maximum day demands or the peak hour demand flows, whichever is greater.

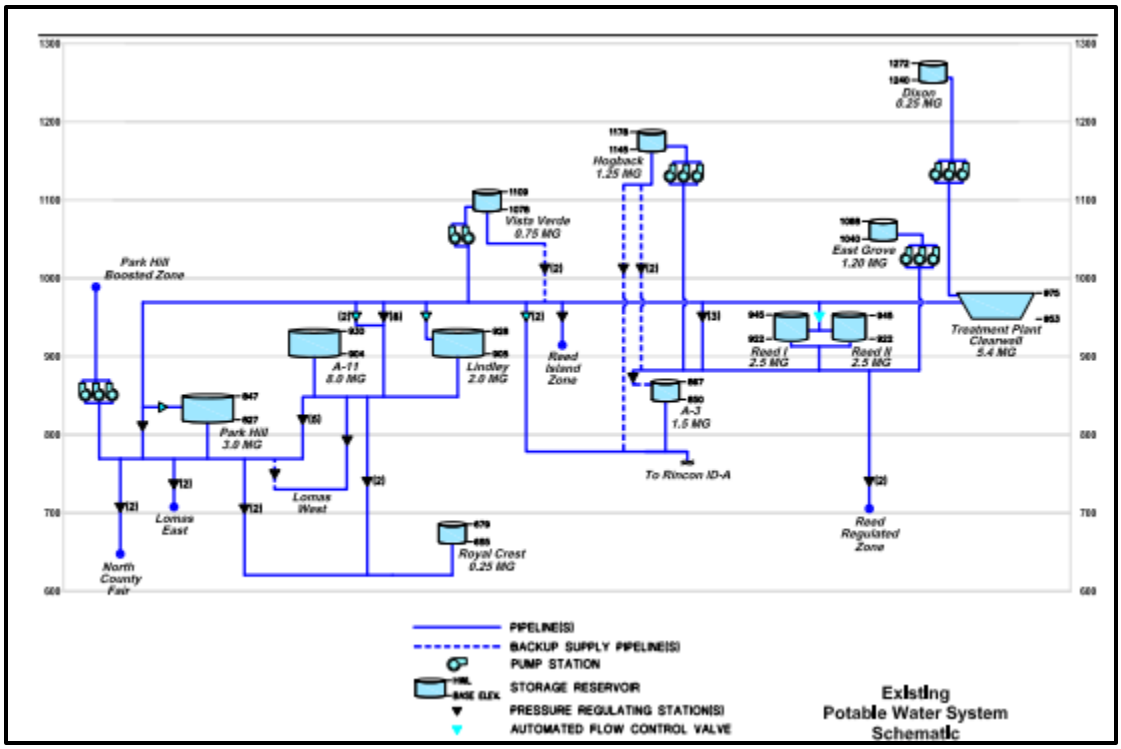

Figure 13 Escondido Municipal Water Pump Stations

10.4 Water sources: groundwater, regional systems, recycled water.

The City treats and stores water obtained from multiple sources including raw water from several local sources. Water is obtained from the Imperial Irrigation District and the All-American Coachella Lining Conserved Water project. Local water sources include the Warner Basin Aquifer which provides a sustainable yield of 10,000-acre feet per year and the Warner Ranch Well Field owned by the Vista Irrigation District. The Warner Ranch Well Field consists of 60 wells of which 25 are in use providing a yield of 300-2,000 GPM based on the specific well. The local water provides approximately 20 percent of the City's average demand. Water is treated at the Dixon Lake Water Treatment Plant in Escondido and stored in the 11 reservoirs located throughout the City.

The San Diego County Water Authority (SDCWA) has a thirty-year agreement to purchase up to 56,000-acre feet of water from the Carlsbad Desalination Plant, this amount is approximately 10 percent of the County's annual usage. The Escondido Water Department then purchases water from the SDCWA, and water is transferred to the WTP through connections with SDCWA pipelines.

	2015	2020	2025	2030	2035
SDCWA Supplies					
IID Water Transfer	100,000	190,000	200,000	200,000	200,000
ACC and CC Lining Projects	80,200	80,200	80,200	80,200	80,200
Proposed Regional Seawater Desalination	0	56,000	56,000	56,000	56,000
Subtotal	**180,200**	**326,200**	**336,200**	**336,200**	**336,200**
Member Agency Supplies					
Surface Water	48,206	47,940	47,878	47,542	47,289
Water Recycling	38,660	43,728	46,603	48,278	49,998
Groundwater	11,710	11,100	12,100	12,840	12,840
Groundwater Recovery	10,320	15,520	15,520	15,520	15,520
Subtotal	**108,896**	**118,288**	**122,101**	**124,180**	**125,647**
Metropolitan Water District Supplies	**358,189**	**230,601**	**259,694**	**293,239**	**323,838**
Total Projected Supplies	**647,285**	**675,089**	**717,995**	**753,619**	**785,685**
Total Demands w/ SBx 7-7 Conservation	**647,285**	**675,089**	**717,995**	**753,619**	**785,685**

Source: SDCWA, 2010 Urban Water Management Plan (June 2011)

Figure 14 Escondido Municipal Water, Anticipated Water Use

10.5 Identification and map of water pressure, and hydrant placement and spacing

Fire hydrants in the residential area are required to be spaced at 350 feet or less. Locations of fire hydrants are determined by the Escondido Fire Marshal. (See Appendix 'C," Fuel Treatment Map for proposed fire hydrant locations).

The maximum desired water pressure depends on the elevation of the zone and the system usage at a given time. The desire pressure in the system is a maximum of 110 pounds per square inch (psi) with an absolute pressure of 150 psi as in the southern areas bordering San Pasqual High School/Kit Carson Park areas. Under peak flow, the minimum water pressure is 40 psi. while under maximum fire flow conditions, the minimum psi is 20 psi.

Category	Design/Evaluation Criteria
Pressure	110 psi -maximum desired pressure 150 psi - maximum allowable pressure 40 psi - minimum pressure at peak flow 20 psi - minimum pressure with maximum day demands plus fire flow 20 psi - minimum pressure at peak flow for private pumps
Pipelines	7 fps - maximum allowable velocity at peak flow 10 ft / 1000 ft - maximum allowable head loss at peak flow
Storage Reservoirs	Capacity equal to: • 15% of maximum day demand (for operations) plus • 1 average day (emergency use)[1] or 2 hours of maximum fire flow, whichever is greater • Separate inlet and outlet pipelines
Pump Stations	Open System (with storage): • Minimum capacity of maximum day demands plus fire flow recharge over 3 days Closed System (no storage): • Peak hour capacity or maximum day demands plus fire flow, whichever is greater • Standby power • Variable speed drives or hydropneumatic tank (for low flows)
Fire Flows[2]	Fire flows to be provided at a minimum of 20 psi for a 2 hour duration based on land use: 1,500 gpm - Low density residential in the moderate fire severity zone - agricultural areas 2,000 gpm - Medium density residential in the moderate fire severity zone 2,500 gpm - All development in the high and very high fire severity zones - high density residential - commercial, industrial and all other non-residential development

Figure 15 Escondido Municipal Water Design Specifications

10.6 Capacity of reservoirs and duration of fire flows

10.6.1 Capacity of Reservoirs

The Escondido Water Department maintains the Clearwell reservoir in addition to 11 other potable water storage reservoirs. The Clearwell Zone obtains water directly from the Water Treatment Plant through 2 parallel 42" transmission lines. Clearwell has a 5.4-million-gallon capacity, the 11 additional reservoirs located throughout the City vary from .25 to 8.0-million-gallon capacity. The Project is in the Park Hill Zone which receives water from Clearwell through a 30'-36" pipe and from the Lindsey Zone.

The Park Hill Zone provides water from the 3.0-million-gallon Park Hill II Reservoir. Park Hill II was constructed in 2001 and is a concrete tank. The Zone requires a booster pump and is designed to provide water at elevations between 650 feet and 860 feet.

10.6.2 Duration of Fire Flows

Fire hydrants are required to be within 350 feet of a structure for parcels less than ½ acre. For parcels ½ acre and larger, fire hydrants are required within 500 feet. The Escondido Fire Department requires a minimum fire flow of 1,500 GPM for a minimum of 2 hours for Rural, Estate and Suburban and Agriculture land uses. All other land uses require a 2,500 GPM fire flow for a minimum of 2 hours. The fire flow must be obtained from the pipeline fronting a property. The fire flow is not the flow available from an individual fire hydrant but rather from two or more fire hydrants.

Land Use/ Density	General Plan Land Use Category	Required Fire Flow	Minimum Duration
Low Residential	Rural, Estate & Suburban	1,500 gpm	2 hours
Medium Residential[1]	Urban I & II	2,000 gpm	2 hours
High Residential[1]	Urban III, IV & V	2,500 gpm	2 hours
Residential in high or very high fire hazard areas[1]	All Residential categories	2,500 gpm	2 hours
Agriculture	Rural	1,500 gpm	2 hours
Commercial[1]	Commercial & Office	2,500 gpm	2 hours
Industrial[1]	Industrial	2,500 gpm	2 hours
Parks & Recreation Facilities[1]	Public Lands/Parks	2,500 gpm	2 hours

[1] Automated fire sprinklers required for new construction

Figure 16 Escondido Municipal Fire Flow Requirements

10.7 Minimum fire flow from all fire hydrants

All fire hydrants are required by the Escondido Fire Marshall shall have a minimum of 1- 2 ½: discharge and 1- 4" discharge. A 2,500 gallons per minute fire flow is required with a duration of 4 hours shall be the minimum water supplied. A "Blue dot" marker shall be installed on the access road to indicate the location of each fire hydrant. The fire hydrant shall be accessible to fire department apparatus by roads meeting the requirements of the Escondido FD and the City of Escondido Engineering Department.

11.0 EMERGENCY SERVICES

The Project is located within the Rincon del Diablo Fire Protection District service area. The Escondido Fire Department provides fire and EMS protection throughout the City and, by contract, the Rincon Del Diablo Fire Protection District (RDDFD), from seven fire stations located throughout the City and the RDDFD. The nearest fire station based on response time is Escondido Fire Station 7, located at 421 N. Ash Street, which is approximately 2-3 miles north of the Project. Travel time for Engine 132 to the Project site would take approximately 6 minutes based on traffic conditions. Engine 137 is staffed with three full-time firefighters. Rescue 137, a paramedic ambulance, would also respond with 1 firefighter/paramedic and 1 Emergency Medical Technician.

Fire Station 1 located at 310 N. Quince St would be dispatched along with Fire Station 2 which is located at 4221 N. Midway Drive. Travel from both fire stations to the Project would take approximately 7 minutes for the 1.7-mile response. Units responding from Fire Station 1 include Engine 131 with 3 firefighters, Truck 171 with 4 firefighters and Battalion 131 for scene management. Engine 132 responding from Station 2 is staffed with 3 firefighters. A fourth fire engine would be dispatched in the event of a working structure fire. Fire Station 2 personnel could also respond in a Type 3 wildland fire engine for reported vegetation fires. Three other fire stations are located within a 9-minute response; these units would respond based on availability and the needs of the emergency.

11.1 Fire Apparatus and Staffing Levels

The Escondido Fire Department houses a Type I fire engine at all seven fire stations. Staffing on the Type I Engine is three personnel, a Fire Captain, a Fire Engineer, and a Firefighter Paramedic. The department also has a Ladder Truck located at Fire Station 1 with a staffing of four firefighters; a Fire Captain, Fire Engineer, and two Firefighter Paramedics. Five ambulances are staffed with either two Firefighter Paramedics or 1 Firefighter Paramedic and one Emergency Medical Technician. A Battalion Chief is stationed at Fire Station 1 and responds to fire, rescue and other emergencies based on the hazard and scope of the incident. The City also cross-staffs Type III wildland fire engines utilizing the same firefighting members that cover the Type I engine.

Fire Station 1 **310 N. Quince Street**

Engine 131 2023 Sutphen Monarch 7310

RA 131 2023 Ford F-450 Medix Type 1

Truck 131 2023 Sutphen Monarch 5600

Battalion 131 2117

Fire Station 2 **421 N. Midway Drive**

Engine 132 2023 Sutphen Monarch 7310

RA 132 2023 Ford F-450 Medix Type I

CAL OES 6615 Ford F-550 Type VI Engine

Fire Station 3 **1808 N. Nutmeg Street**

Engine 133 2013 Pierce Arrow XT Type I Engine

RA 133 2019 Ford F-450 Medix Type I

Brush 133 2023 International WorkStar 7400 SFA 4X4 Type III Engine

Fire Station 4 **3301 Bear Valley Parkway**

Engine 131 2023 Sutphen Monarch 7310 Type I Engine

Brush 134 1992 International 4900 Type III Engine

Fire Station 5 **2319 Felicita Road**

Engine 135 2006 Pierce Arrow XT 6710 Type I Engine

RA 135 2023 Ford F-450 Medix Type I

Brush 135 2008 International WorkStar 7400 4X4 Type III Engine 4900 Type III Engine

Fire Station 6 **1735 Felicita Road**

Engine 136 2013 Pierce Arrow XT Type I Engine

OES 3304 2015 International WorkStar 7400 Type III Engine

Fire Station 7 **1220 N. Ash Street**

Engine 131 2023 Sutphen Monarch 7310 Type I Engine

RA 137 2019 F-250 Type 1

Additionally, the Escondido Fire Department has in reserve status four fire engines, one ladder truck, four paramedic ambulances and other firefighting and support equipment.

11.2 Local Response Area

Local Responsible area (LRA) is defined as those areas of land classified by the California State Board of Forestry as those lands where the local jurisdiction has the responsibility to prevent, suppress and investigate wildland fires. The project area is within an Un-zoned Fire Hazard Severity Zone, LRA of the Escondido Fire Department. The EFD therefore has the responsibility for managing a wildland fire in the vicinity of the Project. CAL FIRE would respond if Mutual Aid were requested, CAL FIRE resources would respond from CAL FIRE Station 77, Del Dios, and Station 71 in Valley Center for wildland fires; travel time from both stations would take approximately 10 to 15 minutes to arrive on scene.

State Responsible Areas (SRA) are recognized by the Board of Forestry and Fire Protection as areas where Cal Fire is the primary emergency response agency responsible for fire suppression and prevention. SRA lands, where the state has primary responsibility for fire response also has the primary fiscal responsibility for protecting natural resources from damages by fire according to PRC 4125-4128.

11.3 Fire and Emergency Dispatch

North County Dispatch Joint Powers Agreement, commonly referred to as “North Com” provides fire and medical emergency dispatch services to most city fire departments in North San Diego County including Escondido, San Marcos, Valley Center, and other departments throughout the region. North Com dispatches units based on Computer Aided Dispatch (CAD), which determines the location of the closet unit, city and district boundaries have been dropped to expedite the “closet unit” response to an emergency. Therefore, any engine dispatched by North Com traveling through the City could be dispatched to an incident within the City if available.

Mutual aid resources may be available from fire agencies throughout San Diego County. However, on high or extreme wildland fire danger days, there often may be multiple fire starts with multiple engine companies deployed on other incidents. Despite the relatively close proximity of the nearest fire station, there is no assurance that Engine 2 will be in its station when a wildfire threatens the Project from an ignition outside the community. Engines may respond from other stations further away or from other incidents.

11.4 Emergency Responses

The Escondido Fire Unit Response Counts as shown below demonstrate the utilization of fire apparatus within the City. During the Month of March 2025, Engines 132, 131 and 137 are three of the busiest units in the City based on

the number of calls for the period. Daily call volume for Engine 137 (E137) is approximately 11.67 calls per 24-hour shift while Rescue Ambulance 137 (RA137) is 10.35 calls per shift. E132 would respond to approximately 9.74 calls per shift while RA132 responds to 9.87 calls per shift.

The Escondido Fire Unit Response Counts as shown below demonstrate the utilization of fire apparatus within the City. During the Month of March 2025, Engines 132, 131 and 137 are three of the busiest units in the City based on the number of calls for the period. Daily call volume for Engine 137 (E137) is approximately 11.67 calls per 24-hour shift while Rescue Ambulance 137 (RA137) is 10.35 calls per shift. E132 would respond to approximately 9.74 calls per shift while RA132 responds to 9.87 calls per shift.

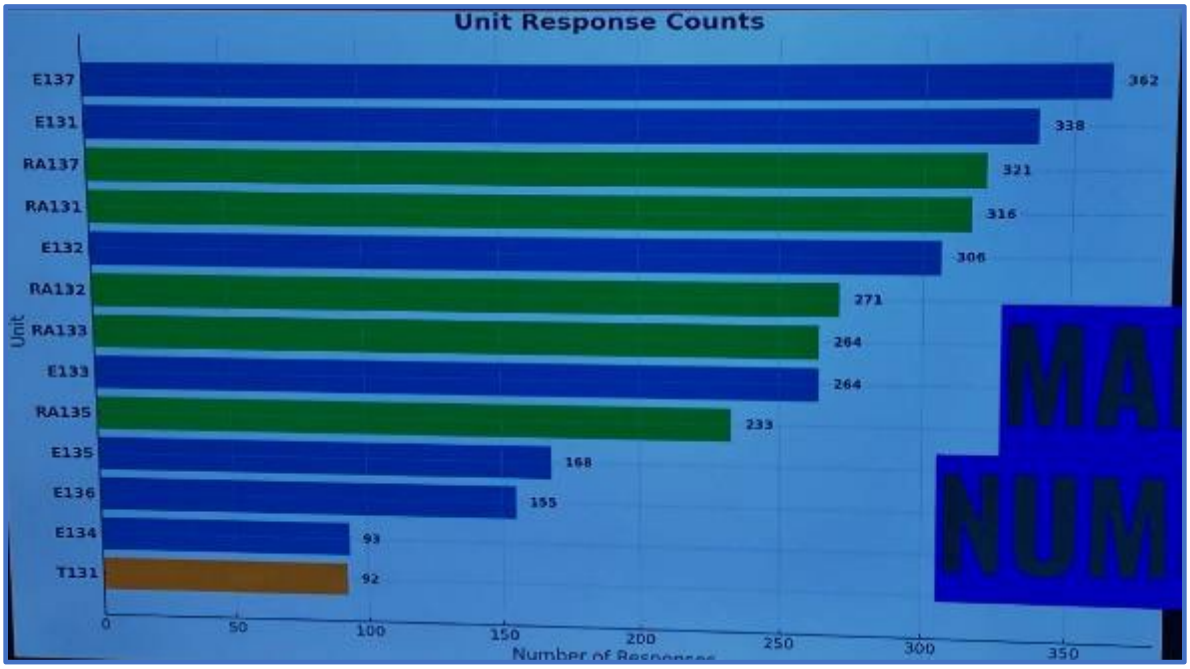

Figure 17 April, Fire Apparatus Unit Responses, Escondido Fire Department

11.5 Emergency Services Summary

The goal of this FFPP is to make the structures and residents of Pasqual Heights development as safe as possible until such time as firefighting equipment arrives and/or people can be evacuated. With the existence of limited wildland fuels in the area due to development, as well as implementation of the required fuel modifications, ignition resistant construction, and other mitigation measures described in this FFPP, the Project will be provided with a higher degree of protection from wildfire than other older existing residential and commercial structures in the nearby central Escondido area.

12.0 TRAFFIC ENGINEERING, ROAD STANDARDS, AND CIRCULATION (RESERVED)

A traffic study was completed by C^2 Consulting Collective at the request of the developer. We reviewed the study and found no stated concerns regarding the traffic volumes generated by the development impacting the safe exiting of the residents. The following is a summary taken from the report:

"Overall, the study intersections operate at acceptable operations (i.e., LOS D or better) and no deficiencies were identified under all conditions and under all intersection control types. Therefore, no intersection improvements are recommended."

The complete report is available from Touchstone Communities.

13.0 ALTERNATIVE MEANS AND METHODS

13.1 Identification the specific location, intent, and mitigation provided by any requested "Alternate Means and Methods", cite the fire or building code requirement involved, and discuss why strict compliance may not be achieved

The proposed means for mitigating the lack of defensible space for specific lots are included in the chart below.

Concrete Masonry Unit Wall:

Lots 19 and 20

Construction of a 6-foot wall along the northern property line of lot 19 and 8-foot along 20. According to the fire behavior analysis, expected flame lengths of 38.9 are expected should the native SCAL18 vegetation regrow on the northern slopes immediately north of the project. Minimum defensible space without the CMU wall would be 100', but the wall provides an effective barrier to embers and direct flame contact.

Lots 20, 21, 34 and 35

Construction of an 8-foot wall along the eastern property line of lot 20, 7-foot along 21, and 6-foot along 34, and 35. According to the fire behavior analysis, expected flame lengths of 38.9 are expected should the native SCAL18 vegetation regrow on the northern slopes immediately north of the project. Minimum defensible space without the CMU wall would be 100', but the wall provides an effective barrier to embers and direct flame contact.

Lots 1, 2, 3, 35, 36, 37, 38, 39, 42

Construction of a 5-foot wall along the southern property line of lots 1, 2, 3, 35, 36, 37, 38, 39, 42. According to the fire behavior analysis, expected flame lengths of 38.9 are expected should the native SCAL18 vegetation regrow on the northern slopes immediately north of the project. Minimum defensible space without the CMU wall would be 100', but the wall provides an effective barrier to embers and direct flame contact.

Offsite Roadway Defensible Space:

Lots 1, 2, 3

Along the southern boundary of Lots 1, 2, and 3, the proposed 66-foot Idaho Avenue Road width provides a significant barrier to radiant heat. Typically, one-half of the road width is considered for defensible space along the southern boundary of these residences; Idaho Avenue will be constructed at a 66 foot-width right-of-way adding an additional 33-feet of defensible space.

Lots 12,13, 14, 15, 16, 17, 18, 19, and 20

Along the northern boundary of Lots 12,13, 14, 15, 16, 17, 18, 19, and 20, the current 20-foot access road to the homes directly north of the residences provides a barrier to radiant heat. Typically, one-half of the road width is considered for defensible space; the 10-feet of additional defensible space will improve the safety of these lots by providing further defensible space along the northern project line.

Lots 20, 21, 34 and 35

Along the eastern boundary of Lots 20, 21, 34 and 35, San Pasqual Valley Road is 66-feet wide. The width of San Pasqual V.R. provides a significant barrier to radiant heat. Typically, one-half of the road width is considered for defensible space along the southern boundary of these residences; an additional 33-feet of defensible space will improve the safety of the homes and provide a significant barrier to radiant heat and direct flame contact from the east.

13.2 Description of preferred alternatives proposed

The following list is a summary of some of the mitigation measures incorporated in the construction and design of the Project.

1. Construction of a CMU wall along the project boundaries as specified in the previous section (13.1). (See Appendix "J" for noise wall locations).

   Measures 2-5 are measures listed by the California Attorney General as recommended alternatives that often mitigate risks of wildfire. These measures among others, have also been incorporated into the planning and design of the Project.

2. Decreasing the amount of flammable vegetation where development is adjacent to undeveloped areas.
3. Siting projects to maximize the role of low-flammability landscape features that may buffer the development from fire spread.
4. Undergrounding power and telecommunication lines and hardening of infrastructure.
5. Placement of the development close to existing or planned ingress/egress and designated evacuation routes to efficiently evacuate the project population and the existing community population, consistent with evacuation plans, while simultaneously allowing emergency access.
6. Placement of project close to emergency services

13.3 Inclusion of a site map demonstrating the placement of the AMM

See Fuel Treatment Map, Appendix 'C' for map.

13.4 Presentation of AMM requests on a site specific or lot-by-lot basis only

See Section 13.1 for individual lot means of increasing the Project's safety and the Fuel Treatment Map, Appendix 'C.'

14.0 WILDFIRE BEHAVIOR ASSESSMENT

14.1 Description of wildfire history and trajectory within 5 miles of the development site

Major wildfires have impacted the Escondido community over the past thirty years with several causing grave damage and property loss in the area. The combination of strong Santa Ana winds in the fall with extremely low fuel moisture and relative humidity during periods of extreme drought have led to large fires throughout the area.

The dominant factor in most of the large fires affecting Escondido occurs when a strong north or northeast Santa Ana wind pushes a fire into the City. East wind gusts that frequently exceed 60 mph lead to an extreme rate of spread from the east propelling fires to spread rapidly from interior areas into the transitional and coastal areas.

The Paradise Fire began northeast of Escondido and quickly spread into the eastern Escondido community and consumed numerous houses and structures. The Witch Fire began east of Escondido in the Santa Ysabel area and within less than 12 hours began approaching southern City limits, eventually burning across southern and southwestern Escondido consuming over 50 structures.

Year	Name	Area within the Escondido Community	Structures Destroyed in Escondido	Acres Consumed	Damage Costs (2024 dollars)
2014	Cocos	Western Escondido	20	1,995	5.7 million
2007	Witch	Southwestern Escondido	50	197,990	2.031 billion
2003	Paradise	Eastern Escondido	15	56,700	2.729 billion
1997	Lake Wohlford	Northwestern Escondido	7	500	Unknown
1996	Harmony Grove	Southwestern Escondido	0	8,600	Unknown
1993	Guejito	Southeast	0	20,000	Unknown
1992	El Dios	Southwest	0	Less than 100	Unknown

Table 14.1 Illustration of Wildfires in North San Diego County

The Cocos Fire in 2014, (see Table 14.1) was notable in that destruction of homes took place not only during the Santa Ana east winds but continued when the suddenly changed to a west-southwest wind condition with still low relative humidity and fuel moisture. The breakdown of the east wind condition often leads to a 180-degree change in fire spread and can affect communities not previously threatened by the east wind conditions.

The typical southwest wind pattern impacted the Del Dios Fire. The fire began late in the morning under light, west wind conditions. By midafternoon, the wind speed increase significantly, with strong southwest wind gusts exceeding 20 mph. The southwest winds blew downhill into the neighborhoods along Del Dios Highway and quickly crossed Del Dios Road and into the residential areas along Via Rancho Parkway. No homes were lost due to sudden rain showers over the fire due to the Lake Effect where moisture from Lake Hodges created a cloud over the fire and extinguished the fire.

A smaller fire that began during southwest wind conditions on the eastern boundary of Escondido began just after lunch time at the base of Bottle Peak. Propelled by strong gusty southwest winds on a west facing slope, move at a

high rate of spread uphill as the slope and winds were in full alignment. Firefighters could not keep up with the rapid rate of spread and required air resources to confine the fire near the top of the peak. Along with the air resources, the late evening recovery in relative humidity and the decrease in wind speed facilitated the confinement to less than five acres.

14.2 Description of 20-year average weather and climate conditions affecting wildfire behavior, including analysis of dominant weather conditions and Santa Ana wind episodes

The most critical wind pattern to the project area is an offshore wind coming out of the north/northeast, typically referred to as a Santa Ana wind. Such wind conditions are usually associated with strong (> 60-MPH), hot, dry winds with extremely low (< 15%) relative humidity. Santa Ana winds originate over the dry desert land and can occur anytime of the year; however, they generally occur in late fall (September through November) when non-irrigated vegetation is at its lowest moisture content. A San Diego County record 106-MPH wind gust was recorded at the Sill Hill weather station which is located twenty-five miles east of the project site southwest of the Julian area. Wind gusts have been recorded over 90-MPH on several occasions in other areas of San Diego County.

Fire agencies throughout the western United States rely on a sophisticated system of Remote Automated Weather Stations (RAWS) to monitor weather conditions and aid in the forecasting of fire danger. The closest RAWS Station is in the San Pasqual Valley at 255-feet in elevation approximately 3-miles south of the project site. The next closest RAWS Station is in Valley Center at 1483 feet in elevation approximately 5-miles north of the project site.

While the San Pasqual RAWS Station is the closest, *FIREWISE***2000, LLC** determined that the Valley Center RAWS was most appropriate for use in calculating fire behavior due to topographical similarities. The Valley Center RAWS site captured significant weather data during the major Southern California fires of October 2007 with winds gust exceeding 40-mph and relative humidities less than 10%. Note: in late October, high winds and low relative humidity are indicators of a Santa Ana wind event.

The typical prevailing summertime wind pattern is out of the south or southwest and normally is of a slightly lower velocity of 10-15-MPH with occasional gusts to 25-MPH and is associated with higher relative humidity readings (> 30% and frequently more than 60%) due to an onshore flow of moist air from the ocean. However, southwest wind gusts may exceed 40-mph especially during the months of February and March which have the strongest southwest wind conditions. All other (northwest, south, west) wind directions may be occasionally strong and gusty. However, they are generally associated

with cooler moist air and have higher relative humidity (> 40%). They are considered a serious wildland fire weather condition when wind speeds reach > 20-MPH.

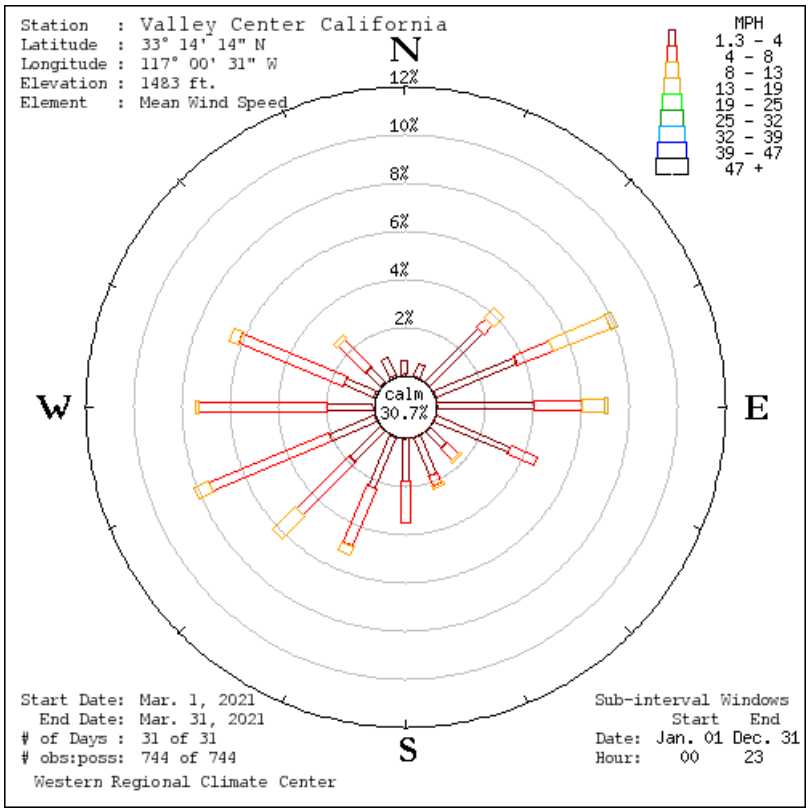

Figure 18 Valley Center RAWS Fire Weather Data

The fire behavior calculations predict a maximum rate of spread of 222.0 feet/minute in the SCAL18 fuel model under Santa Ana winds at 60 mph. The 60-mph wind is the expected maximum velocity on the property based on the RAWS weather station in Valley Center. Moving at a moderate to rapid rate of spread through shrubs with light grass underneath, the potential wildfire exposure to the project from fire approaching from the north and east due to ember production, radiant heat, and direct flame contact is extremely high. Under the same weather conditions, the same fire will move at a much slower rate of spread when burning through treated fuels, gr1 (short sparse, dry climate grass) at 41.4 feet/minute (ft/min) with a greatly decreased intensity as shown in Table 14.2.1.

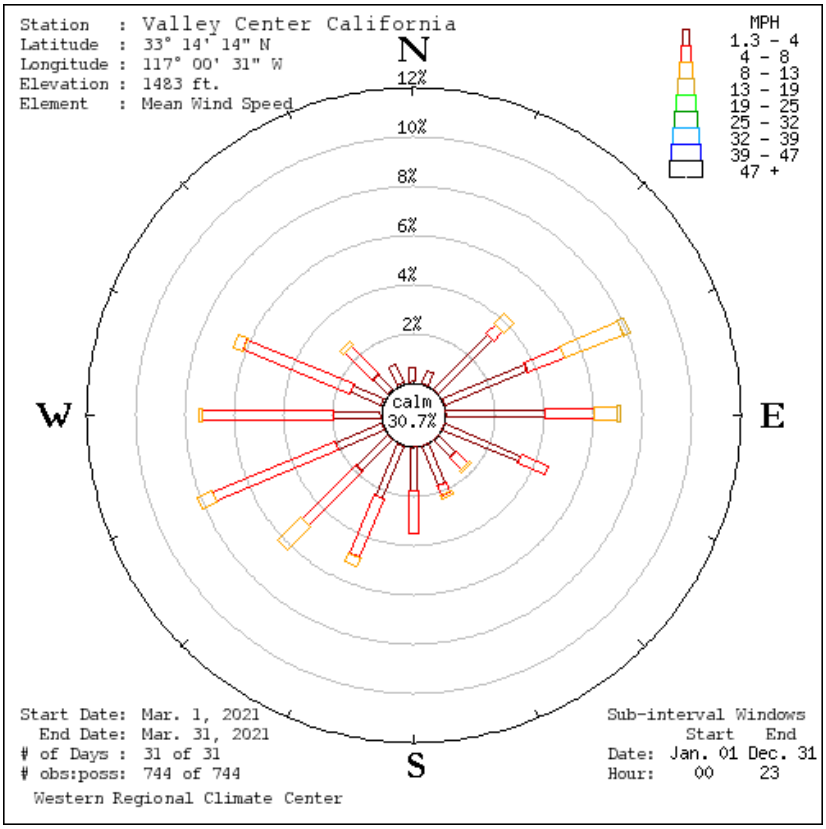

Figure 19 Valley Center RAWS March 2021

The other frequent weather pattern found in Escondido is the typical gusty southwest wind pattern. The calculations used in Table 14.2.2 analyzed the fire behavior during these conditions based on a fire occurring west of Idaho Avenue and SPVR on the northeast facing slope. The calculations were based on the SCAL18 fuel model and show that the fire activity west of the project site in the moderate coastal sage scrub fuel bed exhibits a slightly lower rate of spread in the sage and scrub fuels due to increased 100-hour fuel moisture and live woody fuel moisture. The predicted rate of spread in untreated fuels would be 144.1 ft/min, but with fuel treatment the rate of spread would be reduced to 47.1 ft/min.

Neither Table 14.2.1 nor Table 14.2.2 show a full alignment of the wind and topography. During Santa Ana north or northeast winds, the wind would be blowing the fire down and across the hill with reduced rates of spread versus the same wind blowing a fire directly up a hill. During a southwest wind condition on the west project boundary, the topography has a southwest facing slope and would be in alignment, however the impact of a higher live woody fuel moisture and reduced maximum wind speed would reduce the overall impact of the alignment of slope and wind.

TABLE 14.2.1
A Comparison of Fire Conditions Under 60 mph
North or Northeast Wind Conditions
Untreated Versus Treated Fuels
Fuel Model SCAL18 vs. gr1

Untreated Fuels SCAL18		After Treatment gr1	
Rate of Spread	222.0 ft/min	Rate of Spread	41.4 ft/min
Fireline Intensity	16,123 BTU/ft/sec	Fireline Intensity	67 BTU/ft/sec
Flame Length	38.6 Feet	Flame Length	3.1 Feet

TABLE 14.2.2
A Comparison of Fire Conditions Under 40 mph Southwest Wind Conditions
Untreated Versus Treated Fuels
Fuel Model SCAL18 vs. gr1

Untreated Fuels SCAL18		After Treatment Fuels r1/sh1	
Rate of Spread	144.1 ft/min	Rate of Spread	47.4 ft/min
Fireline Intensity	10415 BTU/ft/sec	Fireline Intensity	67 BTU/ft/sec
Flame Length	31.7 Feet	Flame Length	3.1 Feet

The fuel treatments required in SCAL18 would require the removal of dead and down ground litter and removal of 50% of the vegetation in Zone 2. Accumulations of annual grass shall also be removed. The remaining fuel would be a few scattered native plants including oak trees and scattered shrubs. Mowing or weed whipping of annual fuels along the slope on the western boundary would reduce the fuel loading, reducing the availability of oxygen to move through more compacted fuels. Converting the fuel load, which is the total amount of combustible material in a defined space, to an area with a lighter fuel load will reduce fire behavior and increase safety and survivability of the proposed structures.

14.3 Description of native fuels condition on the site both pre and post development

By looking at the proposed grading plan, it is anticipated that the majority of existing fuels (grasses, shrubs, trees, trash, and miscellaneous structures) will be removed from the site. Several native oak trees will be protected during

construction, and the root zones will be flagged to reduce soil impacts in the root zone. The following is a brief description of existing on-site fuels.

Northern Quadrant:

Annual fuel treatments have left scattered oak and eucalyptus trees with mown grass stubble less than 4-inches in height. Wild mustard is found in small patches along the upper slope; the remaining area is bare.

Southern Quadrant:

Trimmed annual grasses and scattered low shrubs.

Western Quadrant:

Trimmed annual grasses, various mature oak and eucalyptus trees, scattered low shrubs.

Eastern Quadrant:

Trimmed annual grasses, and low-lying shrubs with a large bare area used for parking vehicles for morning commuters.

Following construction and completion of the proposed fuel treatments three fuel treatment zones will be developed. These three treatment zones will provide 100 feet of defensible space surrounding each home. Zone 0 will provide 5 feet of non-flammable space in the immediate area surrounding each structure. Zone 1 is composed of a minimum of 45 feet of defensible space along the outer edge of Zone 0. Zone 2 is an additional 50 feet of treated area where 50% of the flammable vegetation has been removed, decreasing the fuel load and the fire's intensity as the fire approaches the structures.

14.4 Description of the geographic features within and adjacent to the development site affecting wildfire behavior

The Pasqual Heights project is located in Central Escondido just west of SPVR on Idaho Avenue. The general topography of Escondido is a narrow bowl-shaped valley surrounded by low hills on all sides. A seasonal creek follows the topography in a southward direction, eventually flowing into Lake Hodges to the southwest. The creek narrows south of Landavo Drive, then widens as it flows further south.

The tallest peaks surrounding the project site are just above 800 to 900 feet with the highest peak is located northwest along Park Hill Lane. The average

elevation within the City is 688 feet above sea level with only moderate variations in elevation, the highest elevations in the City are located in Daley Ranch with Stanley Peak, at 1985 feet, the tallest peak in the City. The project site elevation is 727 feet along Idaho Avenue; at the site, the elevation is 784 feet. A west facing slopes continues from Idaho Avenue to a maximum elevation of 938 at the top of Park Hill Lane northwest of the Project.

The low, narrow north-south running ridgeline of approximately 3,000 feet in length forms the western perimeter, four smaller peaks above 800 feet are located north of the project along Birch Avenue and westward to the Park Hill area. East of the Project, two 800-foot peaks form the eastern rim of the valley, with low- east facing slopes east of Bear Valley Parkway. A seasonal creek parallels Bear Valley Parkway, joining with the creek along San Pasqual V.R. south of the Bear Valley/San Pasqual V.R. intersection.

The topography on site includes a gentle south/southeast facing slope, the slope begins along Idaho Avenue in the southeast corner and slowly rises approximately 80 feet within the project site. No other significant topological features occur on site.

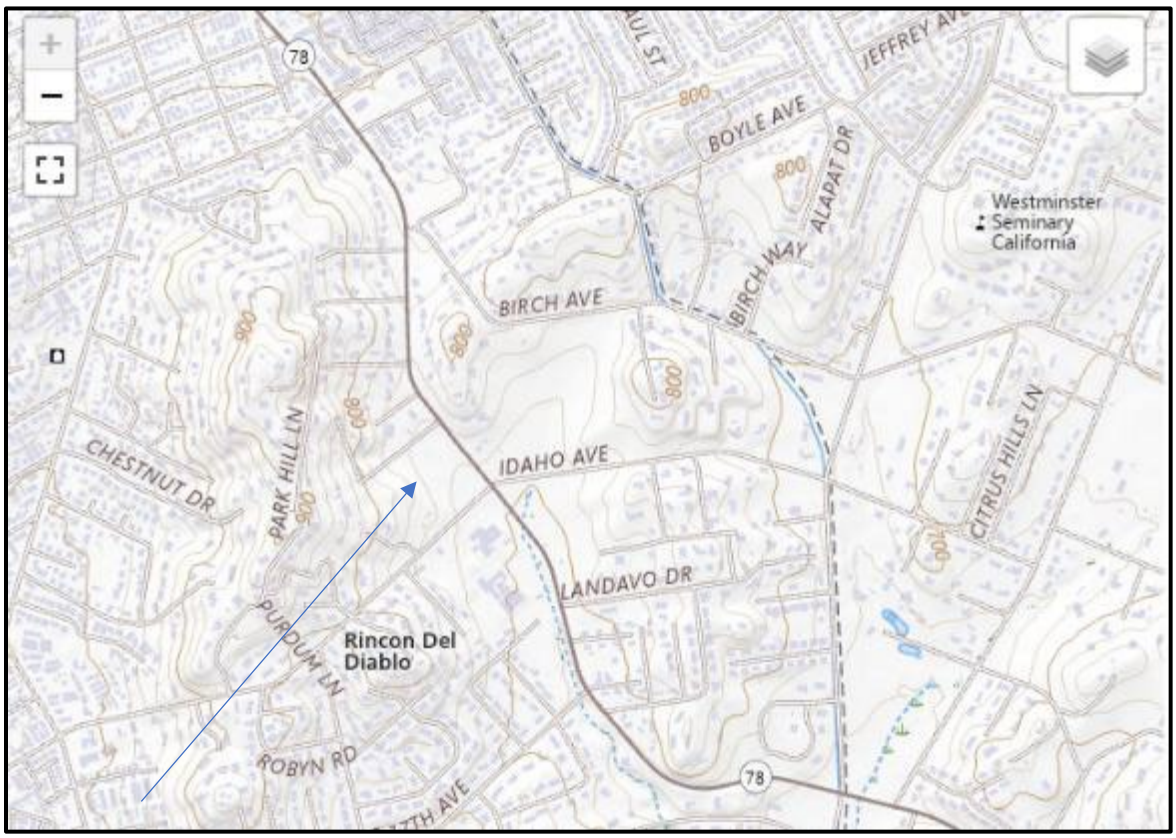

Figure 20 Escondido Topography, Topo Zone Maps

14.5 Completion of fire behavior modeling for the development site to include vegetated areas up to one-mile from the project perimeter. Complete modeling per this document's guidance

The BEHAVE Plus Fire Behavior Prediction and Fuel Modeling System–Burn Subsystem by Patricia L. Andrews and Collin D. Bevins is one of the best systematic methods for predicting wildland fire behavior. The BEHAVE Plus fire model describes a wildfire spreading through surface fuels, which are the burnable materials within six feet of the ground and contiguous to the ground. Regardless of the limitations expressed, experienced wildland fire managers can use the BEHAVE Plus modeling system to project the expected fire intensity, rate-of-spread, and flame lengths with a reasonable degree of certainty for use in Fire Protection Planning purposes. Of these three (3) fire behavior projections, flame length is the most critical in determining structure protection requirements. The FIREWISE2000, LLC evaluation team used the computer based BEHAVE Plus 6.0.0: Fire Behavior Prediction and Fuel Modeling System to make the fire behavior assessments for the Project.
Comparisons of computer calculations to observed fire behavior by FIREWISE2000, LLC wildland fire staff has validated the modeling system for use in wildland planning. Key components of this FFPP are the projections of expected wildland fire behavior for the existing native and non-native fuels. Below are the fire behavior calculations for the area surrounding the Project followed by appropriate mitigation measures.

Two (2) fire scenarios are presented in the tables below: one (1) scenario based on "worst case" San Diego County fire weather assumptions with 60-mph east winds and one (1) scenario with southwest wind weather conditions. Each table displays the expected Rate of Fire Spread (expressed in feet per minute), Fireline Intensity (expressed in British Thermal Units per foot per second), and Flame Length (expressed in feet) for two (2) separate BEHAVE Plus fire behavior predictions. The tables also include the calculation inputs used in the BEHAVE Plus program, which were obtained from project site observations and fuel moisture levels typically observed during the Southern California fire season (see Appendix 'E' for actual inputs and outputs).

Table 14.5.1
Fire Scenario # 1
(Late Fire Season With 60-MPH Northeast And East Santa Ana Wind Conditions)
Fire Approaching from the East

Fire Behavior Calculation Input Data	**Anticipated Fuel Moistures**
• 9 percent slope • 60 mph 20-foot wind speed • 110° aspect from north • 45° wind direction from north	1-Hour Fine Fuel Moisture of……..…2% 10-Hour Fuel Moisture of……..……3% 100-Hour Fuel Moisture of.....……..…….5% Live Herbaceous Fuel Moisture of…....30% Live Woody Fuel Moisture of…….....50%

Expected Fire Behavior Fuel Model SCAL18- Coastal Sage Scrub		
Rate of Spread	**-**	**222.0.0 feet/minute**
Fireline Intensity	**-**	**16,123 BTU's/foot/second**
Flame Length	**-**	**38.8 feet in length**
Expected Fire Behavior in Treated Fuels Fuel Model gr1 –Low Load, Sparse Dry Climate Grass		
Rate of Spread	**-**	**41.4 feet/minute**
Fireline Intensity	**-**	**67 BTU's/foot/second**
Flame Length	**-**	**3.1 feet in length**

The fire behavior calculations in Tables 14.5.1 & 14.5.2 predict a maximum rate of spread greatly reduced under the treated fuel conditions with strong east winds. The maximum expected southwesterly wind conditions based on data from the Valley Center RAWS station indicate that while the winds will not be as strong as during a Santa Ana weather pattern, the southwest winds will present a moderate hazard to the building, guests, and emergency personnel in untreated fuels.

Table 14.5.2 *Fire Scenario # 2* *(40-MPH Maximum Expected Southwest Wind Conditions)* Fire Approaching from the West	
Fire Behavior Calculation Input Data • 9 percent slope • 40 mph 20-foot wind speed • 110° aspect from north • 200° wind direction from north	**Anticipated Fuel Moistures** 1-Hour Fine Fuel Moisture of .....2% 10-Hour Fuel Moisture of .....3% 100-Hour Fuel Moisture of .....6% Live Herbaceous Fuel Moisture .30% Live Woody Fuel Moisture of.....60%
Expected Fire Behavior **Fuel Model SCAL18- Coastal Sage Scrub**	
Rate of Spread -	144.1 feet/minute
Fireline Intensity -	10,415 BTU's/foot/second
Flame Length -	31.7 feet in length
Expected Fire Behavior in Treated Fuels **Fuel Model gr1 –Low Load, Sparse Dry Climate Grass**	
Rate of Spread -	41.4 feet/minute
Fireline Intensity -	67 BTU's/foot/second
Flame Length -	3.1 feet in length

15.0 LIST OF PREPARERS & PERSONS/ORGANIZATIONS CONTACTED

15.1 List of Preparers

The principal author and preparer of this FFPP is Melvin Johnson, Owner ***FIREWISE*2000, LLC**, a San Diego County DPLU Certified Wildland Fire Consultant. Other ***FIREWISE*2000, LLC** members contributed to this plan with comments and peer review. These members include Peter Montgomery, Wildland Fire Associate and Edmund Sprague, Wildland Fire Associate.

15.2 Persons and Organizations Contacted

1. Kerry Garza — Touchstone Communities
2. Mike Wagner — Touchstone Communities
3. LaVona Koretki — Escondido Fire Marshal

16.0 REFERENCES

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7. 2022 California Public Resources Codes sections 4201 through 4204

8. California Government Code, sections 51175 through 51189

9. 2022 California Fire Code including Local Amendments and Appendices to Chapters 1 & 4 and Appendices B, C, D, H, I & O

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17.0 TECHNICAL APPENDICES

APPROVED
City of
Escondido

Rincon del Diablo Fire Protection District Approved

Permit Number: F25-0655 Fire Protection Report for Pasquali Heights

Date: 10/20/2025

APPENDIX ‘A’

San Diego County
Customized Plant List

APPROVED
City of Escondido

Rincon del Diablo Fire Protection District Approved

Permit Number: FZ5-0055 Fire Protection Report for Pasqual Heights

Date: 10/20/2025

San Diego County
Customized Acceptable Plant List
for the Pasqual Heights Project

No.	Type	Genus	Species	Common Name
1	Annual	Lupinus spp.	Nanus	Lupine
2	Groundcover	Achillea	Millefolium	Yarrow
3	Groundcover	Arctostaphylos spp.		Manzanita
4	Groundcover	Cerastium	Tomentosum	Snow-in-Summer
5	Groundcover	Cotoneaster spp.		Redberry
6	Groundcover	Eschscholzia	Californica	California Poppy
7	Groundcover	Euonymus	fortunei ‘Carrierei’	Glossy Winter Creeper
8	Groundcover	Euonymus	fortunei ‘Coloratata’	Purple-Leaf Winter Creeper
9	Groundcover	Gaillardia	Grandiflora	Blanket Flower
10	Groundcover	Helianthemum spp.		Sunrose
11	Groundcover	Lasthenia	Californica	Common Goldfields
12	Groundcover	Lasthenia	Glabrata	Coastal Goldfields
13	Groundcover	Lupinus spp.		Lupine
14	Groundcover	Pyracantha spp.		Firethorn
15	Groundcover	Rosmarinus	Officinalis	Rosemary
16	Groundcover	Santolina	Chamaecyparissus	Lavender Cotton
17	Groundcover	Santolina	Virens	Santolina
18	Groundcover	Trifolium	Frageriferum	O’Connor’s Legume
19	Groundcover	Verbena	Rigida	Verbena
20	Groundcover	Viguiera	Laciniata	San Diego Sunflower
21	Groundcover	Vinca	Major	Periwinkle
22	Groundcover	Vinca	Minor	Dwarf Periwinkle
23	Perennial	Coreopsis	Grandiflora	Coreopsis
24	Perennial	Coreopsis	Maritima	Sea Dahlia
25	Perennial	Coreopsis	Verticillata	Coreopsis
26	Perennial	Iris	Douglasiana	Douglas Iris
27	Perennial	Kniphofia	uvaria	Red-Hot Poker
28	Perennial	Lavandula spp.		Lavender
29	Perennial	Penstemon spp.		Penstemon
30	Perennial	Satureja	Douglasii	Yerba Buena
31	Perennial	Sisyrinchium	Bellum	Blue-Eyed Grass
32	Perennial	Sisyrinchium	Californicum	Golden-Eyed Grass
33	Perennial	Solanum	Xantii	Purple Nightshade
34	Perennial	Zauschneria	‘Catalina’ ?	Catalina Fuschia

35	Perennial	Zauschneria	Californica	California Fuschia
36	Perennial	Zauschneria	Cana	Hoary California Fuschia
37	Shrub	Agave	Amorpha fruticose	False Indigobush
38	Shrub	Arbutus	Menziesii	Madrone
39	Shrub	Arctostaphylos spp.		Manzanita
40	Shrub	Atriplex	canescens	Hoary Saltbush
41	Shrub	Atriplex	lentiformis	Quail Saltbush
42	Shrub	Baccharis	pilularis	Coyote Bush
43	Shrub	Baccharis	salicifolia	Mule Fat "R"
44	Shrub	Ceanothus spp.		California Lilac
45	Shrub	Cistus spp.		Rockrose
46	Shrub	Comarostaphylis	diversifolia	Summer Holly
47	Shrub	Elaeagnus	pungens	Silverberry
48	Shrub	Encelia	californica	Coast Sunflower
49	Shrub	Eriophyllum	confertiflorum	Golden Yarrow
50	Shrub	Eriophyllum	staechadifolium	Lizard Tail
51	Shrub	Escallonia spp.		Escallonia
52	Shrub	Feijoa	sellowiana	Pineapple Guava
53	Shrub	Fremontodendron	californicum	Flannelbush
54	Shrub	Fremontodendron	mexicanum	Southern Flannelbush
55	Shrub	Galvezia	juncea	Baja Bush-Snapdragon
56	Shrub	Galvezia	speciosa	Island Bush-Snapdragon
57	Shrub	Garrya	elliptica	Coast Silktassel
58	Shrub	Garrya	flavescens	Ashy Silktassel
59	Shrub	Heteromeles	arbutifolia	Toyon
60	Shrub	Lotus	scoparius	Deerweed
61	Shrub	Mahonia spp.		Barberry
62	Shrub	Malacothamnus	clementinus	San Clemente Island Bush Mallow
63	Shrub	Malacothamnus	fasciculatus	Mesa Bushmallow
64	Shrub	Mimulus spp.		Monkeyflower
65	Shrub	Nolina	parryi	Parry’s Nolina
66	Shrub	Photinia spp.		Photinia
67	Shrub	Prunus	caroliniana	Carolina Laurel Cherry
68	Shrub	Prunus	ilicifolia	Hollyleaf Cherry
69	Shrub	Prunus	lyonii	Catalina Cherry
70	Shrub	Puncia	granatum	Pomegranate
71	Shrub	Pyracantha spp.		Firethorn
72	Shrub	Rhamus	alaternus	Italian Buckthorn
73	Shrub	Rhamus	californica	Coffeeberry
74	Shrub	Rhus	continus	Smoke Tree
75	Shrub	Rhus	trilobata	Squawbush

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Permit Number: F25-0655 Fire Protection Report for Pasqual Heights

Date: 10/20/2025

76	Shrub	Romneya	coulteri	Matilija Poppy
77	Shrub	Rosa	californica	California Wild Rose
78	Shrub	Salvia spp.		Sage
79	Shrub	Sambucus spp.		Elderberry
80	Shrub	Symphoricarpos	mollis	Creeping Snowberry
81	Shrub	Syringa	vulgaris	Lilac
82	Shrub	Teucrium	fruticans	Bush Germander
83	Shrub	Yucca	schidigera	Mojave Yucca
84	Shrub	Yucca	whipplei	Foothill Yucca
85	Tree	Acer	macrophyllum	Big Leaf Maple
86	Tree	Acer	platanoides	Norway Maple
87	Tree	Acer	rubrum	Red Maple
88	Tree	Acer	saccarum	Sugar Maple
89	Tree	Acer	saccharinum	Silver Maple
90	Tree	Alnus	rhombifolia	White Alder "R"
91	Tree	Arbutus	unedo	Strawberry Tree
92	Tree	Cercis	occidentalis	Western Redbud
93	Tree	Cornus	nuttallii	Mountain Dogwood
94	Tree	Cornus	stolonifera	Redtwig Dogwood
95	Tree	Elaeagnus	angustifolia	Russian Olive
96	Tree	Eriobotrya	japonica	Loquat
97	Tree	Gingko	biloba "Fairmount"	Fairmount Maidenhair Tree
98	Tree	Gleditisia	triacanthos	Honey Locust
99	Tree	Juglans	hindsii	California Black Walnut
100	Tree	Lagerstroemia	indica	Crape Myrtle
101	Tree	Ligustrum	lucidum	Glossy Privet
102	Tree	Liquidambar	styraciflua	Sweet Gum
103	Tree	Liriodendron	tulipifera	Tulip Tree
104	Tree	Pistacia	chinensis	Chinese Pistache
105	Tree	Pistacia	vera	Pistachio Nut
106	Tree	Platanus	acerifolia	London Plane Tree
107	Tree	Platanus	racemosa	California Sycamore "R"
108	Tree	Populus	alba	White Poplar
109	Tree	Populus	fremontii	Western Cottonwood "R"
110	Tree	Populus	trichocarpa	Black Cottonwood "R"
111	Tree	Prunus	caroliniana	Carolina Laurel Cherry
112	Tree	Prunus	cersifera ‘Newport’	Newport Purple-Leaf Plum
113	Tree	Prunus	ilicifolia	Hollyleaf Cherry
114	Tree	Prunus	lyonii	Catalina Cherry
115	Tree	Prunus	serrulata‘Kwanzan’	Flowering Cherry
116	Tree	Prunus	xblireiana	Flowering Plum
117	Tree	Prunus	yedoensisAkebono	Akebono Flowering Cherry
118	Tree	Quercus	agrifolia	Coast Live Oak
119	Tree	Quercus	engelmannii	Engelmann Oak
120	Tree	Quercus	suber	Cork Oak
121	Tree	Salix spp.		Willow "R"

122	Tree	Ulmus	parvifolia	Chinese Elm
123	Tree	Ulmus	pumila	Siberian Elm
124	Tree	Umbellularia	californica	California Bay Laurel "R"
125	Vine	Keckiella	cordifolia	Heart-Leaved Penstemon
126	Vine	Lonicera	japonica ‘Halliana’	Hall’s Honeysuckle
127	Vine	Lonicera	subspicata	Chaparral Honeysuckle

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Rincon del Diablo Fire
Protection District Approved

Permit Number: F25-0655 Fire Protection Report for Oasquel Heights

Date: 10/20/2025

APPENDIX ‘B’

Undesirable/Prohibited/Invasive Plant List:

UNDESIRABLE/PROHIBITED/INVASIVE PLANT LIST

The following species are highly flammable and avoided when planting within the first 50 feet adjacent to a structure. The plants listed below are more susceptible to burning due to rough or peeling bark, production of substantial amounts of litter, vegetation that contains oils, resin, wax, or pitch, substantial amounts of dead material in the plant, or plantings with a high dead to live fuel ratio.

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

** San Diego County native species

APPENDIX 'B' References:

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Rincon del Diablo Fire Protection District Approved

Permit Number: F25-0655 Fire Protection Report for Oasquel Heights

Date: 10/20/2025

APPENDIX ‘C’

Fuel Treatment Map

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City of Escondido

Rincon del Diablo Fire Protection District Approved

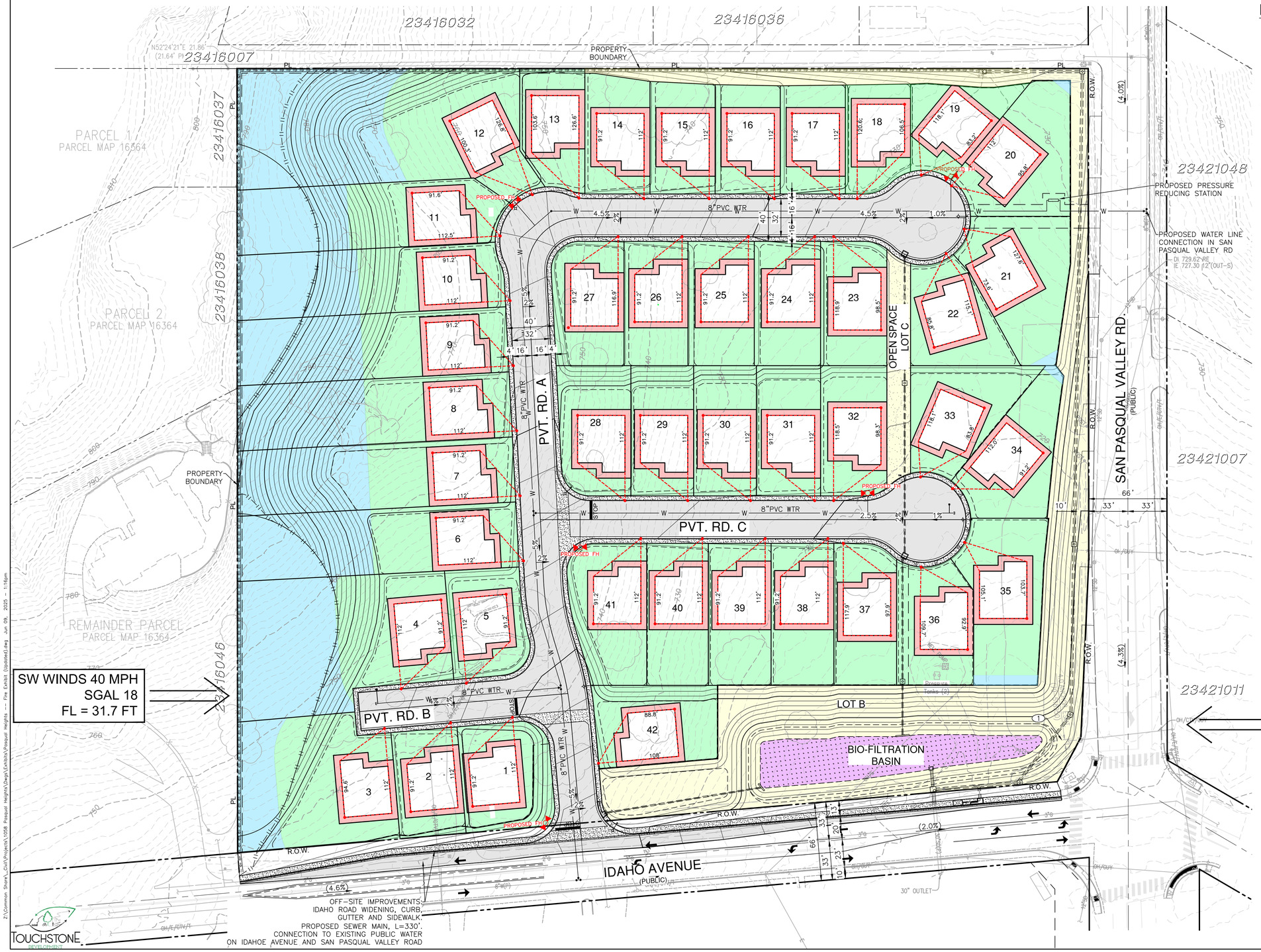
Permit Number: P25-0655 Fire Protection Report for Pasqual Heights

Date: 10/20/2025

COUNTY OF SAN DIEGO

PASQUAL HEIGHTS

FUEL TREATMENT MAP AND FIRE PROTECTION PLAN



GENERAL NOTES

1. DEAD END ROAD LENGTH

   PVT ROAD A = 865' (FROM IDAHO AVENUE)

   PVT ROAD B = 286' (FROM IDAHO AVENUE)

   PVT ROAD C = 618' (FROM IDAHO AVENUE)

2. PROPOSED FIRE HYDRANT LOCATIONS AT 350' INTERVALS MAXIMUM

LEGEND

- W — 8" PVC WATER MAIN
- FW — PROPOSED FIRE HYDRANT ASSEMBLY
- S — PROPOSED SEWER MAIN/MANHOLE
- 123' — HOSE PULL LENGTH
- CMU BLOCK WALL

ZONE 0 – INTERMEDIATE ZONE (OWNER MAINTAINED) – THE AREA EXTENDING 0'–5' FROM THE EXTERIOR WALL SURFACE OF THE BUILDING ON A HORIZONTAL PLANE. HARDSCAPE OF LIMITED FIRE–RESISTANT PLANTINGS ARE ACCEPTABLE. NO MULCH OR COMBUSTIBLE MATERIAL (INCLUDING FIREWOOD) IS PERMITTED.

ZONE 1 – INTERMEDIATE ZONE (OWNER MAINTAINED) – THE AREA 5' EXTENDING OUT TO 50' FROM THE IMMEDIATE EDGE OF ZONE 0. THIS AREA MAY BE PLANTED WITH LOW GROWTH, DROUGHT TOLERANT AND FIRE RESISTIVE PLANT SPECIES. PLANT HEIGHT ALONG ZONE 0 SHALL BEGIN AT NO MORE THAN 6" AND INCREASE TO A MAXIMUM HEIGHT OF 18" AT ZONE 2. TREES SHALL NOT EXCEED 30' IN HEIGHT OR AS APPROVED BY THE FIRE AHJ.

ZONE 2A – EXTENDED ZONE (OWNER MAINTAINED) – THE AREA FROM THE IMMEDIATE EDGE OF ZONE 1 OUT OF A HORIZONTAL PLANE FOR 50'. THIS AREA WOULD BE CONSIDERED FOR SELECTIVE CLEARING OF NATURAL VEGETATION BY REMOVING 50% OF THE SQUARE FOOTAGE OF THE AREA. TREES AND BRUSH SHALL BE LIMBED 6' OFF THE GROUND AND 10' ABOVE ANY ROOF STRUCTURE. NATURAL OR MECHANICALLY CREATED SLOPES WITHIN THIS ZONE WILL BE OWNER MAINTAINED.

ZONE 2B – BIOFILTRATION AREA MAINTENANCE (HOA MAINTAINED) – THE BIOFILTRATION AREA MAY BE IRRIGATED, PARTIALLY IRRIGATED OR NON–IRRIGATED AND PLANTED WITH SINGLE OR SMALL CLUSTERS OF TRIMMED NATIVE OR ORNAMENTAL TREES LIMBED THREE TIMES THE HEIGHT OF THE LOWER LIMS OR 6' OFF THE GROUND.

ZONE 2C – LANDSCAPED AREA (HOA MAINTAINED) – COMMUNITY AREAS INCLUDING LIFT STATION MAINTAINED TO ZONE 1 OR ZONE 2 STANDARDS.

ROADSIDE FUEL TREATMENT ZONE (OWNER MAINTAINED) – VEGETATION SHALL BE MODIFIED ALONG ALL ACCESS ROADS TWENTY FEET ON EACH SIDE OF THE ROAD. VERTICAL CLEARANCE OF 13'6" MUST BE MAINTAINED FOR ALL TREES AND LIMBS.

○ ZONE MARKERS – OUTER LIMIT OF THE BUFFER ZONE MAINTENANCE AREA.

EXISTING EASEMENT NOTES

(1) EX 4' ANCHOR EASEMENT TO SDGE PER 79–518950

FUEL TREATMENT MAP/FIRE PROTECTION PLAN

PASQUAL HEIGHTS

PROJECT DESCRIPTION
42 SINGLE FAMILY HOMES

PROJECT ADDRESS
830 IDAHO AVE, ESCONDIDO CA 92025

ASSESSOR'S PARCEL NO:
234–160–25

OWNER/APPLICANT:
TOUCHTONE COMMUNITIES
KERRY CARZA
9815 MIRA MESA BLVD.
SAN DIEGO, CA 92131
858–204–1342

40 20 0 40
SCALE: 1"=40'

APPENDIX ‘D’

Ignition Resistant
Construction Requirements

Appendix 'D'
Ignition Resistant Construction

The following is a summary of the current requirements for ignition resistant construction for high fire hazard areas under Chapter 7A of the California Building Code (CBC) 2019 edition. However, the requirements listed below are **NOT** all inclusive and all exterior building construction including roofs, eaves, exterior walls, doors, windows, decks, and other attachments must meet the current CBC Chapter 7A ignition resistance requirements, the California Fire Code, and any additional County and/or City codes in effect at the time of building permit application. See the current applicable codes for a detailed description of these requirements and any exceptions.

1. All structures will be built with a Class A Roof Assembly and shall comply with the requirements of Chapter 7A and Chapter 15 of the California Fire Code. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.

2. Roof valley flashings shall be not less than 0.019-inch (0.48 mm) No. 26 gage galvanized sheet corrosion-resistant metal installed over not less than one layer of minimum 72-pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D3909, at least 36-inch-wide (914 mm) running the full length of the valley.

3. Attic or foundation ventilation louvers or ventilation openings in vertical walls shall be covered with a minimum of 1/16-inch and shall not exceed 1/8-inch mesh corrosion-resistant metal screening or other approved material that offers equivalent protection.

4. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to resist the intrusion of flames and embers, be fire stopped with approved materials or have one layer of a minimum 72 pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking.

5. Enclosed roof eaves and roof eave soffits with a horizontal underside, sloping rafter tails with an exterior covering applied to the under-side of the rafter tails, shall be protected by one of the following:

   - noncombustible material
   - Ignition-resistant material
   - One layer of $^{5}/_{8}$-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit
   - The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails or soffit including assemblies using the

gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual

- Boxed-in roof eave soffit assemblies with a horizontal underside that meet the performance criteria in Section 707A.10 when tested in accordance with the test procedures set forth in ASTM E2957.
- Boxed-in roof eave soffit assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

Exceptions: The following materials do not require protection:

1. Gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails.
2. Fascia and other architectural trim boards.

6. The exposed roof deck on the underside of unenclosed roof eaves shall consist of one of the following:

- Noncombustible material, or
- Ignition-resistant material, or
- One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck, or
- The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association fire Resistance Design Manual.

Exceptions: The following materials do not require protection:

1. Solid wood rafter tails on the exposed underside of open roof eaves having a minimum nominal dimension of 2 inch (50.8 mm).
2. Solid wood blocking installed between rafter tails on the exposed underside of open roof eaves having a minimum nominal dimension of 2 inch (50.8 mm).
3. Gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails.
4. Fascia and other architectural trim boards.

7. Vents - ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation openings shall be fully covered with metal wire mesh, vents, other materials or other devices that meet one of the following requirements:

A. Vents listed to ASTM E2886 and complying with all the following:

i. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
ii. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
iii. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

B. Vents shall comply with all of the following:
i. The dimensions of the openings therein shall be a minimum of $^{1}/_{16}$-inch (1.6 mm) and shall not exceed $^{1}/_{8}$-inch (3.2 mm).
ii. The materials used shall be noncombustible. **Exception:** Vents located under the roof covering, along the ridge of roofs, with the exposed surface of the vent covered by noncombustible wire mesh, may be of combustible materials.
iii. The materials used shall be corrosion resistant.

8. Vents shall not be installed on the underside of eaves and cornices.

Exceptions:

1. Vents listed to ASTM E2886 and comply with all the following:

- There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
- There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
- The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

2. The enforcing agency shall be permitted to accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers.
3. Vents complying with the requirements of Section 706A.2 shall be permitted to be installed on the underside of eaves and cornices in accordance with either one of the following conditions:

3.1. The attic space being ventilated is fully protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or,

3.2. The exterior wall covering, and exposed underside of the eave are of noncombustible materials, or ignition-resistant materials, as determined in accordance with SFM Standard 12-7A-5 Ignition-Resistant Material and the requirements

9. All chimney, flue or stovepipe openings that will burn solid wood will have an approved spark arrester. An approved spark arrester is defined as a device constructed of nonflammable materials, having a heat and corrosion resistance equivalent to 12-gauge wire, 19-game galvanized steel or 24-gage stainless steel. or other material found satisfactory by the Fire Protection District, having ½-inch perforations for arresting burning carbon or sparks nor block spheres having a

diameter less than 3/8 inch (9.55 mm). It shall be installed to be visible for the purposes of inspection and maintenance and removeable to allow for cleaning of the chimney flue.

10. All residential structures will have automatic interior fire sprinklers installed according to the National Fire Protection Association (NFPA) 13D 2019 edition - *Standard for the Installation of Sprinkler Systems in One and Two-family Dwellings and Manufactured Homes*. Fire sprinklers are not required in unattached non-habitable structures greater than 50 feet from the residence.

11. The exterior wall covering, or wall assembly shall comply with one of the following requirements:
    - Noncombustible material, or
    - Ignition resistant material, or
    - Heavy timber exterior wall assembly, or
    - Log wall construction assembly, or
    - Wall assemblies that have been tested in accordance with the test procedures for a 10-minute direct flame contact expose test set forth in ASTM E2707 with the conditions of acceptance shown in Section 707A.3.1 of the California Building Code, or
    - Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1.

      Exception: Any of the following shall be deemed to meet the assembly performance criteria and intent of this section including;

    - One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing, or
    - The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Associate Fire Resistance Design Manual.

12. Exterior walls shall extend from the top of the foundation to the roof and terminate at 2-inch nominal solid blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.

13. Gutters shall be provided with the means to prevent the accumulation of leaf litter and debris within the gutter that contribute to roof edge ignition.

14. No attic ventilation openings or ventilation louvers shall be permitted in soffits, in eave overhangs, between rafters at eaves, or in other overhanging areas.

15. All projections (exterior balconies, decks, patio covers, unenclosed roofs and floors, and similar architectural appendages and projections) or structures less than five feet from a building shall be of non-combustible material, one-hour fire resistive

construction on the underside, heavy timber construction or pressure-treated exterior fire-retardant wood. When such appendages and projections are attached to exterior fire-resistive walls, they shall be constructed to maintain same fire-resistant standards as the exterior walls of the structure.

16. Deck Surfaces shall be constructed with one of the following materials:

    - Material that complies with the performance requirements of Section 709A.4 when tested in accordance with both ASTM E2632 and ASTM E2726, or
    - Ignition-resistant material that complies with the performance requirements of 704A.3 when tested in accordance with ASTM E84 or UL 723, or
    - Material that complies with the performance requirements of both SFM Standard 12-7A-4 and SFM Standard 12-7A-5, or
    - Exterior fire retardant treated wood, or
    - Noncombustible material, or
    - Any material that complies with the performance requirements of SFM Standard 12-7A-4A when the attached exterior wall covering is also composed of noncombustible or ignition-resistant material.

17. Accessory structures attached to buildings with habitable spaces and projections shall be in accordance with the Building Code. When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas and exterior wall construction in accordance with Chapter 7A of the Building Code.

18. Exterior windows, skylights and exterior-glazed door assemblies shall comply with one of the following requirements:

    - Be constructed of multiplane glazing with a minimum of one tempered pane meeting the requirements of Section 2406 Safety Glazing, or
    - Be constructed of glass block units, or
    - Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or
    - Be tested to meet the performance requirements of SFM Standard 12-7A-2.

19. All eaves, fascia and soffits will be enclosed (boxed) with non-combustible materials. This shall apply to the entire perimeter of each structure. Eaves of heavy timber construction are not required to be enclosed as long as attic venting is not installed in the eaves. For the purposes of this section, heavy timber construction shall consist of a minimum of 4x6 rafter ties and 2x decking.

20. Detached accessory buildings that are less than 120 square feet in floor area and are located more than 30 feet but less than 50 feet from an applicable building shall

be constructed of noncombustible materials or of ignition-resistant materials as described in Section 704A.2 of the California Building Code.
Exception: Accessory structures are less than 120 square feet in floor area located at least 30 feet from a building containing a habitable space.

21. All rain gutters, down spouts and gutter hardware shall be constructed from metal or other noncombustible material to prevent wildfire ignition along eave assemblies.

22. All side yard fence and gate assemblies (fences, gate and gate posts) when attached to the home shall be of non-combustible material. The first five feet of fences and other items attached to a structure shall be non-combustible material.

23. Exterior garage doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the bottom, sides and tops of doors, from exceeding 1/8 inch. Gaps between doors and door openings shall be controlled by one of the methods listed in this section:

    - Weather-stripping products made of materials that:

      (a) have been tested for tensile strength in accordance with ASTM D638 (Standard Test Method for Tensile Properties of Plastics) after exposure to ASTM G155 (Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials) for a period of 2,000 hours, where the maximum allowable difference in tensile strength values between exposed and non-exposed samples does not exceed 10%; and (b) exhibit a V-2 or better flammability rating when tested to UL 94, Standard for Tests for Flammability of Plastic Materials for Parts in Devices and Appliances.
    - Door overlaps onto jambs and headers.
    - Garage door jambs and headers covered with metal flashing.

24. Exterior doors shall comply with one of the following:

    1. The exterior surface or cladding shall be of noncombustible material or,
    2. The exterior surface or cladding shall be of ignition-resistant material or,
    3. The exterior door shall be constructed of solid core wood that complies with the following requirements:
    3.1. Stiles and rails shall not be less than 1-3/8 inches thick.
    3.2. Panels shall not be less than 1-1/4 inches thick, except for the exterior perimeter of the panel that shall be permitted to taper to a tongue not less than 3/8 inch thick.
    4. The exterior door assembly shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252 or,
    5. The exterior surface or cladding shall be tested to meet the performance requirements of Section 707A.3.1 when tested in accordance with ASTM E2707 or,

6. The exterior surface or cladding shall be tested to meet the performance requirements of SFM Standard 12-7A-1.

City of Escondido General Requirements

1. All awnings attached to any structure shall meet the 15-foot structure setback requirement and be identified as fire rated. Additionally, the awning shall be contained in a metal, self-enclosing or box-protected cover.
2. Portable awnings shall have UL Approved Fire-Retardant Rating and be no closer than 20 feet from any combustible structures.
3. The following requirements apply to both pool heating and power supply. Solar panels located less than 20 feet to a combustible structure shall have a metal frame, otherwise the size and type of materials of the entire solar panel system will determine the separation distance to combustible structures. All solar panels placed on a roof top shall comply with the Class “A” roof assembly and materials requirements.
4. Trash enclosures or trash storage shall be located at least 10 feet or more from any structure. Trash enclosures trellis or roof should be non-combustible or made of heavy timber.
5. Small storage buildings shall be located at least 20 feet from any structure.
6. Clearance too combustibles shall be kept at a minimum of 10 feet from any propane tanks or containers.

APPENDIX ‘E’

Behave Plus 6.0 Fire Behavior Calculations

Inputs: SURFACE

Description		Pasqual Heights N/NE Wind Untreated
Fuel/Vegetation, Surface/Understory		
Fuel Model		SCAL18
Fuel Moisture		
1-h Fuel Moisture	%	2
10-h Fuel Moisture	%	3
100-h Fuel Moisture	%	5
Live Herbaceous Fuel Moisture	%	30
Live Woody Fuel Moisture	%	50
Weather		
20-ft Wind Speed	mi/h	60.
Wind Adjustment Factor		0.3
Wind Direction (from north)	deg	45
Terrain		
Slope Steepness	%	9
Site Aspect	deg	110

Run Option Notes

Maximum effective windspeed limit IS imposed [SURFACE].
Fire spread is in the HEADING direction only [SURFACE].
Wind is in specified directions [SURFACE].
Wind and spread directions are degrees clockwise from north [SURFACE].
Wind direction is the direction from which the wind is blowing [SURFACE].

Output Variables

Surface Fire Rate of Spread (ft/min) [SURFACE]
Surface Fireline Intensity (Btu/ft/s) [SURFACE]
Surface Fire Flame Length (ft) [SURFACE]
Wind Adjustment Factor [SURFACE]

(continued on next page)

Pasqual Heights N/NE Wind Untreated

Head Fire

Surface Fire Rate of Spread	222.0	ft/min
Surface Fireline Intensity	16123	Btu/ft/s
Surface Fire Flame Length	38.8	ft
Wind Adjustment Factor	0.30	

Inputs: SURFACE

Description		Pasqual Heights N/NE Wind Treated
Fuel/Vegetation, Surface/Understory		
Fuel Model		gr1
Fuel Moisture		
1-h Fuel Moisture	%	2
10-h Fuel Moisture	%	3
100-h Fuel Moisture	%	5
Live Herbaceous Fuel Moisture	%	30
Live Woody Fuel Moisture	%	50
Weather		
20-ft Wind Speed	mi/h	60.
Wind Adjustment Factor		0.3
Wind Direction (from north)	deg	45
Terrain		
Slope Steepness	%	9
Site Aspect	deg	110

Run Option Notes

Maximum effective windspeed limit IS imposed [SURFACE].
Fire spread is in the HEADING direction only [SURFACE].
Wind is in specified directions [SURFACE].
Wind and spread directions are degrees clockwise from north [SURFACE].
Wind direction is the direction from which the wind is blowing [SURFACE].

Output Variables

Surface Fire Rate of Spread (ft/min) [SURFACE]
Surface Fireline Intensity (Btu/ft/s) [SURFACE]
Surface Fire Flame Length (ft) [SURFACE]
Wind Adjustment Factor [SURFACE]

(continued on next page)

Pasqual Heights N/NE Wind Treated

Head Fire

Surface Fire Rate of Spread	41.4	ft/min
Surface Fireline Intensity	67	Btu/ft/s
Surface Fire Flame Length	3.1	ft
Wind Adjustment Factor	0.30	

Inputs: SURFACE

Description		Pasqual Heights SW Wind Untreated
Fuel/Vegetation, Surface/Understory		
Fuel Model		SCAL18
Fuel Moisture		
1-h Fuel Moisture	%	2
10-h Fuel Moisture	%	3
100-h Fuel Moisture	%	5
Live Herbaceous Fuel Moisture	%	30
Live Woody Fuel Moisture	%	60
Weather		
20-ft Wind Speed	mi/h	40
Wind Adjustment Factor		0.3
Wind Direction (from north)	deg	200
Terrain		
Slope Steepness	%	9
Site Aspect	deg	110

Run Option Notes

Maximum effective windspeed limit IS imposed [SURFACE].
Fire spread is in the HEADING direction only [SURFACE].
Wind is in specified directions [SURFACE].
Wind and spread directions are degrees clockwise from north [SURFACE].
Wind direction is the direction from which the wind is blowing [SURFACE].

Output Variables

Surface Fire Rate of Spread (ft/min) [SURFACE]
Surface Fireline Intensity (Btu/ft/s) [SURFACE]
Surface Fire Flame Length (ft) [SURFACE]
Wind Adjustment Factor [SURFACE]

(continued on next page)

Pasqual Heights SW Wind Untreated

Head Fire

Surface Fire Rate of Spread	144.1	ft/min
Surface Fireline Intensity	10415	Btu/ft/s
Surface Fire Flame Length	31.7	ft
Wind Adjustment Factor	0.30	

Inputs: SURFACE

Description		Pascual Heights SW Wind Treated
Fuel/Vegetation, Surface/Understory		
Fuel Model		gr1
Fuel Moisture		
1-h Fuel Moisture	%	2
10-h Fuel Moisture	%	3
100-h Fuel Moisture	%	5
Live Herbaceous Fuel Moisture	%	30
Live Woody Fuel Moisture	%	60
Weather		
20-ft Wind Speed	mi/h	40
Wind Adjustment Factor		0.3
Wind Direction (from north)	deg	200
Terrain		
Slope Steepness	%	9
Site Aspect	deg	110

Run Option Notes

Maximum effective windspeed limit IS imposed [SURFACE].
Fire spread is in the HEADING direction only [SURFACE].
Wind is in specified directions [SURFACE].
Wind and spread directions are degrees clockwise from north [SURFACE].
Wind direction is the direction from which the wind is blowing [SURFACE].

Output Variables

Surface Fire Rate of Spread (ft/min) [SURFACE]
Surface Fireline Intensity (Btu/ft/s) [SURFACE]
Surface Fire Flame Length (ft) [SURFACE]
Wind Adjustment Factor [SURFACE]

(continued on next page)

Pasqual Heights SW Wind Treated

HeadFire

Surface Fire Rate of Spread	41.4	ft/min
Surface Fireline Intensity	67	Btu/ft/s
Surface Fire Flame Length	3.1	ft
Wind Adjustment Factor	0.30	

APPENDIX 'F'

Pasqual Heights Site Photos

Picture 1: Looking "west" from the southeast Corner of the property at the Intersection of Idaho and San Pasqual

Picture 2: Looking "north" from the southeast Corner of the property at the Intersection of Idaho and San Pasqual

Picture 3: Looking “south” from the northeast Corner of the property at the Intersection of San Pasqual and a private road along the north side.

Picture 4: Looking “west” from the northeast Corner of the property at the Intersection of San Pasqual and a private road along the north side.

APPROVED
City of
Escondido

Rincon del Diablo Fire
Protection District Approved

Permit Number: F25-0655 Fire Protection Report for Pasqual Heights

Date: 10/20/2025

Picture 5: Looking “north” to the northwest corner from the midpoint of the western boundary. Adjacent property to the left.

Picture 6: Looking “south” to the southwest corner from the midpoint of the western boundary. Adjacent properties to the right.

Picture 7: Looking “north” from the southwest Corner of the property at the Intersection of Idaho and Old Cedar. Adjacent property to the left

Picture 8: Looking “east” from the southwest Corner of the property at the Intersection of Idaho and Old Cedar.

Picture 9: Typical vegetation on the parcel. Note the fuel modification.

Picture 10: Typical vegetation on the parcel. Note the dumping that is present at two locations in the parcel.

APPROVED
City of
Escondido

Rincon del Diablo Fire Protection District Approved

Permit Number: F25-0655 Fire Protection Report for Oasquel Heights

Date: 10/20/2025

APPENDIX ‘G’

Landscape Plan

APPROVED
City of Escondido

Rincon del Diablo Fire Protection District Approved

Permit Number: FIR-0655 Fire Protection Plan - Pasqual Heights

Date: 10/2/2025

PASQUAL HEIGHTS

PRELIMINARY LANDSCAPE PLANS

APN # 234-160-25

CITY OF ESCONDIDO, CALIFORNIA

PROJECT DIRECTORY

APPLICANT: TOUCHSTONE COMMUNITIES
9815 MIRA MESA BLVD.
SAN DIEGO, CA 92131
CONTACT: KERRY GARZA
PH: 858-204-1342

LANDSCAPE ARCHITECT: IN-SITE LANDSCAPE ARCHITECTURE, INC.
2907 SHELTER ISLAND DRIVE #105-417
SAN DIEGO, CA 92106
CONTACT: TIM JACHLEWSKI
EMAIL: TIM@INSITELANDARCH.COM
PH: 619-795-7603

CIVIL ENGINEER: TOUCHSTONE DEVELOPMENT
MICHAEL WAGNER R.C.E. #74067
9815 MIRA MESA BLVD.
SAN DIEGO, CA 92131
PH: 858-204-1342

DECLARATION OF RESPONSIBLE CHARGE

I AM FAMILIAR WITH AND AGREE TO COMPLY WITH THE REQUIREMENTS FOR LANDSCAPE IMPROVEMENT PLANS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH LOCAL REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THE REGULATIONS TO PROVIDE EFFICIENT LANDSCAPE WATER USE.

DATE: 07-24-25

TIM JACHLEWSKI

IN-SITE LANDSCAPE ARCHITECTURE, INC.
2907 SHELTER ISLAND DRIVE #105-417
SAN DIEGO, CA 92106

REGISTRATION NO: 4547 EXPIRATION DATE: 11/30/2025

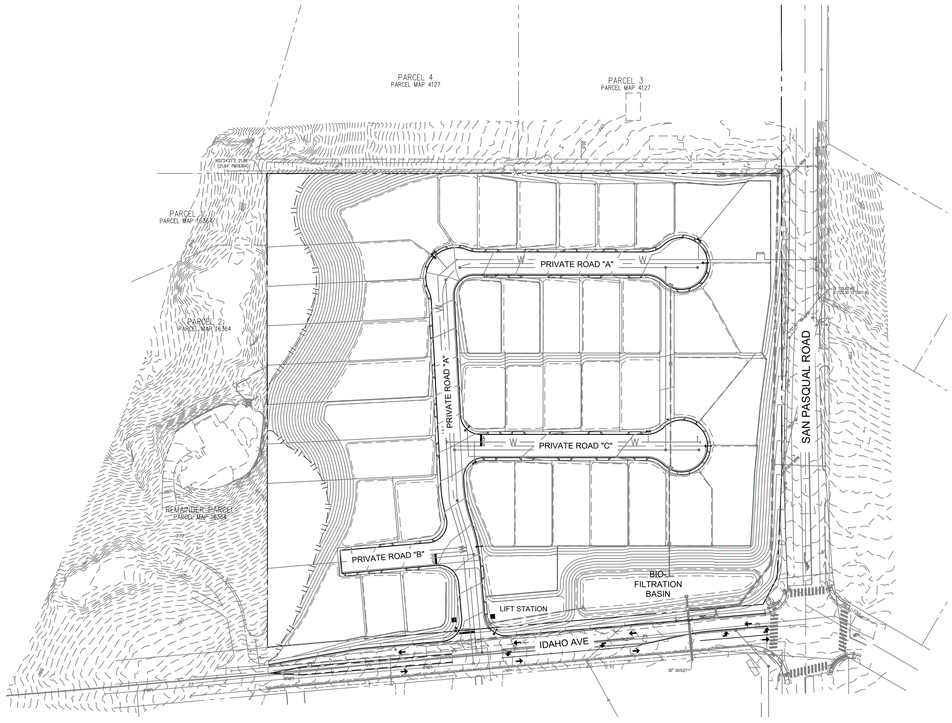
UTILITY COMPANIES

GAS AND ELECTRIC	SAN DIEGO GAS AND ELECTRIC
TELEPHONE	AT&T
WATER	RINCON DEL DIABLO WATER DISTRICT
SEWER	CITY OF ESCONDIDO
STORM WATER	CITY OF ESCONDIDO
FIRE	CITY OF ESCONDIDO
POLICE	CITY OF ESCONDIDO
SCHOOLS	ESCONDIDO UNION SCHOOL DISTRICT

UNDERGROUND SERVICE ALERT
(800) 422-4133

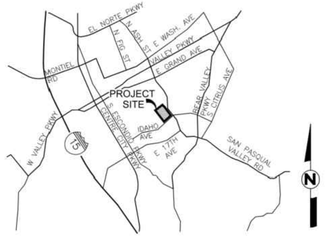
STREET IMPROVEMENTS

REFER TO CIVIL PLANS PREPARED BY TOUCHSTONE DEVELOPMENT. CIVIL IMPROVEMENTS SHOWN FOR REFERENCE ONLY.



NORTH

SITE MAP
1/64" = 1'-0"



VICINITY MAP

PLANTING NOTES

1. THESE PLANS WERE PREPARED USING THE SURVEY AND BASE INFORMATION PROVIDED BY THE CIVIL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE PLANS COMPARED TO ACTUAL FIELD CONDITIONS PRIOR TO ORDERING MATERIALS AND BEGINNING WORK. IF THERE ARE DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER TO WORK OUT A SOLUTION AGREEABLE TO THE OWNER. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF THE DISCREPANCIES PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL LABOR AND MATERIALS AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER TO RESOLVE SUCH DISCREPANCIES AT NO ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES PRIOR TO ORDERING MATERIALS AND BEGINNING WORK. THE CONTRACTOR SHALL CLEARLY MARK ALL UTILITIES AND SHALL BE RESPONSIBLE FOR PRESERVING ALL UTILITIES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR REPAIRING DAMAGED UTILITIES AT NO ADDITIONAL COST TO OWNER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY EQUIPMENT AND MATERIALS DAMAGED DURING CONSTRUCTION WITHIN OR OUTSIDE THE PROJECT LIMIT OF WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND VERIFYING ALL CONDUIT AND IRRIGATION SLEEVES WITH OTHER CONSTRUCTION TRADE CONTRACTORS.
5. FOR EXISTING TREES TO REMAIN, THE CONTRACTOR SHALL PROTECT THE TREES AND DRIPLINE AREA OF TREES FROM STOCKPILING, MATERIAL STORAGE, EQUIPMENT, VEHICLE PARKING, DRIVING, CHEMICALS, RUNOFF, EXCESS WATER OR ANY OTHER CIRCUMSTANCE THAT WOULD INJURE OR KILL THE TREE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THE TREES DURING THE COURSE OF CONSTRUCTION. ANY TREES THAT ARE DAMAGED OR KILLED SHALL BE REPLACED BY THE CONTRACTOR WITH A NEW TREE OF EQUAL SPECIES AND SIZE.
6. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT QUANTITIES AND SQUARE FOOTAGES ARE APPROXIMATE AND ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD CONDITIONS AND SHALL PROVIDE THE NECESSARY PLANTS TO FULFILL THE INTENT OF THE PLANS.
7. CONTRACTOR SHALL OBTAIN A HORTICULTURAL SOILS TEST AND RECOMMENDATIONS BASED ON THE EXISTING SITE SOILS AND BASED ON THE PROPOSED PLANT LIST. CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE SOILS REPORT, AND AT A MINIMUM, AMEND THE TOP 6" OF SOIL WITH 2" OF HUMIC COMPOST AND THE TOP 12" OF THE PLANTING BACKFILL WITH 25% HUMIC COMPOST MANUFACTURED BY AGRI-SERVICE, INC.
8. PRIOR TO DIGGING HOLES, CONTRACTOR SHALL LOCATE AND SET OUT ALL PLANT MATERIAL IN BOXES/ CONTAINERS PER PLAN FOR LANDSCAPE ARCHITECT AND/OR OWNER REVIEW PRIOR TO PLANTING. CONTRACTOR SHALL ADJUST PLANT LOCATIONS, IF-NEEDED, AS DIRECTED BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
9. CONTRACTOR SHALL PROVIDE A 3" LAYER OF MULCH AS INDICATED ON PLANS FOR ALL PLANTING AREAS.
10. CONTRACTOR SHALL MODIFY THE TYPICAL LAYOUT FOR EACH FLOOR PLAN BASED ON THE UNIQUE CONDITIONS OF EACH LOT'S SIZE AND SHAPE.
11. TREES SHALL BE PLACED A MINIMUM OF 5' AWAY FROM WATER LINES, WATER METERS, GAS METERS, A MINIMUM OF 10' AWAY FROM SEWER LATERALS, UTILITY POLES; AND A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS.
12. THE IRRIGATION SYSTEM WILL USE A SMART CONTROLLER THAT ADJUSTS RUN TIMES BASED ON WEATHER CONDITIONS AND WILL BE A COMBINATION OF "MP ROTATORS" FOR OVERHEAD IRRIGATION AT SLOPES AND LARGER OPEN SPACES, AND DRIPLINE TUBING IN SMALLER AREAS TO AVOID RUN-OFF. THE IRRIGATION SYSTEM SHALL COMPLY WITH THE COUNTY OF SAN DIEGO WATER CONSERVATION AND THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL.
13. THE RESIDENTIAL LOTS SHALL BE IN COMPLIANCE WITH THE VALLEY CENTER DESIGN GUIDELINES.
14. LANDSCAPE PLANS SHALL BE IN COMPLIANCE WITH THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL AND THE COUNTY OF SAN DIEGO LANDSCAPING ORDINANCE.

SHEET INDEX

L.0-1

IN-SITE LANDSCAPE ARCHITECTURE, INC.
2907 Shelter Island Drive #105-417
San Diego, CA 92106 619-795-7603
www.insitelandarch.com

LICENSED LANDSCAPE ARCHITECT
TIM JACHLEWSKI JR
NO. 4547
11-30-25
07-24-25
STATE OF CALIFORNIA

RECORD PLAN
BY: _____ DATE: _____
NAME
R.C.E. _____
EXPIRES: _____

BENCH MARK
DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23931; PK & WASHER IN NORTHWESTRLY END OF HEADWALL 145' +/- SOUTHWESTERLY OF CENTERLINE INTERSECTION.
LOCATION: _____
RECORD FROM: ...
ELEVATION: 708.06 DATUM: _____ M.S.L. _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1	...		...
2	...		...
3	...		...
4	...		...

PRIVATE CONTRACT

SHEET		13
1	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
TITLE SHEET
CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR:
SIROUS DEYLAMIAN,COUNTY ENGINEER
BY: _____ DATE: _____

LANDSCAPE ARCHITECT OF WORK
TIM JACHLEWSKI JR LLA#4547

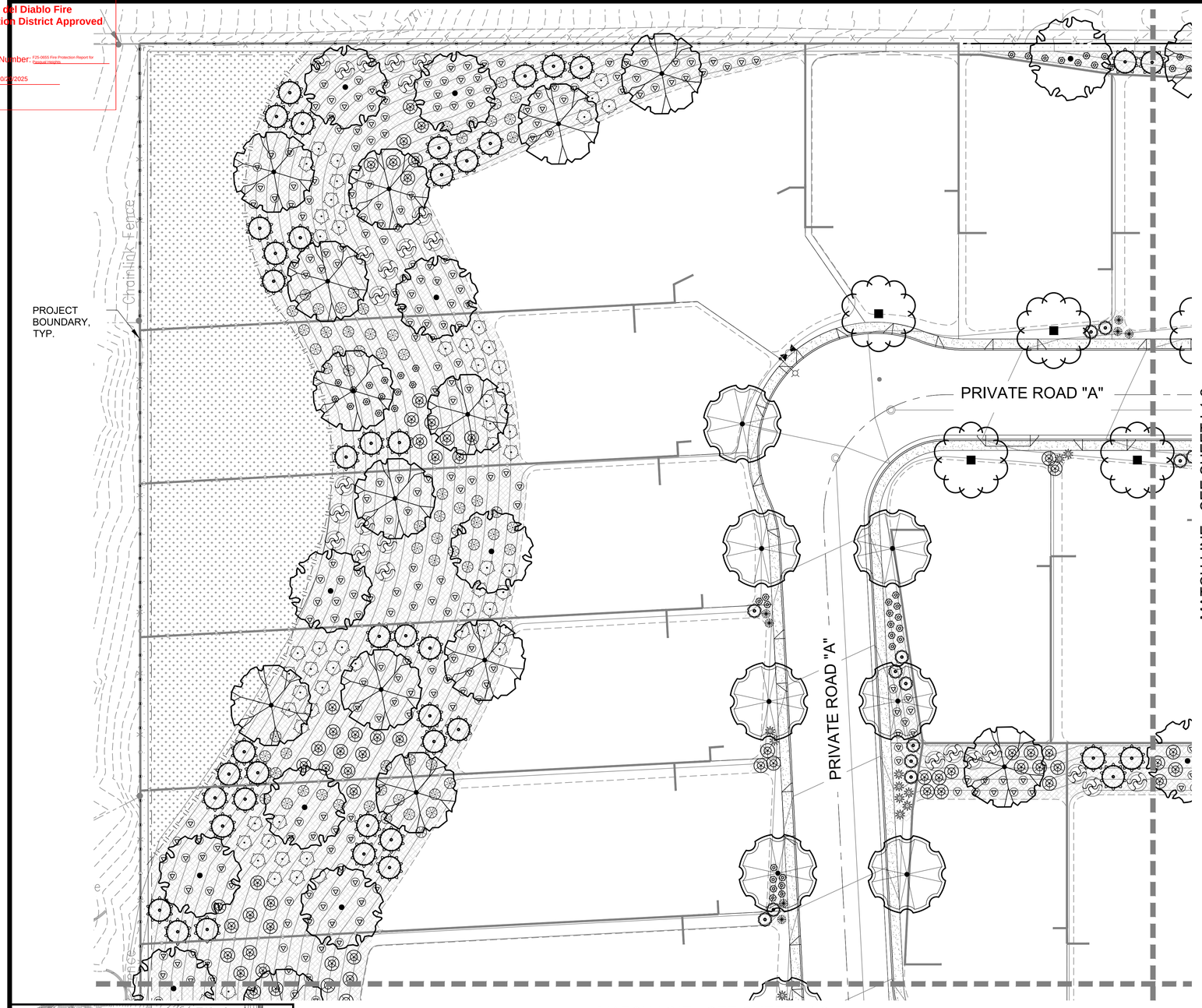
ENGINEER'S NAME: TOUCHSTONE DEVELOPMENT
PHONE: 858-204-1342

APPROVED
City of Escondido

Rincon del Diablo Fire Protection District Approved

Permit Number: F25-0655 Fire Protection Report for Precise Heights

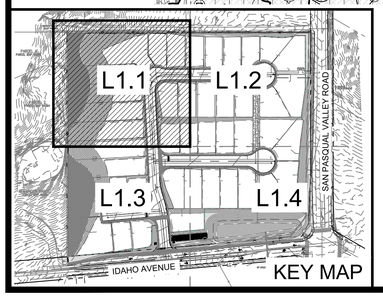
Date: 10/2/2025



PLANT SCHEDULE

(SEE SHEET L.1-5 FOR FULL SCHEDULE)

SYMBOL	SCIENTIFIC NAME	COMMON NAME
	TREES	
	ARBUTUS 'MARINA'	MARINA ARBUTUS
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	RHUS LANCEA	AFRICAN SUMAC
	SHRUBS / PERENNIALS	
	AGAVE AMERICANA	CENTURY PLANT
	AGAVE ATTENUATA 'BOUTIN BLUE'	BOUTIN BLUE AGAVE
	ALOE ARBORESCENS	TREE ALOE
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH
	BACCHARIS SALICIFOLIA	MULE FAT
	CHONDROPETALUM TECTORUM	CAPE RUSH
	CISTUS X PURPUREUS	ORCHID ROCKROSE
	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA
	HESPERALOE P. 'PINK PARADE'	RED YUCCA
	HETEROMELES ARBUTIFOLIA	TOYON, CHRISTMAS BERRY
	JUNCUS PATENS	CALIFORNIA GRAY RUSH
	LEYMUS ARENARIUS	BLUE LYME GRASS
	MUHLENBERGIA RIGENS	DEER GRASS
	OPUNTIA LITTORALIS	COASTAL PRICKLY PEAR
	PHLOMIS FRUTICOSA	JERUSALEM SAGE
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY
	SALVIA CLEVELANDII 'POZO BLUE'	CLEVELAND SAGE
	SAMBUCUS MEXICANA (S. NIGRA CAERULEA)	BLUE ELDERBERRY
	VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA
	WESTRINGIA FRUTICOSA 'WYNYABBIE GEM'	COAST ROSEMARY
	YUCCA WHIPPLEI	OUR LORD'S CANDLE
	VINES	
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
	GROUNDCOVERS	
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE
	MULCH AREAS	
	NATIVE AREAS TO REMAIN: SELECTIVE CLEARING OF NATURAL VEGETATION AND CHAPARRAL BY REMOVING A MINIMUM 50% OF THE SQUARE FOOTAGE OF THIS AREA. NON-IRRIGATED.	



L.1-1

0' 10' 20' 40' 60'

NORTH

IN-SITE LANDSCAPE ARCHITECTURE, INC.
2907 Shelter Island Drive #105-417
San Diego, CA 92106 619-795-7603
www.insitelandarch.com

LICENSED LANDSCAPE ARCHITECT
No. 4547
11-30-23
07-24-22
STATE OF CALIFORNIA

RECORD PLAN

BY: _____ DATE: _____
NAME

R.C.E. _____

EXPIRES: _____

BENCH MARK

DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23931: PK & WASHER IN NORTHWESTRLY END OF HEADWALL 145' +/- SOUTHWESTERLY OF CENTERLINE INTERSECTION.

LOCATION: _____

RECORD FROM: ...

ELEVATION: 708.06 DATUM: _____ M.S.L. _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1	...		...
2	...		...
3	...		...
4	...		...

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	13 SHEETS
2		

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS

PRELIMINARY PLANTING PLAN

CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR:
SIROUS DEYLAMIAN,COUNTY ENGINEER

BY: _____ DATE: _____

LANDSCAPE ARCHITECT OF WORK
TIM JACHLEWSKI JR LLA#4547

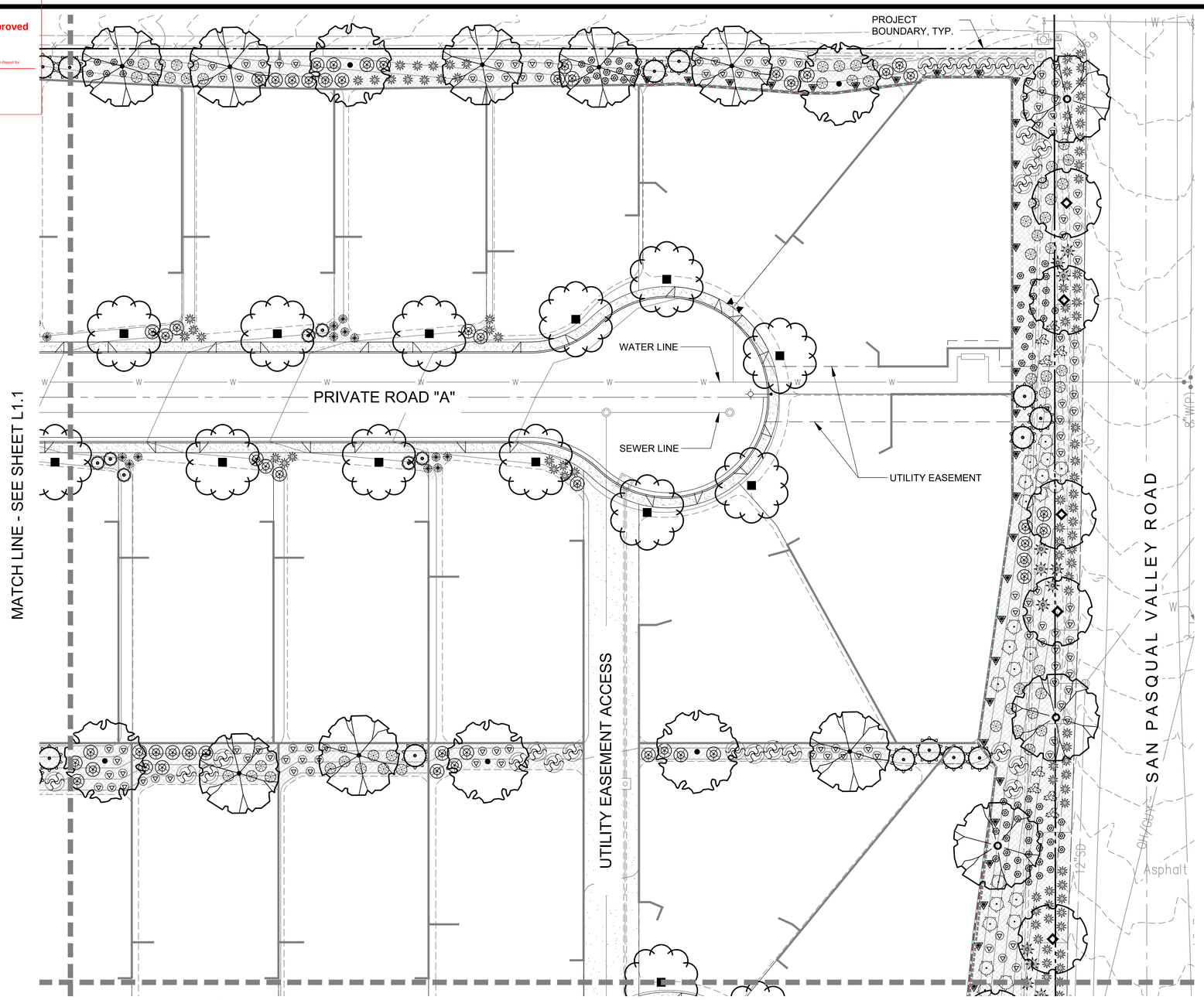
ENGINEER'S NAME: TOUCHSTONE DEVELOPMENT
PHONE: 858-204-1342

APPROVED
City of Escondido

Rincon del Diablo Fire Protection District Approved

Permit Number: PZ5-0655 Fire Protection Report for Parkpoint Heights

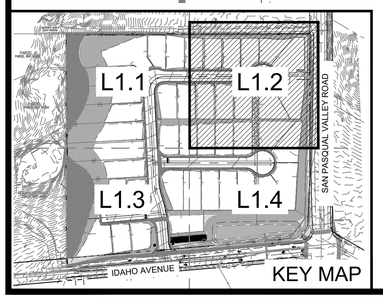
Date: 10/2/2025



PLANT SCHEDULE

(SEE SHEET L.1-5 FOR FULL SCHEDULE)

SYMBOL	SCIENTIFIC NAME	COMMON NAME
	TREES	
	ARBUTUS 'MARINA'	MARINA ARBUTUS
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	RHUS LANCEA	AFRICAN SUMAC
	SHRUBS / PERENNIALS	
	AGAVE AMERICANA	CENTURY PLANT
	AGAVE ATTENUATA 'BOUTIN BLUE'	BOUTIN BLUE AGAVE
	ALOE ARBORESCENS	TREE ALOE
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH
	BACCHARIS SALICIFOLIA	MULE FAT
	CHONDROPETALUM TECTORUM	CAPE RUSH
	CISTUS X PURPUREUS	ORCHID ROCKROSE
	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA
	HESPERALOE P. 'PINK PARADE'	RED YUCCA
	HETEROMELES ARBUTIFOLIA	TOYON, CHRISTMAS BERRY
	JUNCUS PATENS	CALIFORNIA GRAY RUSH
	LEYMUS ARENARIUS	BLUE LYME GRASS
	MUHLENBERGIA RIGENS	DEER GRASS
	OPUNTIA LITTORALIS	COASTAL PRICKLY PEAR
	PHLOMIS FRUTICOSA	JERUSALEM SAGE
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY
	SALVIA CLEVELANDII 'POZO BLUE'	CLEVELAND SAGE
	SAMBUCUS MEXICANA (S. NIGRA CAERULEA)	BLUE ELDERBERRY
	VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA
	WESTRINGIA FRUTICOSA 'WYNYABBIE GEM'	COAST ROSEMARY
	YUCCA WHIPPLEI	OUR LORD'S CANDLE
	VINES	
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
	GROUNDCOVERS	
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE
	MULCH AREAS	
	NATIVE AREAS TO REMAIN: SELECTIVE CLEARING OF NATURAL VEGETATION AND CHAPARRAL BY REMOVING A MINIMUM 50% OF THE SQUARE FOOTAGE OF THIS AREA. NON-IRRIGATED.	



L.1-2

0' 10' 20' 40' 60'

NORTH

IN-SITE LANDSCAPE ARCHITECTURE, INC
2907 Shelter Island Drive #105-417
San Diego, CA 92106 619-795-7603
www.insitelandarch.com

LICENSED LANDSCAPE ARCHITECT
No. 4547
11-30-25
07-24-22
STATE OF CALIFORNIA

RECORD PLAN

BY: _____ DATE: _____
NAME

R.C.E. _____

EXPIRES: _____

BENCH MARK

DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23931; PK & WASHER IN NORTHWESTRLY END OF HEADWALL 145' +/- SOUTHWESTERLY OF CENTERLINE INTERSECTION.

LOCATION: _____

RECORD FROM: ...

ELEVATION: 708.06 DATUM: _____ M.S.L.

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1	...		...
2	...		...
3	...		...
4	...		...

PRIVATE CONTRACT

SHEET		
3	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	13 SHEETS

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
PRELIMINARY PLANTING PLAN
CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR:
SIROUS DEYLAMIAN,COUNTY ENGINEER

BY: _____ DATE: _____

LANDSCAPE ARCHITECT OF WORK
TIM JACHLEWSKI JR LLA#4547

ENGINEER'S NAME: TOUCHSTONE DEVELOPMENT
PHONE: 858-204-1342

APPROVED
City of Escondido

Rincon del Diablo Fire Protection District Approved

Permit Number: F25-0655 Fire Protection Report for Parkpoint Heights

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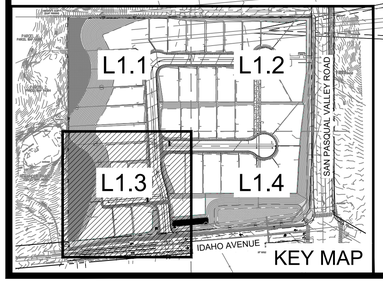

PLANT SCHEDULE

(SEE SHEET L.1-5 FOR FULL SCHEDULE)

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	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	RHUS LANCEA	AFRICAN SUMAC
	SHRUBS / PERENNIALS	
	AGAVE AMERICANA	CENTURY PLANT
	AGAVE ATTENUATA 'BOUTIN BLUE'	BOUTIN BLUE AGAVE
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	BACCHARIS SALICIFOLIA	MULE FAT
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	WESTRINGIA FRUTICOSA 'WYNYABBIE GEM'	COAST ROSEMARY
	YUCCA WHIPPLEI	OUR LORD'S CANDLE
	VINES	
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
	GROUNDCOVERS	
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE
	MULCH AREAS	
	NATIVE AREAS TO REMAIN: SELECTIVE CLEARING OF NATURAL VEGETATION AND CHAPARRAL BY REMOVING A MINIMUM 50% OF THE SQUARE FOOTAGE OF THIS AREA. NON-IRRIGATED.	

L.1-3

0' 10' 20' 40' 60'

NORTH

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www.insitelandarch.com

LICENSED LANDSCAPE ARCHITECT Tim Jachlewski RLA 4547 11-30-25 07-24-22 STATE OF CALIFORNIA

RECORD PLAN

BY: _____ DATE: _____
NAME

R.C.E. _____

EXPIRES: _____

BENCH MARK

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LOCATION: _____

RECORD FROM: ...

ELEVATION: 708.06 DATUM: _____ M.S.L. _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1	...		...
2	...		...
3	...		...
4	...		...

PRIVATE CONTRACT

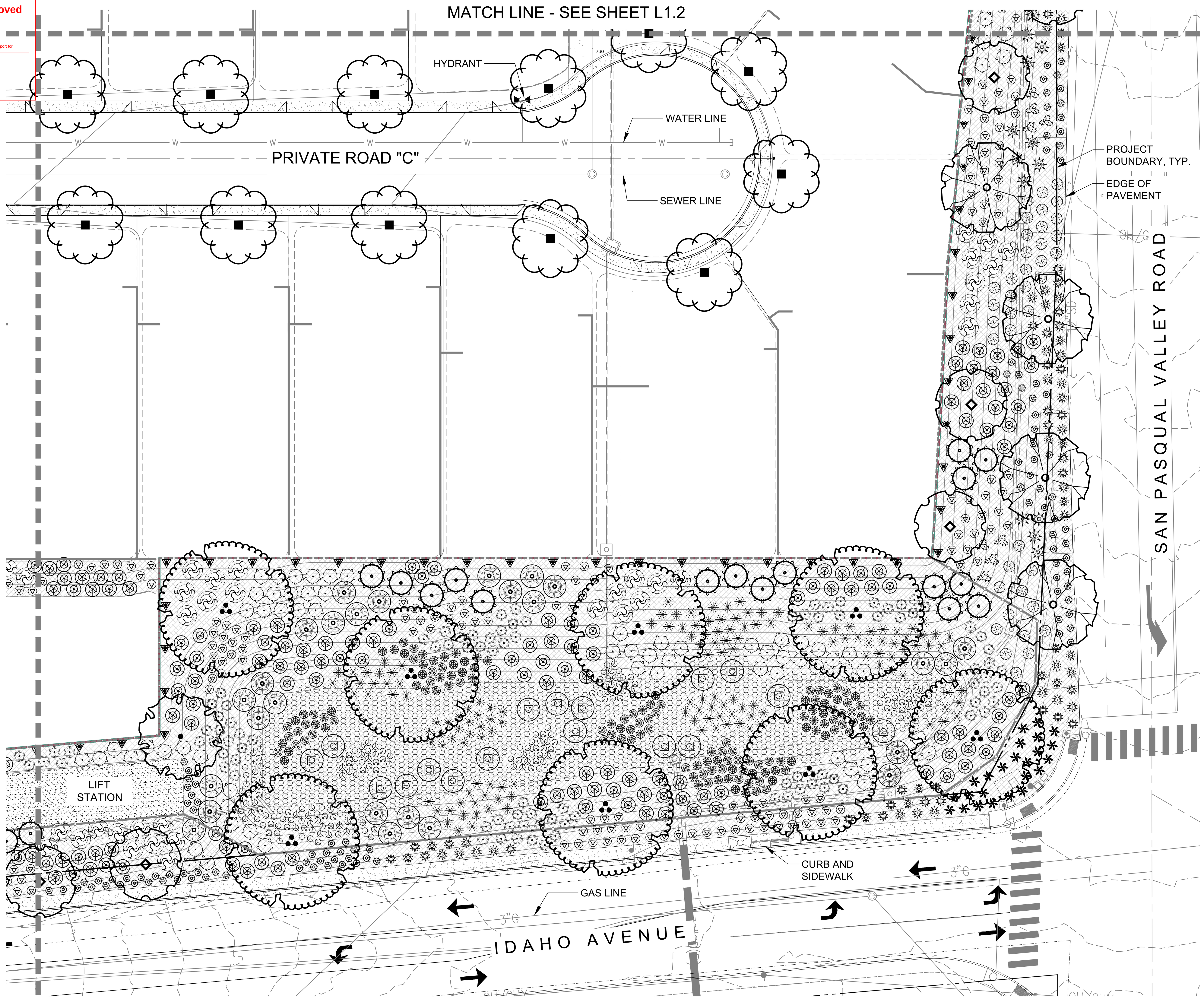
SHEET		
4	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	13 SHEETS

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
PRELIMINARY PLANTING PLAN
CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR: SIROUS DEYLAMIAN,COUNTY ENGINEER
BY: _____ DATE: _____

LANDSCAPE ARCHITECT OF WORK
TIM JACHLEWSKI JR LLA#4547

ENGINEER'S NAME: TOUCHSTONE DEVELOPMENT
PHONE: 858-204-1342



PLANT SCHEDULE

(SEE SHEET L.1-5 FOR FULL SCHEDULE)

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	HETEROMELES ARBUTIFOLIA	TOYON, CHRISTMAS BERRY
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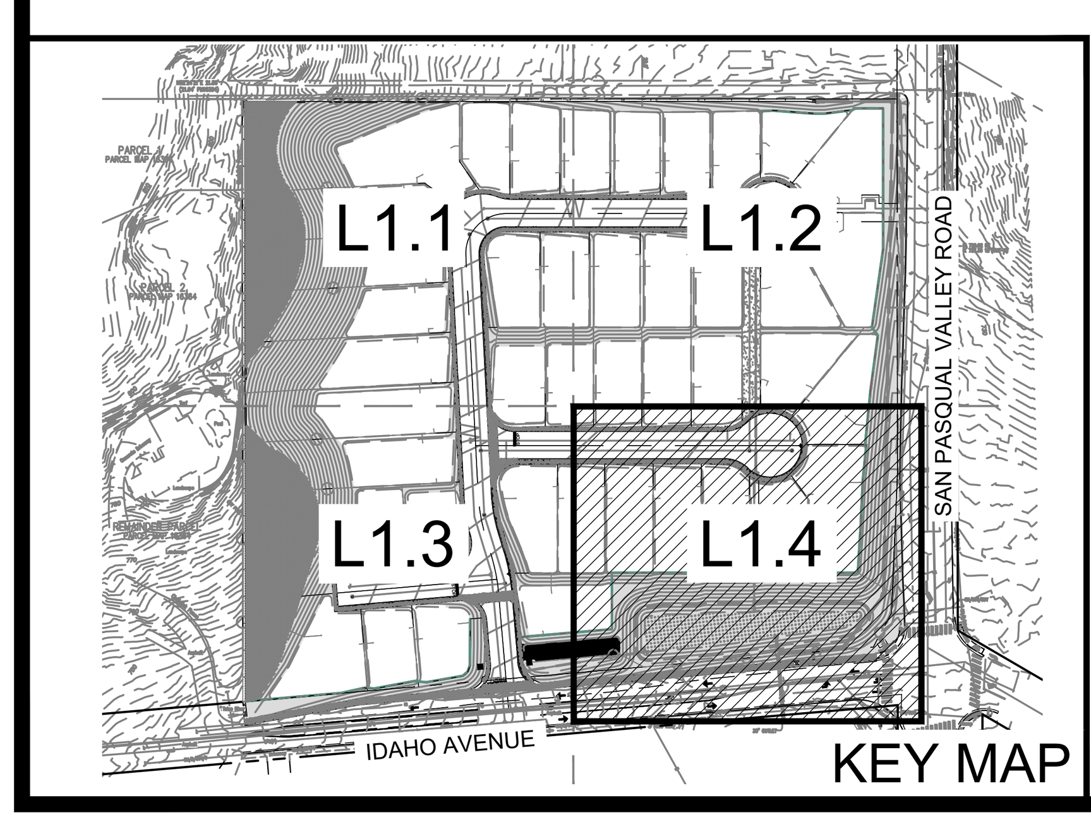
L.1-4



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LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

0' 10' 20' 40' 60'

NORTH

RECORD PLAN

BY: ______ NAME ______ DATE: ______
R.C.E. ______
EXPIRES: ______

BENCH MARK

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LOCATION: ______
RECORD FROM: ...
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COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1	...		...
2	...		...
3	...		...
4	...		...

PRIVATE CONTRACT

SHEET 5	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	13 SHEETS

PRELIMINARY LANDSCAPE PLAN FOR:

PASQUAL HEIGHTS

PRELIMINARY PLANTING PLAN

CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR:
SIROUS DEYLAMIAN,COUNTY ENGINEER
BY: ______ DATE: ______

LANDSCAPE ARCHITECT OF WORK
TIM JACHLEWSKI JR LLA#4547

ENGINEER'S NAME: TOUCHSTONE DEVELOPMENT
PHONE: 858-204-1342

PLANTING NOTES

1. THESE PLANS WERE PREPARED USING THE SURVEY AND BASE INFORMATION PROVIDED BY THE CIVIL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE PLANS COMPARED TO ACTUAL FIELD CONDITIONS PRIOR TO ORDERING MATERIALS AND BEGINNING WORK. IF THERE ARE DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER TO WORK OUT A SOLUTION AGREEABLE TO THE OWNER. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF THE DISCREPANCIES PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL LABOR AND MATERIALS AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER TO RESOLVE SUCH DISCREPANCIES AT NO ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES PRIOR TO ORDERING MATERIALS AND BEGINNING WORK. THE CONTRACTOR SHALL CLEARLY MARK ALL UTILITIES AND SHALL BE RESPONSIBLE FOR PRESERVING ALL UTILITIES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR REPAIRING DAMAGED UTILITIES AT NO ADDITIONAL COST TO OWNER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY EQUIPMENT AND MATERIALS DAMAGED DURING CONSTRUCTION WITHIN OR OUTSIDE THE PROJECT LIMIT OF WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND VERIFYING ALL CONDUIT AND IRRIGATION SLEEVES WITH OTHER CONSTRUCTION TRADE CONTRACTORS.
5. FOR EXISTING TREES TO REMAIN, THE CONTRACTOR SHALL PROTECT THE TREES AND DRIPLINE AREA OF TREES FROM STOCKPILING, MATERIAL STORAGE, EQUIPMENT, VEHICLE PARKING, DRIVING, CHEMICALS, RUNOFF, EXCESS WATER OR ANY OTHER CIRCUMSTANCE THAT WOULD INJURE OR KILL THE TREE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THE TREES DURING THE COURSE OF CONSTRUCTION. ANY TREES THAT ARE DAMAGED OR KILLED SHALL BE REPLACED BY THE CONTRACTOR WITH A NEW TREE OF EQUAL SPECIES AND SIZE.
6. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT QUANTITIES AND SQUARE FOOTAGES ARE APPROXIMATE AND ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD CONDITIONS AND SHALL PROVIDE THE NECESSARY PLANTS TO FULFILL THE INTENT OF THE PLANS.
7. CONTRACTOR SHALL OBTAIN A HORTICULTURAL SOILS TEST AND RECOMMENDATIONS BASED ON THE EXISTING SITE SOILS AND BASED ON THE PROPOSED PLANT LIST. CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE SOILS REPORT, AND AT A MINIMUM, AMEND THE TOP 6" OF SOIL WITH 2" OF HUMIC COMPOST AND THE TOP 12" OF THE PLANTING BACKFILL WITH 25% HUMIC COMPOST MANUFACTURED BY AGRI-SERVICE, INC.
8. PRIOR TO DIGGING HOLES, CONTRACTOR SHALL LOCATE AND SET OUT ALL PLANT MATERIAL IN BOXES/ CONTAINERS PER PLAN FOR LANDSCAPE ARCHITECT AND/OR OWNER REVIEW PRIOR TO PLANTING. CONTRACTOR SHALL ADJUST PLANT LOCATIONS, IF-NEEDED, AS DIRECTED BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
9. CONTRACTOR SHALL PROVIDE A 3" LAYER OF MULCH AS INDICATED ON PLANS FOR ALL PLANTING AREAS.
10. CONTRACTOR SHALL MODIFY THE TYPICAL LAYOUT FOR EACH FLOOR PLAN BASED ON THE UNIQUE CONDITIONS OF EACH LOT'S SIZE AND SHAPE.
11. TREES SHALL BE PLACED A MINIMUM OF 5' AWAY FROM WATER LINES, WATER METERS, GAS METERS, A MINIMUM OF 10' AWAY FROM SEWER LATERALS, UTILITY POLES; AND A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS.
12. AN AUTOMATIC IRRIGATION SYSTEM WILL BE USED TO IRRIGATE THE LANDSCAPE. SEE IRRIGATION PLANS.

PLANT SCHEDULE

(SEE SHEET L.1-5 FOR FULL SCHEDULE)

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	SPACING	REMARKS (WUCOLS-Z4)	WATER USE	MATURE HEIGHT	MATURE WIDTH
	TREES								
	ARBUTUS 'MARINA'	MARINA ARBUTUS	16	24" BOX	PER PLAN	STANDARD	MED	30'	30'
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	35	24" BOX	PER PLAN	STANDARD	MED	25'-30'	20'
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	14	24" BOX	PER PLAN	MULTI-TRUNK	LOW	35'	30'
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	8	24" BOX	PER PLAN	MULTI-TRUNK	MED	30'-80'	20'-50'
	QUERCUS AGRIFOLIA	COAST LIVE OAK	27	15 GALLON	PER PLAN	MULTI-TRUNK	LOW	20'-70'	20'-70'
	QUERCUS AGRIFOLIA	COAST LIVE OAK	9	24" BOX	PER PLAN	MULTI-TRUNK	LOW	20'-70'	20'-70'
	RHUS LANCEA	AFRICAN SUMAC	20	15 GALLON	PER PLAN	MULTI-TRUNK	LOW	20'-30'	20'-35'
	SHRUBS / PERENNIALS								
	AGAVE AMERICANA	CENTURY PLANT	6	15 GAL.	PER PLAN		LOW	4'	4'
	AGAVE ATTENUATA 'BOUTIN BLUE'	BOUTIN BLUE AGAVE	49	5 GAL.	PER PLAN		LOW	5'	5'
	ALOE ARBORESCENS	TREE ALOE	9	5 GAL.	PER PLAN		LOW	6"	6'
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	630	1 GAL.	PER PLAN		LOW	8"-24"	9'
	BACCHARIS SALICIFOLIA	MULE FAT	17	1 GAL.	PER PLAN		MED	12'	8'
	CHONDROPETALUM TECTORUM	CAPE RUSH	34	5 GAL.	PER PLAN		LOW	4'	4'
	CISTUS X PURPUREUS	ORCHID ROCKROSE	327	5 GAL.	PER PLAN		LOW	4'	4'
	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	106	1 GAL.	PER PLAN		LOW	3'	4'
	HESPERALOE P. 'PINK PARADE'	RED YUCCA	234	5 GAL.	PER PLAN		LOW	3'-4'	3'-4'
	HETEROMELES ARBUTIFOLIA	TOYON, CHRISTMAS BERRY	93	5 GAL.	PER PLAN		LOW	6'-10'	6'-10'
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	177	5 GAL.	PER PLAN		LOW	2'	2'
	LEYMUS ARENARIUS	BLUE LYME GRASS	135	5 GAL.	PER PLAN		MED	2'-3'	2'-3'
	MUHLENBERGIA RIGENS	DEER GRASS	150	5 GAL.	PER PLAN		MED	4'	4'
	OPUNTIA LITTORALIS	COASTAL PRICKLY PEAR	16	5 GAL.	PER PLAN		V LOW	3'	4'
	PHLOMIS FRUTICOSA	JERUSALEM SAGE	181	5 GAL.	PER PLAN		LOW	4'	4'
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	28	5 GAL.	PER PLAN		LOW	4'-6'	4'-6'
	SALVIA CLEVELANDII 'POZO BLUE'	CLEVELAND SAGE	185	5 GAL.	PER PLAN		LOW	3'-5'	5'-8'
	SAMBUCUS MEXICANA (S. NIGRA CAERULEA)	BLUE ELDERBERRY	26	5 GAL.	PER PLAN		LOW	10'-30'	8'-20'
	VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	286	1 GAL.	PER PLAN		LOW	1'	3'
	WESTRINGIA FRUTICOSA 'WYNYABBIE GEM'	COAST ROSEMARY	103	5 GAL.	PER PLAN		LOW	3'-6'	5'-10'
	YUCCA WHIPPLEI	OUR LORD'S CANDLE	22	5 GAL.	PER PLAN		V LOW	3'	5'
	VINES								
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	93	5 GAL.	PER PLAN	ATTACH TO STRUCTURE	MED		
	GROUNDCOVERS								
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	5,431 S.F.	PLUGS	@ 18" O.C.		MED	18"	2'
	MULCH AREAS								
	NATIVE AREAS TO REMAIN: SELECTIVE CLEARING OF NATURAL VEGETATION AND CHAPARRAL BY REMOVING A MINIMUM 50% OF THE SQUARE FOOTAGE OF THIS AREA. NON-IRRIGATED.								

L.1-5

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LICENSED LANDSCAPE ARCHITECT
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07-24-22
STATE OF CALIFORNIA

RECORD PLAN

BY: ______ DATE: ______
NAME
R.C.E. ______
EXPIRES: ______

BENCH MARK

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1	...		...
2	...		...
3	...		...
4	...		...

PRIVATE CONTRACT

SHEET 6 | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 13 SHEETS

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
PLANTING SCHEDULE
CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR:
SIROUS DEYLAMIAN,COUNTY ENGINEER
BY: ______ DATE: ______

LANDSCAPE ARCHITECT OF WORK
TIM JACHLEWSKI JR LLA#4547

ENGINEER'S NAME: TOUCHSTONE DEVELOPMENT
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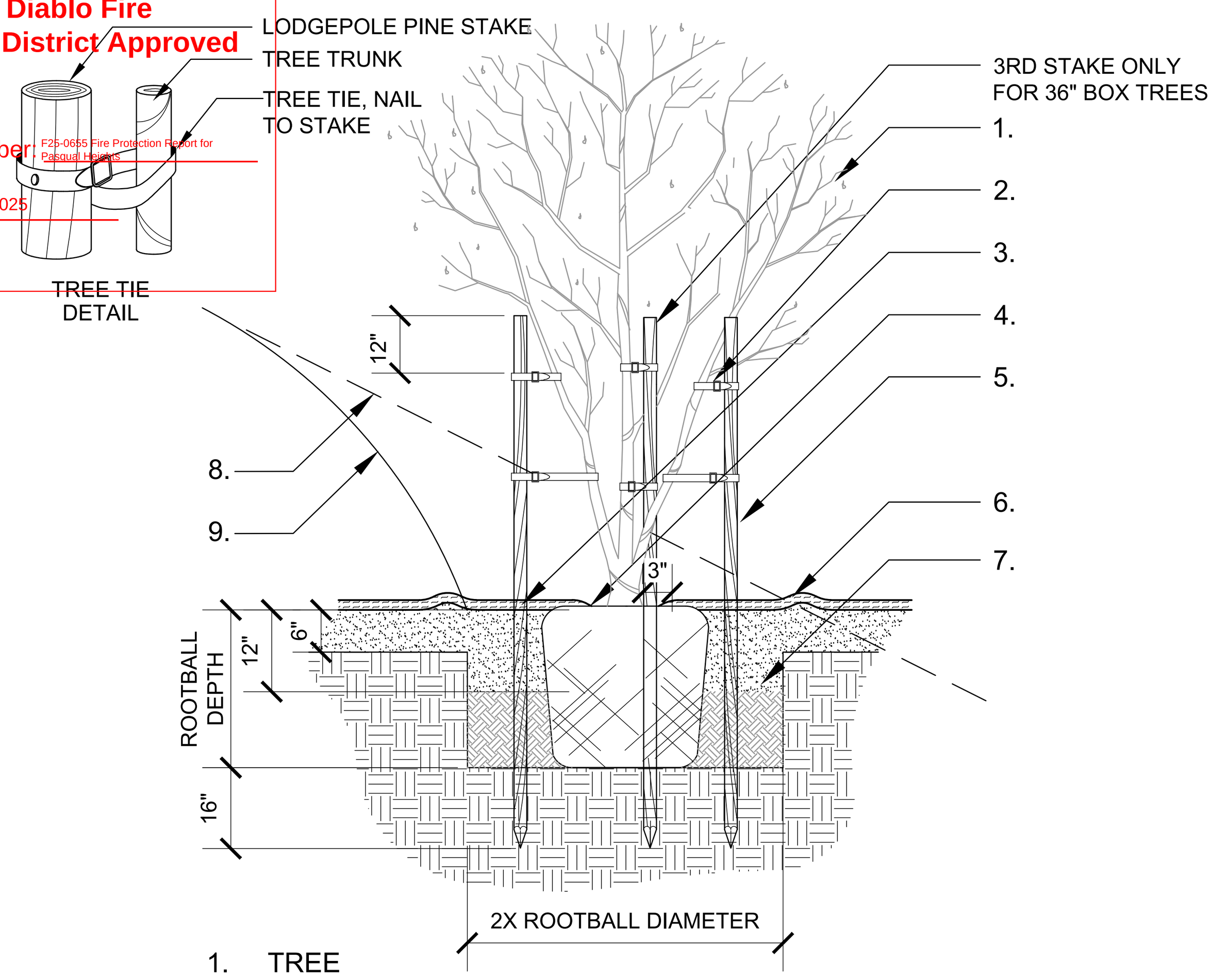


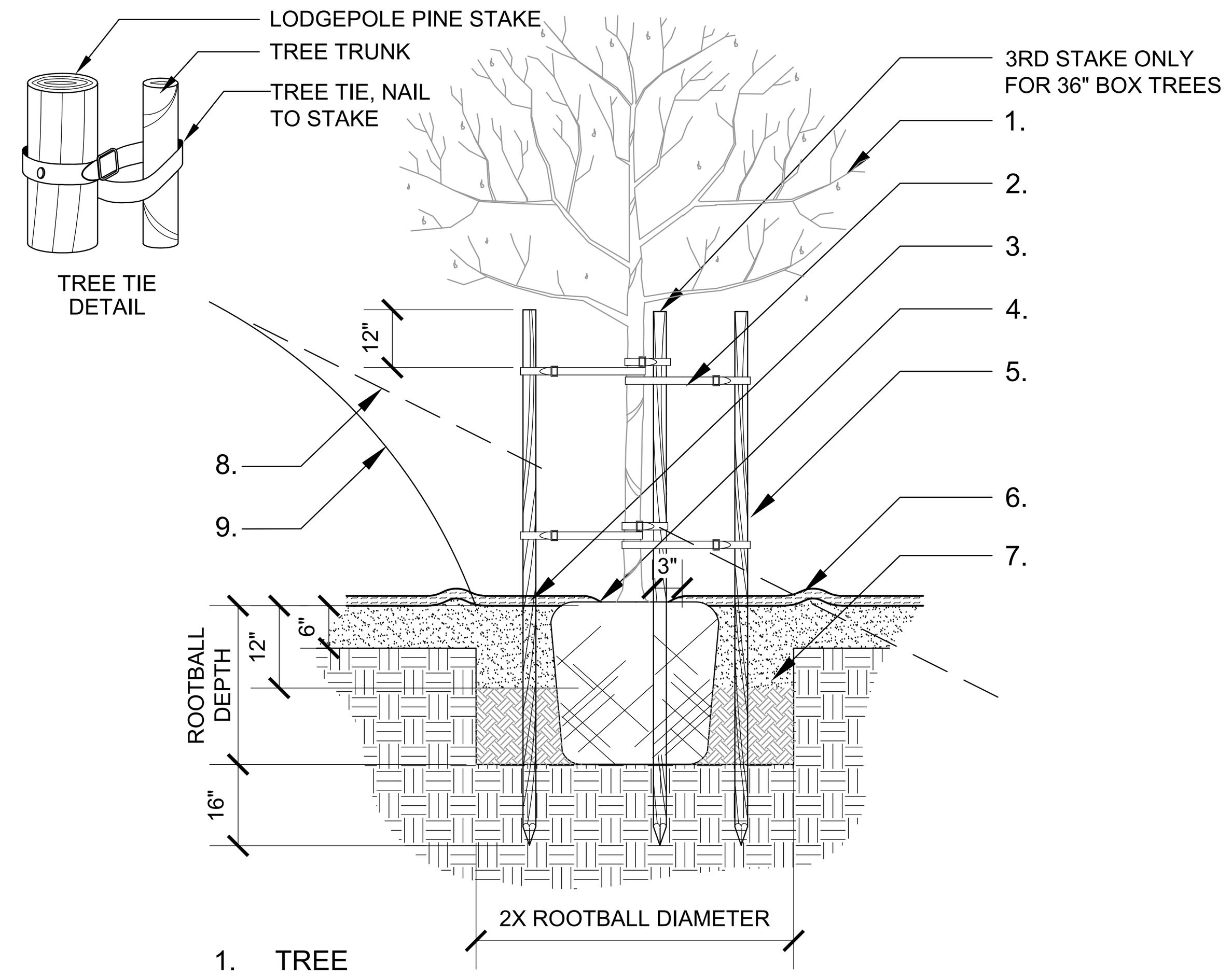
1. TREE
2. TREE TIES PER SPECIFICATIONS (DO NOT OVER-TIGHTEN, ALLOW SOME TRUNK MOVEMENT)
3. MULCH MATERIAL PER PLANS, PROVIDE 3" CLEARANCE FROM TRUNK
4. SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE
5. LODGEPOLE PINE STAKE (8' LONG) - STAKE TREE PERPENDICULAR TO DIRECTION OF PREVAILING WIND. ** USE TWO STAKES FOR 15 GAL. AND 24" BOX TREES AND 3 STAKES FOR 36" BOX TREES
6. 4" HIGH WATERING BERM (OMIT IN TURF AREAS)
7. BACKFILL PER NOTES AND SPECIFICATIONS (OMIT COMPOST BELOW 12" DEPTH)
8. ORIGINAL SLOPE (WHEN PLANTING OCCURS ON SLOPE)
9. FINISH GRADE (WHEN PLANTING OCCURS ON SLOPE)

TREE (MULTI-TRUNK)

ON LEVEL GROUND OR SLOPE (15 GAL. TO 36" BOX)

P-01

N.T.S



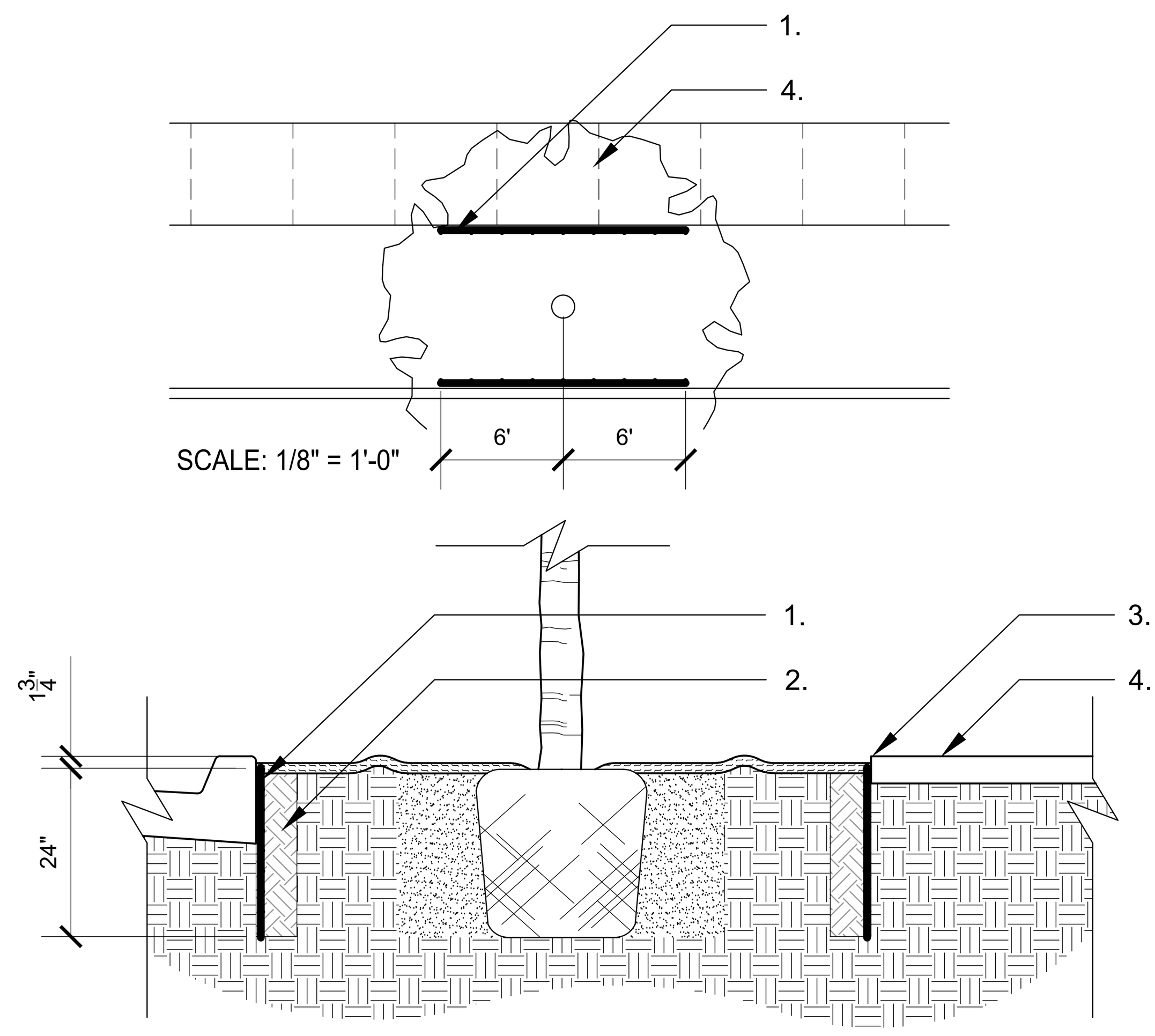
1. TREE
2. TREE TIES PER SPECIFICATIONS (DO NOT OVER-TIGHTEN, ALLOW SOME TRUNK MOVEMENT)
3. MULCH MATERIAL PER PLANS, PROVIDE 3" CLEARANCE FROM TRUNK
4. SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE
5. LODGEPOLE PINE STAKE (8' LONG) - STAKE TREE PERPENDICULAR TO DIRECTION OF PREVAILING WIND. ** USE TWO STAKES FOR 15 GAL. AND 24" BOX TREES AND 3 STAKES FOR 36" BOX TREES
6. 4" HIGH WATERING BERM (OMIT IN TURF AREAS)
7. BACKFILL PER NOTES AND SPECIFICATIONS (OMIT COMPOST BELOW 12" DEPTH)
8. ORIGINAL SLOPE (WHEN PLANTING OCCURS ON SLOPE)
9. FINISH GRADE (WHEN PLANTING OCCURS ON SLOPE)

TREE (STANDARD)

ON LEVEL GROUND OR SLOPE (15 GAL. TO 36" BOX)

P-02

N.T.S



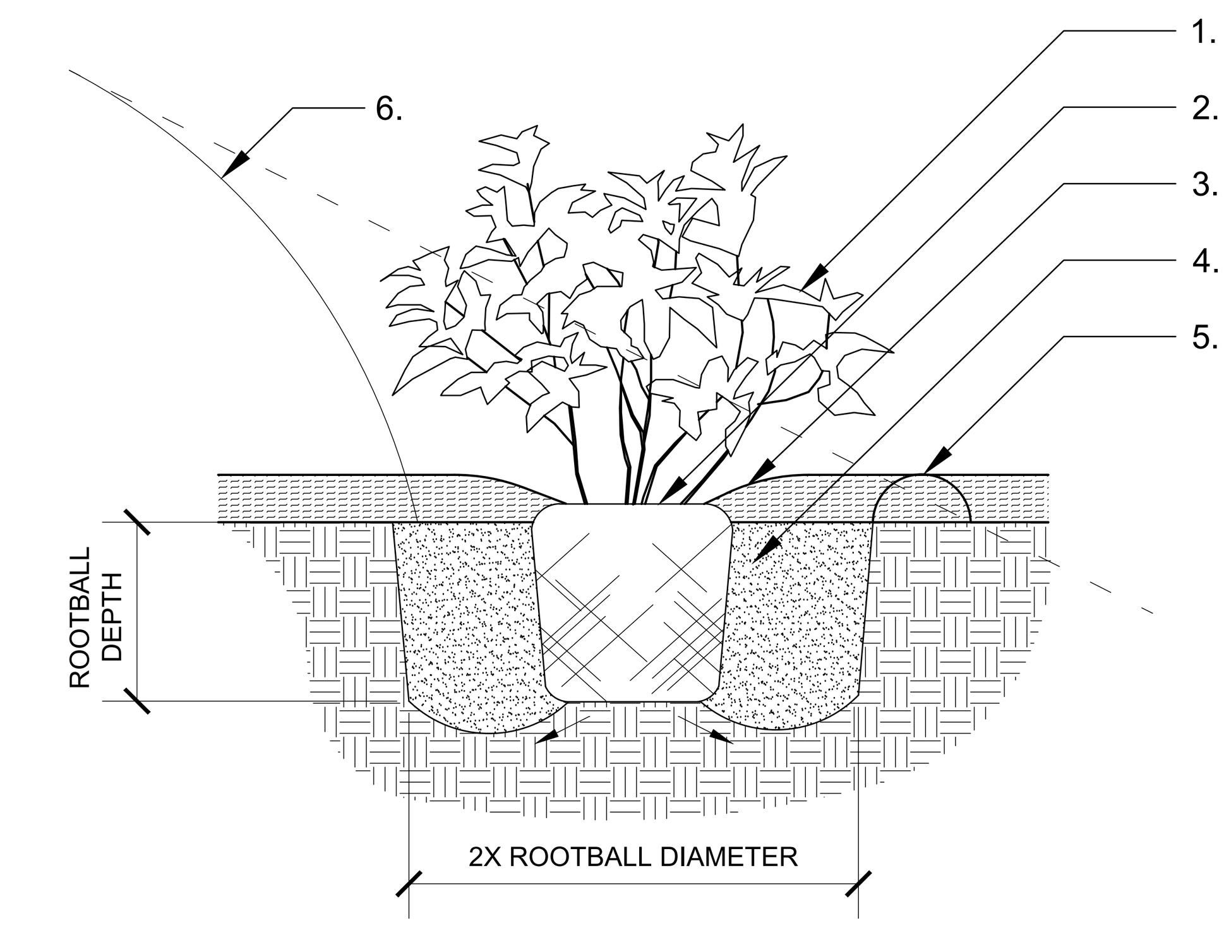
1. ROOT BARRIER "DEEPROOT" (UB 24-2)
2. ROOTBARRIER TRENCH MAY BE THE SAME AS IRRIGATION WHERE APPLICABLE - BACKFILL SAME AS ADJACENT MATERIAL
3. SET ROOT BARRIER 2" BELOW FINISH GRADE OF HARDSCAPE
4. HARDSCAPE

ROOTBARRIER

REQUIRED WHEN TREE IS WITHIN 6 FEET OF HARDSCAPE

P-03

SCALE: 1/2" = 1'-0"



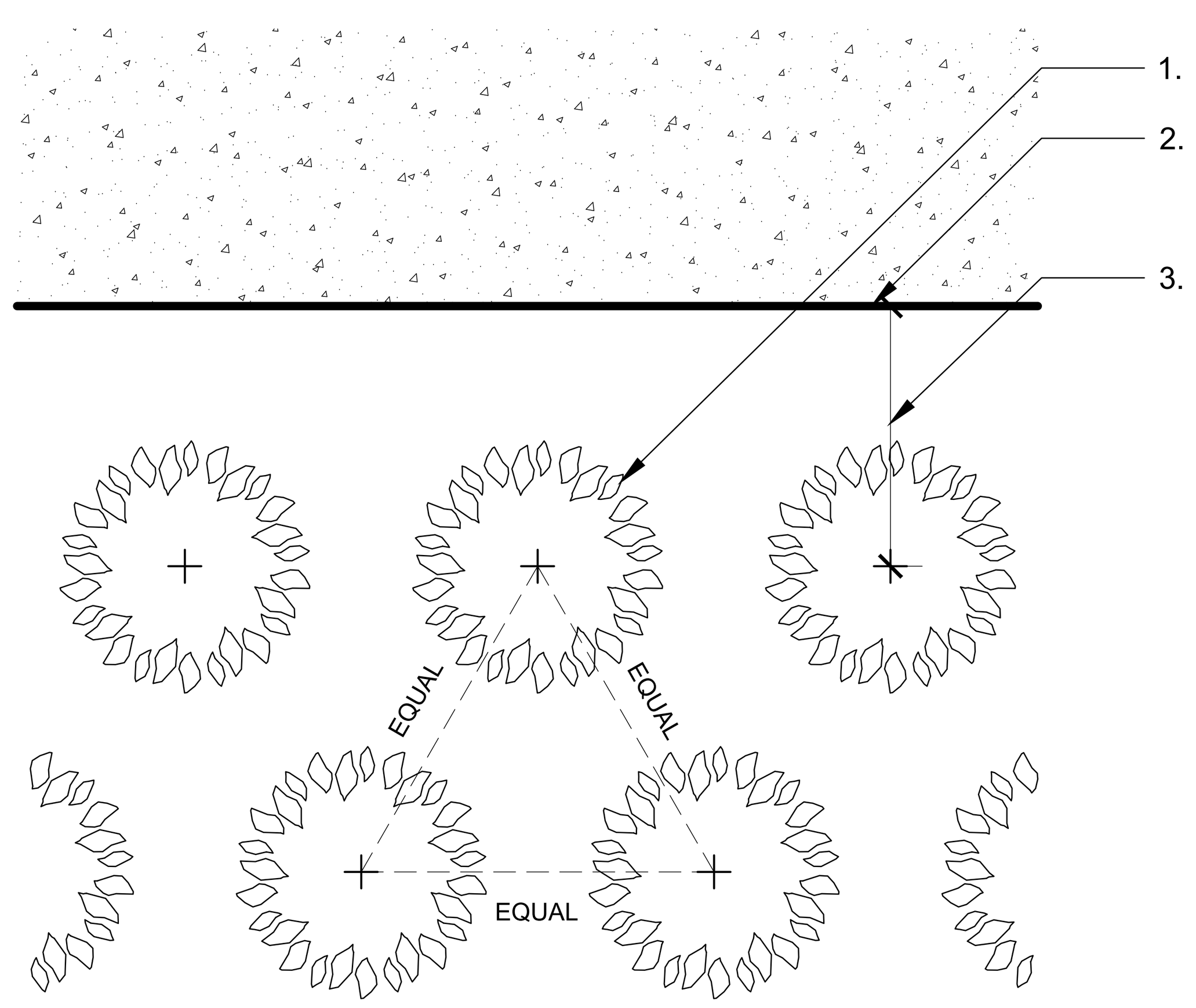
1. SHRUB
2. SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE (5 GAL. SHRUBS AND GREATER)
3. MULCH MATERIAL PER PLANS, PROVIDE 3" CLEARANCE FROM TRUNK
4. PLANTING BACKFILL PER SPECIFICATIONS
5. 3" WATERING BERM (IF SLOPE PLANTING)
6. FINISH GRADE WHEN PLANTING OCCURS ON SLOPES

SHRUB

ON LEVEL GRADE OR SLOPE

P-04

SCALE: 1" = 1'-0"

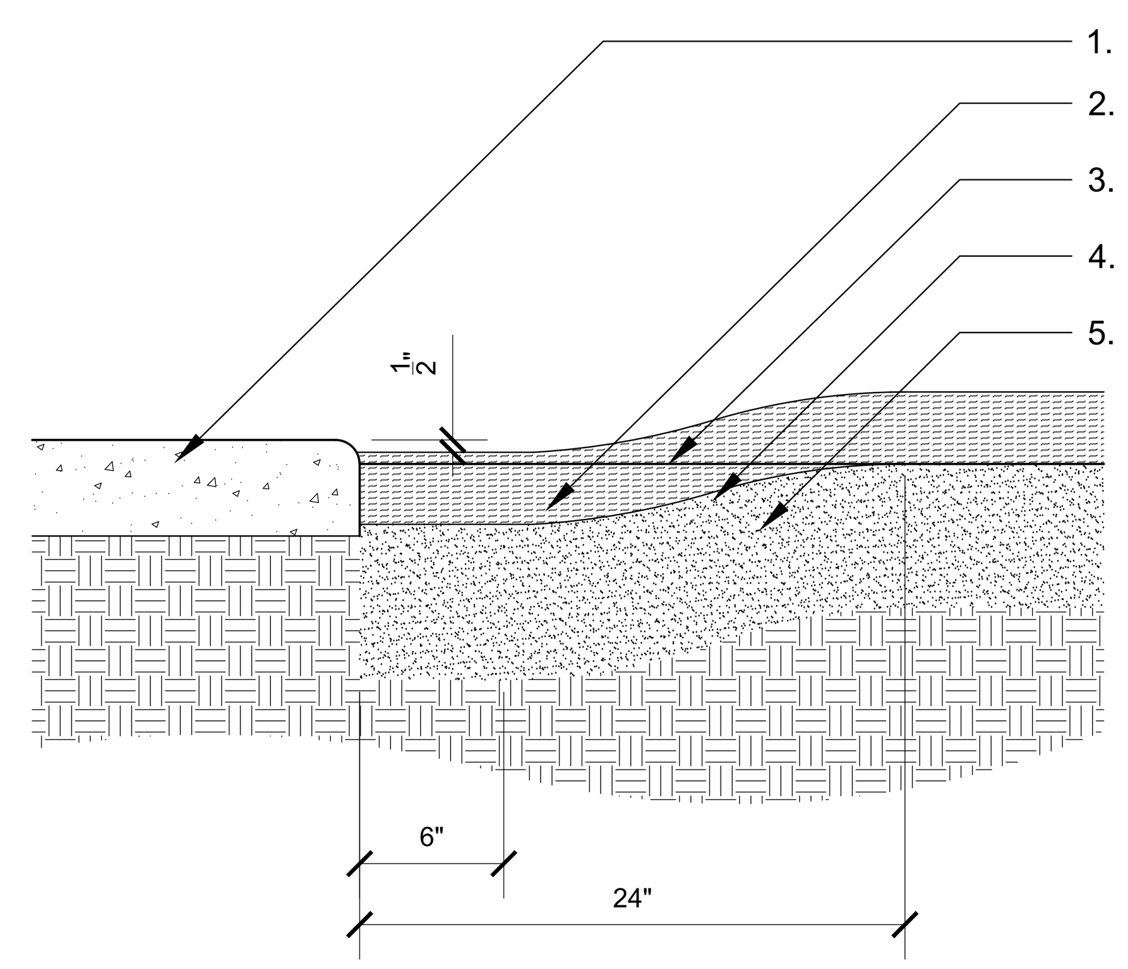


1. SHRUB - TRIANGULAR SPACING UNLESS OTHERWISE SHOWN ON PLANS
2. EDGE OF HARDSCAPE
3. DISTANCE FROM EDGE OF HARDSCAPE EQUALS 75% OF THE ON CENTER (O.C.) SPACING

PLANT SPACING

P-05

SCALE: NONE



1. HARDSCAPE/ PAVEMENT
2. 3" MULCH LAYER (1.5" FOR FLATTED GROUNDCOVER)
3. ORIGINAL GRADE
4. GRADE TRANSITIONS TO ACCOMODATE MULCH LAYER 1/2" BELOW HARDSCAPE SURFACE
5. PLANTING MIX/ AMENDED SOIL

MULCH/ GRADE TRANSITION

AT HARDSCAPE

P-06

SCALE: 1 1/2" = 1'-0"

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2907 Shelter Island Drive #105-417
San Diego, CA 92106 619-795-7603
www.insitelandarch.com

RECORD PLAN
BY: ______ NAME DATE: ______
R.C.E. ______
EXPIRES: ______

BENCH MARK
DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23931: PK & WASHER IN NORTHWESTRLY END OF HEADWALL 145' +/- SOUTHWESTERLY OF CENTERLINE INTERSECTION.
LOCATION: ______
RECORD FROM: ...
ELEVATION: 708.06 DATUM: ______ M.S.L.

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1	...		...
2	...		...
3	...		...
4	...		...

L.1-6

PRIVATE CONTRACT

SHEET 7 | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 13 SHEETS

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
PLANTING DETAILS
CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR:
SIROUS DEYLAMIAN,COUNTY ENGINEER
BY: ______ DATE: ______

LANDSCAPE ARCHITECT OF WORK
TIM JACHLEWSKI JR LLA#4547

ENGINEER'S NAME: TOUCHSTONE DEVELOPMENT
PHONE: 858-204-1342

SECTION 329300
LANDSCAPING

PART 1 - GENERAL

1.01 SUMMARY:

A. The work includes all services, labor, materials, transportation and equipment necessary to perform the work indicated on the Drawings and as specified. The conditions of the Contract and Division 1 apply to this section as fully as if repeated herein.

1.02 RELATED REQUIREMENTS:

A. Section 328400 Irrigation System

B. Section 320533 Landscape Maintenance

1.03 SUBMITTALS:

A. Tree, shrub, and plant samples: Provide digital photos of all plant materials in one pdf file illustrating a typical sample of each plant species and every tree listed as 'specimen' on the plans. At the Contractor's option and expense, he may retain the services of the Landscape architect to review trees 15 gallon and larger tagged at the nursery or at its place of growth, or as otherwise indicated.

B. Submit certificates of compliance/ manufacturer cut sheets in one pdf file of:

1. Soil amendments
2. Fertilizers
3. Root barrier
4. Tree stakes
5. Tree ties
6. Compost material
7. Mulch materials
8. Boulders, cobble or other materials if specified on plans.

C. Horticultural soils report and recommendations report as one pdf file (based on the proposed plant palette per Section 1.08.)

1.04 GUARANTEES AND REPLACEMENTS:

A. Shrubs, and groundcovers shall be guaranteed to remain healthy and vigorously growing for a period of ninety (90) days from date of final acceptance of Maintenance Period of project.

B. Trees shall be guaranteed to live in a healthy condition for a period of one (1) year from date of final acceptance of Maintenance Period of project.

C. Plants found to be dead or not in a vigorous condition within the Maintenance and Guarantee Periods shall be replaced within fourteen (14) days at Contractor's expense.

D. Plants used for replacement shall be the same kind and size as specified in the plant list. They shall be furnished, planted and fertilized as originally specified. The expense of all repair work on existing improvements damaged during replacement shall be borne by the Contractor.

1.05 QUALITY ASSURANCE:

A. Reviews herein specified shall be made by the Landscape architect or Landscape Inspector. The Contractor shall request review in writing a minimum of 48 hours in advance, for the following parts of work:

1. Pre-job meeting to introduce Landscape architect, Landscape Inspector, Contractor, job project manager and job superintendent and to discuss the particular requirements of the job.
2. Incorporation of soil conditioning and fertilizing into the soil. Observation shall begin prior to amendments being rototilled into the soil. Amendment materials shall be distributed in piles around the site in quantities corresponding to the soils analysis recommendations "per 1,000 sq. ft.". Invoices showing materials and quantities purchased shall be available for review.
3. When trees, and shrubs are spotted in place (in their containers or boxes) for planting, but before planting holes are excavated.
4. Upon completion of finish grades and planting.
5. When planting, and all other indicated and specified work, except the Maintenance Period, has been completed. Acceptance, in writing, shall establish beginning of the Maintenance Period.
6. Final review at the completion of the Maintenance Period. Contingent on acceptance, this review shall establish the beginning date for the Guarantee Period.

1.06 MAINTENANCE:

A. The Contractor shall continuously maintain all involved areas during the progress of the work and during the maintenance period until the final acceptance of the work.

B. The Maintenance Period begins on the first day after written acceptance of planting operations is received from the Landscape architect, and shall continue thereafter for no less than ninety (90) continuous calendar days.

C. The contract completion date of the contract maintenance period will be extended, at the contractor's expense, when in the opinion of the Landscape Architect or Owner, improper maintenance or possible poor or unhealthy condition of planted material or poorly established areas are evident at the termination of the scheduled maintenance period. The Contractor shall be responsible for additional maintenance of the work until work is completed and acceptable.

D. See Section 320533 for specific Maintenance Requirements.

1.07 GENERAL REQUIREMENTS:

A. The term "Planting Area" shall mean all areas to be planted with trees, shrubs, and groundcovers.

B. Actual planting shall be performed during those periods when weather and soil conditions are suitable in accordance with locally accepted horticultural practice.

C. All rock and other growth or debris accumulated during the duration of the project shall be removed from the site.

D. Prior to excavation for planting or placing of plant materials, locate all underground improvements, utility lines, etc. and take proper precautions to avoid damage. In the event of a conflict between such lines and plant locations, notify Landscape architect and receive direction prior to proceeding. The Contractor assumes responsibility for making repairs for damages resulting from work as herein specified.

E. Grading and soil preparation work shall be performed only during the period when beneficial and optimum results may be obtained. If the moisture content of the soil should reach such a level that working it would destroy soil structure, spreading and grading operations shall be suspended until the moisture content is increased or reduced to acceptable levels and the desired results are likely to be obtained.

F. Scaled dimensions are approximate. Before proceeding with work, carefully check and verify dimensions and immediately inform the Landscape architect of discrepancies between the drawings and specifications and actual conditions.

G. Quantities for plant materials are shown for convenience only, and not guaranteed. Contractor shall check and verify count and supply the sufficient number to fulfill intent of drawings.

H. Adequately stake, barricade, and protect irrigation equipment, manholes, utility lines, and other existing property during all phases of the soil amending and grading operations.

I. Rejection and Substitution: Plants not conforming to the requirements herein specified shall be considered defective, and such plants, whether in place or not, shall be marked as rejected and be immediately removed from the site of the work and replaced with acceptable plant materials. The plant materials shall meet all applicable inspections required by law. Plants shall be of the species, variety, size, age, flower color and condition as specified herein and/or as indicated on the drawings. Under no condition will there be any substitution of plant species, variety, or reduced sizes for those listed on the accompanying drawings, except with the expressed written consent of the Landscape architect.

J. All utilities (water and electricity) used during the installation and maintenance of the landscaping and irrigation systems for this project shall be paid for by the Owner.

1.08 FINAL SOIL AMENDMENT QUANTITIES:

A. Upon completion of all rough grading operations of planted areas, a minimum of six (6) representative samples (or 1 soil sampling per every 7 lots for home developments) of existing soil found in the planting areas shall be taken by the Contractor and at his/her expense sent to an independent soil testing laboratory for an Horticultural suitability analysis and recommendations.

B. In order to reduce runoff and encourage healthy plant growth, a soil management report shall be completed as follows:

1. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
2. The soil analysis shall include:
   a. Soil texture
   b. Infiltration rate determined by laboratory test or soil texture infiltration rate table
   c. Soil pH
   d. Total soluble salts
   e. Sodium
   f. Percent organic matter
3. The soil report shall include recommendations for quantity and application rate of amendments and any corrective measures required to adjust items a. though f. listed above to acceptable levels BASED ON THE PROPOSED PLANT SCHEDULE. The recommendations shall be based on organic-based fertilizers, amendments and best-practices. These recommendations shall then be compared with those listed in Paragraphs 2.02 and 3.01 and the contract modified accordingly.

1.09 SOIL PREPARATION CONFORMANCE

Amendment materials shall be distributed in piles around the site in quantities corresponding to the soils analysis "per 1,000 sq. ft." recommendations. Invoices showing materials and quantities purchased shall be available for review. The Landscape architect may visually compare the distribution piles and total quantities of each material furnished against the soils analysis recommendations, but it is the responsibility of the contractor to fulfill and verify compliance with the recommendations of the soil analysis report. After visual observation by the Landscape architect and verification by the contractor of the distribution and quantities of soil amendments, the Contractor may then commence with soil conditioning operations per section 3.01

1.10 PLANT MATERIAL QUANTITY CONFORMANCE

A. After installation of plant materials, and coinciding with the pre-maintenance observation, the Landscape architect, with the heretofore specified signed copies of the required certificates, trip slips and invoices for the plant materials and related items, may inventory such material and observe the total area and/or the amounts specified. It is the contractor's responsibility to verify all quantities have been installed per plans. If the required amounts have not been furnished, the Landscape architect may require the installation of additional materials to fulfill the minimum requirements specified.

PART 2 - PRODUCTS

2.01 SOIL AMENDMENT AND FERTILIZER:

A. Soil Conditioner: Composted Derivatives equivalent to "Humic Compost" manufactured by Agri-Service, Inc. and having the following properties: Humic Compost shall have fine texture and a dark brown color. Compost feedstock shall be clean yard trimmings generated from source-separated landscape maintenance. No animal wastes or sludge wastes shall be added. The shredded yard trimmings shall be composted for a minimum period of one month, with peak temperatures reaching between 132° to 155° F throughout the thermophilic stage. Composting shall be done by the windrow method with regular turning to expose all parts of the pile to high temperatures in order to achieve weed seed and pathogen kill. Product shall be processed according to Title 14 regulations for composted green waste. Curing phase shall be up to two months. Moisture content at time of delivery shall be approximately 25%. One cubic yard of compost shall weigh an average of 950 to 1150 pounds. Finished compost shall be screened through a 3/8 inch mesh.

B. Gypsum shall be commercially processed and packaged gypsum (CaSo, 2H 0) with minimum 80% grade containing 14% minimum combined sulfur.

C. Iron Sulphate: Ferric or ferrous sulphate in pelleted or granular form containing not less than 18 percent metallic iron. Material shall conform to the Horticultural Code of the State of California.

D. Pre-plant fertilizer for incorporation with rototilling or plant pit backfill mix shall be of a uniform 'beaded' homogeneous Organic granular composition suitable for application with approved equipment and shall contain the following minimum available percentages by weight of plant food:

1.	Nitrogen	5% minimum
2.	Phosphoric acid	3% minimum
3.	Potash	1% minimum
4.	Iron	1%
5.	Manganese	.05%
6.	Zinc	.05%
7.	Humic Acids (derived from compost)	15%
8.	Soil Penetrant (alkyl naphthalene sodium sulfonate)	15%

E. Post-planting Fertilizer for Maintenance Period Fertilization: Organic base, long lasting, non-burning, controlled slow release, free flowing, uniform in composition, suitable for application with approved equipment, and shall contain the following minimum available percentages of weight of plant food :

1.	Nitrogen	12% minimum
2.	Phosphoric acid	8% minimum
3.	Potash	8% minimum
4.	Sulphur	7%
5.	Iron	2%
6.	Manganese	.05%
7.	Zinc	.05%
8.	Humic Acids (derived from compost)	5%

WARNING: Some fertilizers contain chelated iron which may cause staining of concrete surfaces. Contractor shall use extreme caution when applying fertilizers adjacent to concrete and hardscape areas. Contractor shall be responsible for removing all iron stains from concrete or Hardscape by sandblasting, or replacement of Hardscape/concrete, as directed by landscape architect, at no additional cost to the Owner.

F. Planting Tablets: Tightly compressed organic chip type commercial grade planting tablets of varying weighted sizes with the following available percentages by weight of plant food:

1.	Nitrogen	20% minimum
2.	Phosphoric acid	10% minimum
3.	Potash	5% minimum

2.02 PLANTING BACKFILL FOR TREES:

A. Planting backfill shall be a thoroughly blended mixture of topsoil amendments. The following materials and quantities are to be used as a basis for bidding, and shall be modified based on soil analysis results:

1.	Soil Conditioner (Humic Compost)	1 part (top 12" of backfill only)
2.	Stock-piled on site soil	3 parts
3.	Iron sulphate	2 lbs/per cu. yd. of mix
4.	Gypsum	10 lbs/per cu. yd. of mix
5.	Pre-plant fertilizer	4 lbs/per cu. yd. of mix

Soil to be used as planting medium for the project shall be fertile, well-drained, of uniform quality, free of stones over 1 inch diameter, sticks, oils, chemicals, plaster, concrete and other deleterious materials. On-site soil may be stockpiled for re-use provided it meets all requirements.

2.03 PLANT MATERIALS:

A. Nomenclature: The scientific and common names of plants herein specified conform with the approved names given in "Sunset Western Garden Book", published by Lane Publishing Company, Menlo Park, California, latest edition.

B. See list of plant material on drawings.

C. Quality and size of all plants shall be No. 1, of Pinto Tag stock. They shall be vigorous, of normal growth, free from disease, insects, insect eggs, and/or exceed the measurements specified or the American Standards for Nursery Stock. Pinto Tags shall be submitted to the Landscape architect.

D. Container stock (1 gal., 5 gal., and 15 gal.) shall have grown in containers for at least six months, but not over two years. No container plants that have cracked or broken balls of earth, when taken from the container, shall be planted, except upon special approval. No trees with damaged roots or broken balls shall be planted and no shrubs, or groundcovers shall be planted that are "pot bound" or that have damaged roots.

E. Pruning shall not be done, prior to delivery, except by written approval.

F. Observation of Plant Materials, required by governing authorities, shall be a responsibility of the contractor, and where necessary, the contractor shall have secured permits or certificates prior to delivery of plants to site.

G. Plants shall be subject to observation and approval or rejection, at the project site at any time before or during progress of work, for size, variety, condition, latent defects and injuries. Rejected plants shall be removed from the project site immediately.

H. Substitutions will not be permitted except that if proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size, variety and cost.

I. Quantities shall be furnished as needed to complete work as shown on drawings.

J. The Landscape architect reserves the right to observe root condition of any species, particularly those grown from seed, and if found defective, to reject the plants represented by the defective sample.

K. Identify plant species or varieties correctly on legible, weather-proof labels attached securely at the job site. There shall be a minimum of one labeled plant for each 5 plants in a lot.

L. Groundcover plants shall be healthy cuttings grown in flats until transplanting.

2.04 HERBICIDE:

Weed Contact Spray, post emergent, systemic product with no soil residual activity formulated as a water soluble liquid containing 50% glyphosate and 14.5% surfactant with surflan additive. (Use only on noxiuos weeds that cannot be successfully eradicated with hand weeding.)

2.05 MULCHING MATERIAL:

A. Mulching material shall be finely ground, screened, dark brown mulch equivalent to "Everbloom Mulch" manufactured by Agri-service, Inc. or approved equal, and having the following properties: Composted, dark brown mulch with loose, composted fines and sticks up to three inches in length. Feedstock used shall be clean yard trimmings generated from source-separated landscape maintenance. No animal wastes or sludge wastes added. The ground yard trimmings shall be composted for a minimum period of one month. Temperatures shall be maintained between 132° to 155° F throughout the thermophilic stage to kill pathogens and weed seeds. This process meets California Title 14 regulations, Process to Further Reduce Pathogens. Curing phase shall be up to two months. Moisture content at the time of delivery shall be approximately 25%. One cubic yard of mulch weighs approximately 650 to 800 pounds.

2.06 ROOT BARRIERS FOR TREES:

A. #UB-24-2 root barriers as manufactured by Deep Root Corp. or approved equal.

L.1-7

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2907 Shelter Island Drive #105-417
San Diego, CA 92106 619-795-7603
www.insitelandarch.com

LICENSED LANDSCAPE ARCHITECT — Timothy Jachlewski — No. 4547 — 11-30-25 — 07-24-22 — STATE OF CALIFORNIA

RECORD PLAN
BY: _____ DATE: _____
NAME
R.C.E. _____
EXPIRES: _____

BENCH MARK
DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021
AS SHOWN ON ROS 23931: PK & WASHER IN NORTHWESTRLY END OF HEADWALL 145' +/- SOUTHWESTERLY OF CENTERLINE INTERSECTION.
LOCATION: _____
RECORD FROM: ---
ELEVATION: 708.06 DATUM: _____ M.S.L.

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1	---		---
2	---		---
3	---		---
4	---		---

PRIVATE CONTRACT

SHEET		
8	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	13 SHEETS

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS

PLANTING SPECIFICATIONS

CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR:
SIROUS DEYLAMIAN,COUNTY ENGINEER

LANDSCAPE ARCHITECT OF WORK
TIM JACHLEWSKI JR LLA#4547

BY: _____ DATE: _____

ENGINEER'S NAME: TOUCHSTONE DEVELOPMENT
PHONE: 858-204-1342

PART 3 - EXECUTION

3.01 SOIL CONDITIONING, ROTOTILLING AND FERTILIZING:

A. After the areas have been graded, follow the Soil Preparation Conformance procedures per section 1.09. After approval by the Landscape architect of the requirements in section 1.09, the soil conditioning and amendment materials shall be evenly spread over all planting areas and shall be thoroughly scarified to an average depth of six (6) inches by rototilling a minimum of two (2) alternating passes:

The following materials and quantities are to be used as a basis for bidding, and shall be modified based on soil analysis results:

1. Soil Conditioner (Humic Compost): 6 cu. yd. per 1,000 sq. ft. (2" deep)*
   *Minimum required unless soils report states at least 6% organic matter exists within the top six inches of soil.
2. Soil sulphur: 20 lbs/per 1,000 sq. ft.
3. Iron sulphate: 20 lbs/per 1,000 sq. ft.
4. Gypsum: 100 lbs/per 1,000 sq. ft.
5. Pre-plant fertilizer: 20 lbs/per 1,000 sq. ft.
   (a) Amendments shall be incorporated into the top six (6) inches of finish grade.
   (b) The thoroughness and completeness of the rototilling and incorporation of the soil conditioners/amendments shall be accepted by the landscape architect in writing, prior to digging planting pits. For slopes 2:1 and steeper, or as per the drawings, omit rototilling.

3.02 FINISH GRADING:

A. Finish grades shall be as indicated on landscape or civil drawings. Contractor shall notify Landscape architect for a decision should any discrepancies exist between the drawings and site conditions.

B. Finish grades shall be measured as the final water compacted and settled surface grades and shall be within + 0.1 foot of the spot elevations and grade lines indicated. Grades adjacent to hardscape shall be within +/- .01 feet of the grades indicated on the drawings.

C. Molding and rounding of the grades shall be provided at all changes in slope.

D. All undulations and irregularities in the planting surfaces resulting from tillage, rototilling and all other operations shall be leveled and floated out before planting operations are initiated.

E. Take every precaution to protect and avoid damage to erosion control materials, sprinkler heads, irrigation lines, and other underground utilities during grading and conditioning operations.

F. Final finish grades shall insure positive drainage of the site with all surface drainage away from buildings, walls, and toward swales, basins, roadways, drains and catch basins.

G. Final grades shall be accepted by the Landscape architect/Owner's representative in writing on company letterhead prior to digging planting pits and/or before planting operations will be allowed to begin.

H. Planting surfaces shall be graded with no less than 2 percent surface slope for positive drainage unless otherwise indicated on grading plans.

I. Deep Water Leaching shall be performed if recommended and as specified in the Horticultural soils recommendations report.

3.03 PLANTING:

A. The layout of locations for plants and outlines of groundcover beds to be planted shall be accepted by the Landscape architect in writing prior to digging plant pits for planting. All such locations shall be checked by the contractor for possible interference with existing underground piping prior to excavation of holes. If underground construction or utility lines are encountered in the excavation of planting areas, other locations for the planting may be selected by the landscape architect at no additional cost to the owner. Damage to existing utilities shall be the responsibility of the contractor.

B. Planting Trees, and Shrubs:

1. All excavated holes shall have vertical sides with roughened surfaces and shall be of the minimum sizes indicated on drawings. Holes shall be, in all cases, large enough to permit handling and planting without injury or breakage of root balls or roots.
2. Excavation shall include the stripping and stacking of all acceptable soil encountered within the areas to be excavated for plant pits and planting beds. Protect all areas that are to be trucked over and upon which soil is to be temporarily stacked pending its re-use for the filling of holes, pits and beds.
3. Excess soil, generated from the planting holes shall be spread evenly on the site within the tolerances indicated in section 3.02, or as directed by the Landscape architect. Excess soil (beyond the tolerances indicated in section 3.02) shall be removed from the site.
4. The plants shall be planted at approved locations with the heretofore specified plant pit fertilizer and soil planting backfill. Place plant pit fertilizer after two thirds of backfill material is installed at the rates specified by the manufacturer and soils report.
5. The plants shall be placed in the planting pits, which have been hand tamped, and water settled to the rootball base levels prior to the placement of the plants. After setting the plants, the remaining backfill material shall be carefully tamped and settled around each rootball to fill all voids. Each tree and shrub shall be placed in the center of the hole and shall be set plumb and held rigidly in position until the planting backfill has been tamped around each rootbal.
6. All plants shall be set at such a level that after settling they bear the same relationship to the surrounding finish grade as they bore to the soil line grade in the container, unless otherwise noted.
7. No plant will be accepted if the rootball is broken or cracked, either before, during, or after the process of installation.
8. Plants shall be thoroughly watered into the full depth of each planting hole immediately after planting.
9. Install shrubs as shown on the drawings.
10. For trees up to 36" Box size, install tree stakes with materials specified and as shown on the drawings. The stakes shall be driven in plumb and secure. Special care shall be taken that the driving in of the stake does not damage the tree roots or rootball. Tree ties shall be fastened to each stake by tacking the wire tie to the stake. Protective hoses shall be in contact with all tree trunk or branch areas per the details on the drawings.
11. The staking and guying shall be accomplished in such a manner as to insure the proper and healthy growth and the safety of the plants, property, and the public.
12. The contractor shall be responsible for all surface and subsurface drainage required which may affect his guarantee of the trees, and shrubs.
13. Pruning after planting shall be required on all trees, and shrubs when necessary to provide the specified or approved standard shapes, form and/or sizes characteristic to each plant. Pruning may include thinning, and/or cutting and shall be under the direction of the landscape architect or certified arborist.

C. Planting Groundcovers:

1. Groundcovers shall be planted in the areas indicated on the drawings. The groundcover plants shall be rooted cuttings grown in flats and shall remain in those flats until transplanting.
2. All groundcover plants shall be planted with soil around roots in staggered row, evenly spaced at the intervals called out on the drawings.
3. The groundcover plants shall be planted sufficiently deep to cover all roots.
4. The groundcover planting area shall be hand smoothed after planting to provide an even, smooth final finish grade.

3.04 HERBICIDE APPLICATION:

A. A. Herbicide or pesticide applications shall be performed only when necessary for noxious weed eradication only after all hand weeding operations have failed and only by personnel licensed for such work by the State of California.

3.06 MULCHING:

A. Landscape areas shall be covered with the specified mulching material to the minimum depth indicated on the drawings.

3.05 CLEAN-UP:

A. As the project progresses on a daily basis, the contractor shall maintain all areas in a neat manner and remove unsightly debris as necessary, remove all debris and containers used in accomplishing work and sweep and clean all sidewalks, asphalt, and concrete areas adjacent to plantings.

3.08 SITE OBSERVATION & WALK-THROUGHS FOR SUBSTANTIAL COMPLETION:

A. General Observation: The Landscape architect will visit the construction site at interim times during the construction process to access construction progress regarding installation of landscape material to be in compliance with the drawings, details, specifications and site conditions. The Landscape architect will prepare a site report after each visit noting progress of installation, verbal communication with the contractor and identifying any field adjustments necessary that require modifications to the designed landscape. A copy of this site report will be delivered to both the owner and the contractor. The contractor is responsible to immediately address each item on the site report before proceeding with further construction.

B. Walk Through For Substantial Completion (Punch List #1):

1. Before requesting a walk through for substantial completion the following requirements must be entirely satisfied:
   (a) The entire planting area is completely installed, and when letters of acceptance as described above have been obtained from the Landscape architect and/or owner's representative. If the contractor failed to notify the Landscape architect for any of the above items as listed above than the contractor assumes full responsibility for any design modifications directed by the Landscape architect during the walk through for substantial completion any of these issues at no additional cost to the owner.
   (b) All invoices, pinto tags and receipts have been delivered to the owner or owner's representative.
2. Once the above requirements have been met a walk through for substantial completion may be requested. The following procedures will be used during the walk through:
   (a) A visual walk through of the entire site will take place consisting of an examination of planting areas as compared to the drawings, and installation procedures as shown on the details and specifications. A punch list will be established for deficiencies in the construction and workmanship of the landscaped area as compared to the construction drawings, details, and specifications.
3. Once the Walk Through for Substantial Completion has been completed the Landscape architect will provide a copy of all punch list items to the owner for review and distribution to the contractor. It is the contractor's responsibility to repair, replace, and adjust all items on the punch prior to requesting a final walk through.

C. Final Walk Through:

1. Before commencement of a final walk through is requested, each item on the walk through for substantial completion (punch list #1) must be thoroughly satisfied, addressed, and resolved by the contractor.
2. Once the above requirement has been met a final walk through may be requested. The following procedures will be used:
   (a) This visual walk through will consist of walking through the punch list items created at the time of the walk through for substantial completion, and examining outstanding items. Any remaining deficiencies in the construction and workmanship of the landscape as compared to the punch list generated at the time of the walk through for substantial completion, construction drawings, details and specifications shall be corrected by the contractor.

3.09 MAINTENANCE PERIOD:

A. The Maintenance Period shall last for ninety (90) days after written notification from the Landscape architect to the owner of a successful final walk through. The notification shall take place once all items on the final walk through punch list have been satisfactorily addressed by the contractor.

1. The contractor is responsible for obtaining and following any maintenance manuals created specifically for the project from the owner at the beginning of the maintenance period.
2. Once the contractor has fulfilled all maintenance agreement obligations the maintenance period will end see section 320533 Landscape Maintenance, for maintenance responsibilities.

END OF SECTION 329300

SECTION 320533
LANDSCAPE MAINTENANCE

PART 1 - GENERAL

1.01 SUMMARY

A. The work includes all services, labor, materials, transportation and equipment necessary to perform the work indicated on the Drawings and as specified. The conditions of the Contract and Division 1 apply to this section as fully as if repeated herein.

1.02 RELATED REQUIREMENTS:

A. Section 328400 Irrigation System
B. Section 329300 Landscaping

1.03 DEFINITIONS:

A. Pesticide: Includes any of the following:
   1. Fumigant
   2. Herbicide
   3. Insecticide
   4. Fungicide
   5. Rodent repellents.
B. Planting Bed: An area comprised of trees, shrubs, flowers, and ground cover, excluding grass.

1.04 DELIVERY:

A. Fertilizer, Gypsum, and Iron Sulphate: Deliver to the site in original containers bearing manufacturer's chemical analysis, name, trade name, or trademark, and indication of conformance to state and federal laws. Instead of containers, fertilizer, and gypsum may be furnished in bulk with a certificate indicating the above information.
B. Pesticides: Deliver to the site in original containers with legible label indicating Environmental Protection Agency (EPA) registration number and manufacturer's registered uses.

1.05 STORAGE:

A. Fertilizer, Gypsum, Iron Sulphate, and Mulch: Store in dry locations away from contaminants.
B. Pesticides: Do not store with other maintenance material. Store herbicides "downwind," relative to the airflow from other pesticides.

1.06 HANDLING:

A. Do not drop or dump materials from vehicles.

PART 2 - PRODUCTS

2.01 PH ADJUSTERS:

A. See Specification Section: 329300 Landscaping

2.02 SOIL CONDITIONERS:

A. See Specification Section: 329300 Landscaping

2.03 PLANTING BACKFILL:

A. See Specification Section: 329300 Landscaping

2.04 FERTILIZERS:

A. See Specification Section: 329300 Landscaping

2.05 WATER:

A. See Specification Section: 329300 Landscaping

2.06 PESTICIDES:

A. See Specification Section: 329300 Landscaping

PART 3 - EXECUTION

3.01 MAINTENANCE REQUIREMENTS DURING THE NINETY (90) DAY MAINTENANCE PERIOD:

A. Shrubs:

1. The contractor is responsible for the restoration and maintenance of all vegetation included in these specifications for the duration of the maintenance period. During the first two weeks of the maintenance period, the contractor shall conduct a survey of all areas and identify by quantity, species, and location, all dead, dying, and diseased vegetation. The contractor shall be responsible for restoring dying and diseased vegetation to a healthy state in accordance with accepted Horticultural Practice and Treatment. The landscape architect and/or owner's representative will be the final authority in determining which vegetation is considered dead or irreparably damaged. Restoration and replacement of vegetation is considered routine maintenance and shall be accomplished as often as necessary during the maintenance period. Vegetation replacement shall be accomplished within 5 days after the contractor discovers or has been notified of the situation. Diseased or dead vegetation shall be removed and replaced with healthy plants of the same species. All replacement plants must be approved by the landscape architect and/or owner's representative before planting.
2. Planting beds shall be cultivated, pruned, trimmed, weeded, irrigated, fertilized, mulched, and otherwise maintained in a manner that presents a professionally landscaped appearance at all times. Plant beds shall be kept weed, gopher, squirrel, rabbit and pest free through best management practices. Ground cover shall not be allowed to grow into flowers, shrubs or trees. Planting beds shall be maintained in a manner that provides balance between the various types of vegetation, and prevents dominance of any one species.
3. The contractor shall provide and maintain a minimum of three-inch layer of mulch in all planting areas that were originally mulched (one and one half-inch for flatted groundcover areas). Mulch shall be kept 3" clear from all tree, shrub, and groundcover trunks and stems.
4. The contractor shall provide for the special needs of various species. Diseased or dead vegetation shall be removed and replaced with healthy plants of the same species.
5. The contractor shall maintain the soil level in the plant beds, and ensure all surface root systems and irrigation piping are covered as required. The contractor shall be responsible for damage caused by contractor operations at no additional cost to the owner.
6. All shrubs, and other cultivated plants shall be trimmed and pruned ACCORDING TO THEIR NATURAL GROWTH CHARACTERISTICS (accept for hedges) for proper health and attractive appearance. ALLOW SHRUBS TO GROW IN AND COMPLETELY FILL THE PLANTING AREAS (DO NOT SHEAR INTO BALLS OR OTHER SHAPES.) All clippings shall be removed and disposed of by the end of each day. Pruning shall be accomplished as necessary in accordance with conditions (a) through (d) specified below. Shrubs shall be trimmed to shape for aesthetic appearance and health at the frequency specified in this section.
   (a) Remove growth in front of windows, over entrance ways or walks, and any growth which will obstruct vision at street intersections. Shrubs around perimeter of buildings shall be trimmed to maintain natural growth characteristics.
   (b) Remove dead, damaged or diseased branches or limbs and crossing, rubbing and interfering branches.
   (c) Evenly form and balance the shrub to natural growth characteristics. Hedges are to be trimmed to maintain their natural growth characteristics and not allowed to obstruct pedestrian walkways. Shrubs shall be allowed to completely fill planter beds. Shrubs, hedges shall not be trimmed into round, square and or geometric shapes unless specified in the Plant Schedule. Side growth shall be allowed to grow unless growth is in front of windows, over entrance ways, streets, driveways, parking area or walks, and/or any growth which will obstruct vision at street intersections.
   (d) Remove growth against or over structures and into any type of electrical or telephone lines (leave vine growth on block walls if applicable).
7. Shrubs shall be pruned to evenly form and balance plant to natural growth characteristics. Shoots, suckers, and branches of shrubs not conforming to desired shape and size shall be removed. Retain typical growth habit of individual plants with as much height and spread as is practical. Shrubs shall be allowed to completely fill planter beds.

L.1-8

IN-SITE LANDSCAPE ARCHITECTURE, INC
2907 Shelter Island Drive #105-417
San Diego, CA 92106 619-795-7603
www.insitelandarch.com

LICENSED LANDSCAPE ARCHITECT — Timothy Jachlewski, Jr. — No. 4547 — 11-30-23 — 07-24-22 — STATE OF CALIFORNIA

RECORD PLAN
BY: _____ DATE: _____
NAME
R.C.E. _____
EXPIRES: _____

BENCH MARK
DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23931: PK & WASHER IN NORTHWESTRLY END OF HEADWALL 145' +/- SOUTHWESTERLY OF CENTERLINE INTERSECTION.
LOCATION: _____
RECORD FROM: ...
ELEVATION: 708.06 DATUM: _____ M.S.L. _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1	...		...
2	...		...
3	...		...
4	...		...

PRIVATE CONTRACT

SHEET		
9	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	13 SHEETS

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
PLANTING SPECIFICATIONS
CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR: SIROUS DEYLAMIAN,COUNTY ENGINEER
BY: _____ DATE: _____

LANDSCAPE ARCHITECT OF WORK
TIM JACHLEWSKI JR LLA#4547

ENGINEER'S NAME: TOUCHSTONE DEVELOPMENT
PHONE: 858-204-1342

8. Any depression or mound around the base of shrubs intended to retain water in place for proper irrigation shall be maintained in good condition to permit the most efficient application of water and reduce waste.

B. Trees:

1. Tree maintenance and care is considered routine ongoing maintenance and shall be accomplished as specified or as often as necessary during the maintenance period. Tree maintenance and care includes, staking trees, adjustment of ties and supports, removal of stakes, watering, fertilization, pest control, pruning, turf clearance, mulch clearance, removal of broken limbs and branches, tree removal/replacement, and fall cleanup.

2. The contractor shall maintain and/or replace tree staking and guying as necessary as specified in section 329300 Landscaping for the duration of the maintenance period. Stakes, ties and supports shall be inspected and adjusted monthly to prevent girdling and rubbing, and to promote natural development of trees. Stakes, ties, and supports shall be removed when the tree becomes capable of supporting itself.

3. Trees shall be pruned according to their natural growth characteristics to evenly form and balance the tree and to promote proper health and growth in accordance with accepted standards and horticultural practices of the International Society of Arboriculture, Western Chapter. All tree maintenance must be performed in compliance with ANSI Z133.1 Safety Standards and ANSI A300 Standard Practices for Tree Care Operations. Tree pruning shall include all areas of the project, which are permanently and/or temporarily irrigated for the duration of the maintenance period. All sucker growth shall be removed from and around the trees. All trees are to be inspected monthly to identify pruning needs. Pruning or trimming shall be accomplished at any time during the maintenance period as required in accordance with conditions (a) through (h) below:
   (a) Remove dead, damaged or diseased wood, or structurally weak limbs that may cause a safety hazard. Remove interfering branches, crossing and rubbing branches.
   (b) Remove branches which endanger roofs, eaves, and windows or hang within eight feet of sidewalks, parking lot driveways, and which obstruct traffic signs or streetlights. This includes removal of dead or broken branches on the ground or still hanging in the tree.
   (c) Provide clearance for fire trucks, buses, moving vans and similar vehicles along streets.
   (d) Eliminate and prevent growth into electrical or telephone transmission lines. Anticipate the effects of wind on branches, which might fall on transmission lines. Shape the entire tree rather than notch the top.
   (e) Prevent growth of trees in front of windows, over entranceways and walkways and which will obstruct vision at street intersections.
   (f) Remove partially attached broken limbs and branches from trees regardless of diameter or length. Provide stakes or braces as required for future protection.
   (g) "Skirting-Up" and "pollarding" a tree is prohibited.
   (h) Topping of trees is prohibited

C. Weeds, Rodent and Pest Control:

1. PESTICIDES MAY BE USED ONLY AS A LAST RESORT AFTER ALL NATURAL BEST MANAGEMENT PRACTICES ARE USED. Weed and pest control shall be performed to prevent encroachment of undesirable vegetation and noxious weeds, and infestation of pest (rodent, insect and fungus) into established landscapes, and around trees, shrubs, flower beds, etc. Noxious weeds in landscaped and natural growth areas, plant beds and landscaped areas shall not be allowed to establish themselves and be maintained weed free. Additionally, weed control is to be performed to eliminate grass and weeds in cracks and joints on all paved and concreted areas. Weed control is to be performed to prevent the encroachment of vegetation into perimeter fences. Rodent control shall be performed as required to maintain healthy vigorous plant growth. Live or dead rodents shall be removed within 24 hours from the project property and properly disposed of. Trees, shrubs, and vegetation shall be protected from all varieties of insect and rodent damage. Pesticides and herbicides shall be used in a manner, which will not affect landscape plants health.

2. All pesticides, including herbicides, insecticides, fungicides, etc., shall be applied only by persons holding a valid state license for each category of pest control work involved. Any required state, county, or local permits for possession, procurement, or use of any pesticide shall be obtained and complied with at no additional expense to the owner.

3. All pesticides shall be procured, transported, stored, handled, and applied in strict accordance with the manufacturer's label, which shall be registered with the Environmental Protection Agency and the State of California. The contractor shall comply with the requirements of the Federal Insecticide, Fungicide, and Rodenticide Act, 40 CFR 170-171, CCR Title 3, and CCR Title 8. All pesticide containers shall be managed in accordance with therequirements of CCR Title 3, Section 6684 and disposed of in accordance with CCR Title 22. Each pesticide formulation shall be registered for use under the particular environmental conditions under which it was applied. The contractor shall exercise extreme care to prevent any damage or illegal contamination by pesticides to vegetation, water, fish, animals, and humans. The contractor shall be held responsible and liable for all damage, contamination, and effects resulting from contractor's pesticide use.

4. Pesticide spraying shall be performed only on still days and will be stopped when unfavorable weather or other conditions exist which would unduly increase the hazard to personnel or desirable vegetation by drift, runoff, or leaching through the soil. Any project property or desirable vegetation damaged by the contractor due to pesticide applications shall be repaired or replaced at no additional cost to the owner.

5. Pesticide rinse water or excess pesticides from contractor operations shall be collected by the contractor in an appropriate receptacle and disposed of at an approved disposal site; or shall be applied to a similar target area to which the original application was made and in the same manner of application if allowed by the EPA registered label.

6. Job site pesticide applications shall be made by personnel capable of identifying the pest species to be controlled, knowledgeable of control techniques, and able to apply pesticide active ingredients at prescribed dosages and rates of application, as required by the label to achieve the required control under job site conditions, without danger to people, pets or other non-target animals, plants, or property.

7. The contractor shall be responsible for having a spill kit on service vehicles and for reporting and cleaning pesticide spills as required by state laws and regulations. The contractor shall submit a written report of spills on or in project property, within 8 hours of incident to the owner on company letterhead.

D. Irrigation and Irrigation System Maintenance:

1. The contractor shall plan and adjust irrigation schedules for automatic, hand or portable irrigation systems based on minimal water requirements with the following considerations:the precipitation rates of irrigation components
   (a) soil water infiltration rate and holding capacity
   (b) exposure
   (c) plant material
   (d) site climate conditions
   (e) ET (Evapotranspiration) rate
   (f) Slope

   It shall be the contractor's responsibility to adjust controllers and/or hand/portable irrigation application to compensate for weekly environmental changes for the duration of the maintenance period. The contractor shall perform irrigation in a manner that promotes the health, growth, color and appearance of cultivated vegetation while preventing over watering, water run-off, erosion and ponding.

2. CONTRACTOR SHALL ENSURE SMART CONTOLLER IS SET TO WEATHER-BASED OR SOIL MOISTURE BASED "AUTOMATIC ADJUSTMENT" 60 DAYS INTO THE MAINTENANCE PERIOD. CONTRACTOR SHALL ENSURE "AUTOMATIC ADJUSTMENT" IS FUNCTIONING PROPERLY BETWEEN DAY 60 THROUGH DAY 90 OF THE MAINTENANCE PERIOD AND FINE-TUNE EACH STATION AS NEEDED.

3. Irrigation includes watering of shrubs, and plants for both permanently irrigated slopes and flat areas. Care shall be exercised by regulating the time and equipment to prevent wasting of water. Rotator heads shall be adjusted to prevent water spray on buildings, sidewalks, walls, sign monuments and adjacent hardscape. It shall be the contractor's responsibility to apply enough water to assure and maintain the health and vigor of all shrubs, trees, and planted areas. Irrigation controllers shall be programmed for no irrigation during periods of rain. Controllers shall also be checked and reset if necessary after power outages.

4. The contractor shall provide all equipment necessary to perform all irrigation operations. For temporarily irrigated slopes, flat areas and trees that require manual irrigation, the contractor shall provide hoses and irrigation equipment to adequately irrigate this plant material for the duration of the maintenance period. In the event that an area has no water supply due to a system failure, the contractor shall provide a supply by either hose or truck. All valves and valve box covers shall be kept closed at all times except when in actual use.

5. Irrigation equipment shall be kept clear of any obstructions including plant material. Dirt or other debris surrounding rotator heads, which prevents proper operation, shall be removed. The contractor shall be held responsible for any damage to project property caused by careless handling of irrigation equipment including slope failure at no additional cost to the owner.

6. The contractor is responsible for the maintenance and repair of all components of the irrigation system for the duration of the maintenance period. This includes irrigation equipment items as shown on the original irrigation drawings. Maintenance and repairs of irrigation equipment during the maintenance period shall be done at no additional cost to the owner. Maintenance shall include but not be limited to the following:
   (a) Repair or replace broken, missing, or inoperative pop-up rotator heads, pop-up rotors, pop-up bubblers, and drip irrigation equipment.
   (b) Repair or replace defective rotator head risers, rotors on risers, fittings, swing arms and breaks in piping. Adjust and align risers. Repairs shall include all fittings as specified in the original irrigation drawings.
   (c) Clean and adjust pop-up rotator heads, pop-up rotors, rotator head risers and rotors on risers and their gears and/or mechanisms, check and adjust for proper coverage.
   (d) Remove dirt and debris from around pop-up rotator heads and pop-up rotors.
   (e) Repair or replace defective or malfunctioning control valves (Electric and/or Manual) flow sensors and master valves. Clean and service valves. The contractor shall replace any damaged or missing valve boxes or valve lids. Valve box lids shall be kept in place at all times. Barricades shall be placed over any valve boxes with missing lids until replaced. Valve boxes shall be kept level with existing grade as shown on the drawings.
   (f) Flush drip irrigation system using manual flush valves.
   (g) Maintain, service, repair or replace controller systems as specified by the product manufacturer.
   (h) System repairs and replacement shall be accomplished with new parts and equipment that are identical to existing.
   (i) The contractor is responsible for required irrigation by any means during the periods of system breakdown.

E. Fertilizer Application During the Maintenance Period:

1. Apply fertilizer in a manner that promotes health, growth, color and appearance of cultivated vegetation at applications rates described in section 329300 Landscaping for the duration of the maintenance period.

2. Fertilizer shall be applied to CA Native plants based on horticultural practices specifically for CA Native plants (typically no fertilizer or minimum organic, slow-release fertilizer.)

F. Fallen Vegetation and Debris Removal:

1. The contractor shall police the entire project area including all paved areas, planters, sidewalks and trash enclosures and collect fallen leaves, branches and limbs regardless of length or diameter, dead vegetation, paper, trash, cigarette butts, garbage, rocks, and any and all other debris to prevent unsightly and inordinate accumulations during normal maintenance working hours. Sidewalks shall be swept as necessary to keep free of trash and graffiti. Collected items shall be promptly removed and taken to a legal disposal site.

G. Removal of Dead Animals:

1. Removal and legal disposal of animal carcasses are considered a normal maintenance task for the duration of the maintenance period. Dead carcasses shall be legally removed immediately when discovered by the contractor.

H. Erosion Control:

1. The contractor is responsible for daily visual inspection of slopes and immediately reporting areas experiencing erosion to the Landscape architect and/or owner's representative on the same day noticed. If the contractor fails to notify the Landscape architect and/or owner's representative of areas experiencing erosion on the same day noticed, then the contractor assumes full responsibility for any erosion control measures and/or repairs as directed by the landscape architect and/or owner's representative at no additional cost to the owner.

2. Upon notification and agreement of the applicable erosion control measure by the Landscape architect, the owner and the contractor, the contractor is responsible for immediately repairing and correcting any progressive rilling that may occur.

3. Erosion control measures may include but not be limited to:
   (a) Filling
   (b) Raking
   (c) Redirecting runoff
   (d) Properly programming irrigation operations
   (e) Replanting
   (f) Providing additional erosion control materials such as:
      (1) jut matting
      (2) filter fabric
      (3) hay bales
      (4) hay rolls
      (5) silt fencing
      (6) sand bags
      (7) and/or other erosion control items as required to maintain healthy plant material and stable slopes.

   Additional erosion control measures required due to irrigation operations programmed by the contractor that did not take into account cycle and soak functions of the controller will be installed and/or repaired as directed by the Landscape architect and/or owner's representative at no additional cost to the owner.

I. Frequency of Maintenance Operations:

	TASK:	FREQUENCY:
1.	Mowing, Edging, Trimming:	Weekly
2.	Shrub and Vine Restoration and Replacement:	Within 5 days
3.	Weeding:	Weekly
4.	Pruning:	Monthly
5.	Tree Replacement:	Within 5 days
6.	Tree Staking:	As Required
7.	Best Management Practices:	As Required
8.	Debris Removal & Disposal:	As Required
9.	Irrigation System Maintenance:	As Required
10.	Fertilizer Application:	As Required
11.	Fallen Vegetation and Debris Removal:	As Required
12.	Removal of Dead Animals:	As Required
13.	Re-Mulching (Maintained at 3 Inches):	As Required
14.	Erosion Control:	As Required

J. At the end of the ninety (90) day maintenance period, the contractor shall request a post-maintenance walk through with the Landscape architect.

K. Preliminary Post Maintenance Walk Through: Once the maintenance requirements have been met a preliminary post maintenance walk through may be scheduled. At the preliminary post maintenance walk through, the following procedures will be used:

1. Contractor must have (2) two personnel available with radio communication for the entire length of the walk through.

2. A visual walk through of the entire landscape area will take place consisting of an examination of planting areas and noting any remaining maintenance items to be completed.

3. Once the preliminary post maintenance walk through has been completed, the Landscape architect shall prepare a punch list of outstanding items to be completed and will provide a copy of this list to the owner and contractor for review and use. It is the contractor's responsibility to repair, replace, and adjust all items on the punch list prior to requesting a final post maintenance walk through.

L. Final Post Maintenance Walk Through: Before commencement of a final post maintenance walk through, each item on the preliminary post maintenance walk through punch list must be thoroughly satisfied, addressed, and resolved by the contractor. Once the above requirement has been met a final post maintenance walk through may be requested. At the final post maintenance walk through, the following procedures will be used:

1. Contractor must have (2) two personnel available with radio communication for the entire length of the walk through.

2. This visual walk through will consist of walking through the punch list items created at the time of the preliminary post maintenance walk through, and examining outstanding items. Any remaining deficiencies in the maintenance requirements will be noted.

3. Once the final post maintenance walk through is completed and any outstanding items created on the final punch list have been addressed the maintenance period may end. Any additional walk throughs required due to contractors' inability to address all issues on the punch lists described above will be provided at the contractor's expense.

END OF SECTION 320533

L.1-9

IN-SITE LANDSCAPE ARCHITECTURE, INC.
2907 Shelter Island Drive #105-417
San Diego, CA 92106 619-795-7603
www.insitelandarch.com

RECORD PLAN

BY: ______ DATE: ______
NAME
R.C.E. ______
EXPIRES: ______

BENCH MARK

DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23931: PK & WASHER IN NORTHWESTRLY END OF HEADWALL 145' +/- SOUTHWESTERLY OF CENTERLINE INTERSECTION.
LOCATION:
RECORD FROM: ...
ELEVATION: 708.06 DATUM: ______ M.S.L.

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1	...		...
2	...		...
3	...		...
4	...		...

PRIVATE CONTRACT

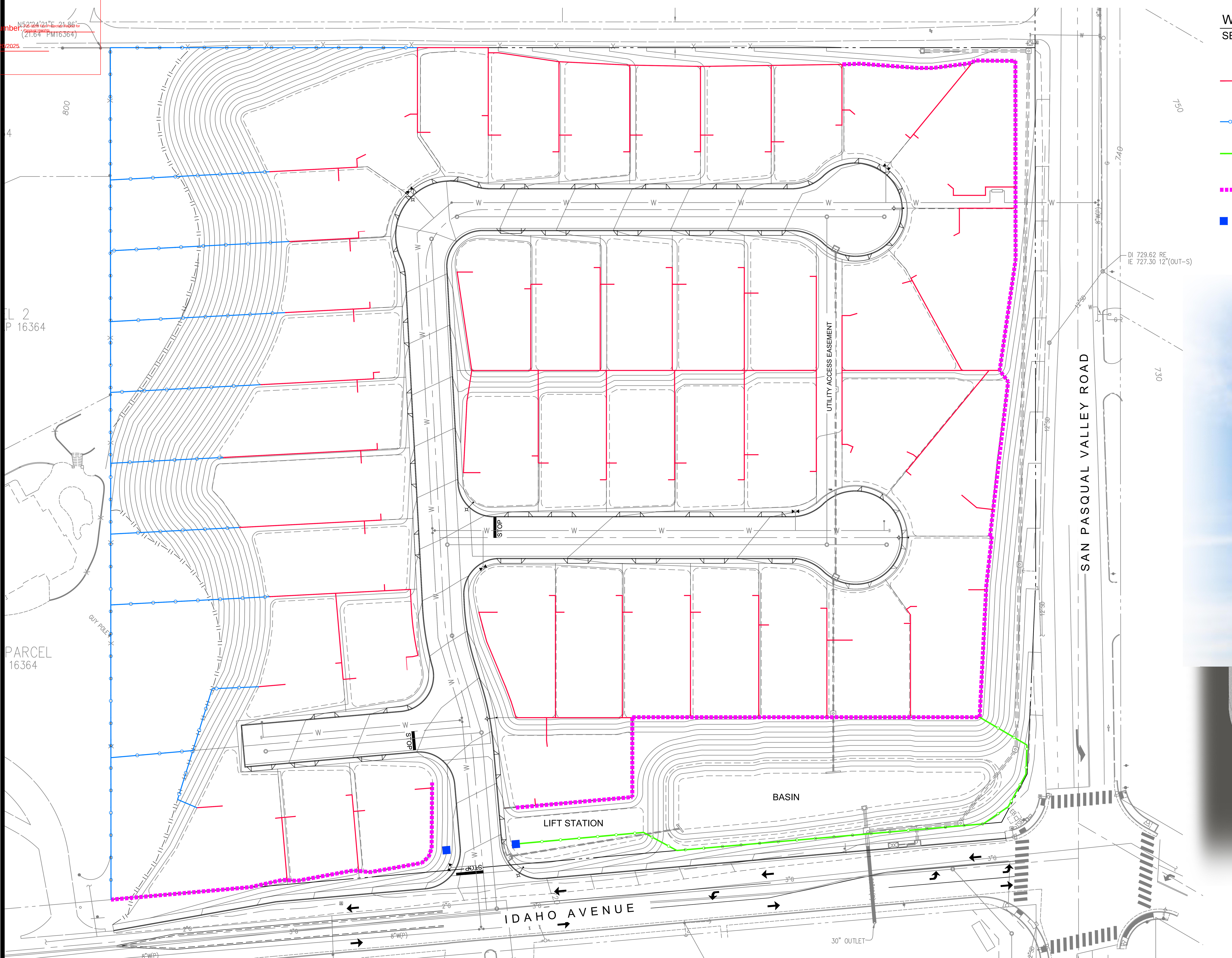
SHEET 10 | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 13 SHEETS

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
PLANTING MAINTENANCE SPECS.
CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR:
SIROUS DEYLAMIAN,COUNTY ENGINEER
BY: ______ DATE: ______

LANDSCAPE ARCHITECT OF WORK
TIM JACHLEWSKI JR LLA#4547

ENGINEER'S NAME: TOUCHSTONE DEVELOPMENT
PHONE: 858-204-1342



WALL AND FENCE LEGEND

SEE DETAILS ON SHEET L1.10 AND L1.11

SYMBOL	DETAIL #	DESCRIPTION
(red line)	DETAIL "B" / "C"	5'-6" HT. VINYL PRIVACY FENCE / GATE - COLOR: "WHITE" OR "BEIGE"
(blue line)	DETAIL "F" / "G"	5'-6" HT. TUBE STEEL FENCE - COLOR "BLACK"
(green line)	DETAIL "D"	3'-6" HT. LODGEPOLE FENCE - COLOR: "NATURAL"
(magenta dotted line)	DETAIL "E"	6' - 7' HT. (PER SOUND ATENUATION REPORT) BLOCK WALL - SPLIT-FACE (TAN), SLUMP BLOCK (TAN) OR STUCCO FINISH (TAN)
(blue square)	DETAIL "A"	8' HT. STONE VENEER ENTRY MONUMENT W/ PRECAST CONCRETE CAP

A — ENTRY MONUMENT PILASTERS

STONE VENEER / PRECAST CONCRETE CAP - 8'-0" HIGH

SCALE: 1/2" = 1'-0"

L.1-10

0' 20' 40' 80' 120'

NORTH

IN-SITE LANDSCAPE ARCHITECTURE, INC.
2907 Shelter Island Drive #105-417
San Diego, CA 92106 619-795-7603
www.insitelandarch.com

LICENSED LANDSCAPE ARCHITECT
Tim Jachlewski Jr.
No. 4547
Signature
11-30-25
Renewal Date
07-24-22
Date
STATE OF CALIFORNIA

RECORD PLAN

BY: ______ NAME DATE: ______

R.C.E. ______

EXPIRES: ______

BENCH MARK

DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23931: PK & WASHER IN NORTHWESTRLY END OF HEADWALL 145' +/- SOUTHWESTERLY OF CENTERLINE INTERSECTION.

LOCATION: ______

RECORD FROM: ...

ELEVATION: 708.06 DATUM: ______ M.S.L. ______

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1	...		...
2	...		...
3	...		...
4	...		...

PRIVATE CONTRACT

SHEET 11 | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 13 SHEETS

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
WALL AND FENCE PLAN

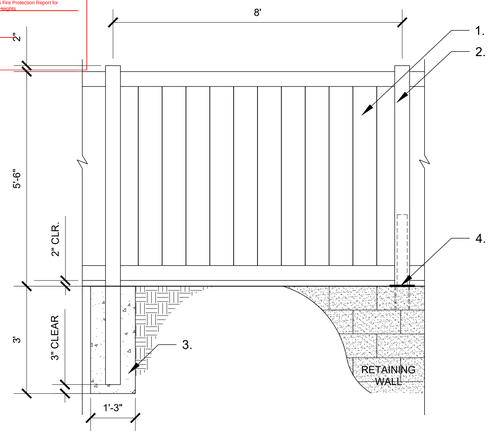
CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR:
SIROUS DEYLAMIAN,COUNTY ENGINEER

BY: ______ DATE: ______

LANDSCAPE ARCHITECT OF WORK
TIM JACHLEWSKI JR LLA#4547

ENGINEER'S NAME: TOUCHSTONE DEVELOPMENT
PHONE: 858-204-1342



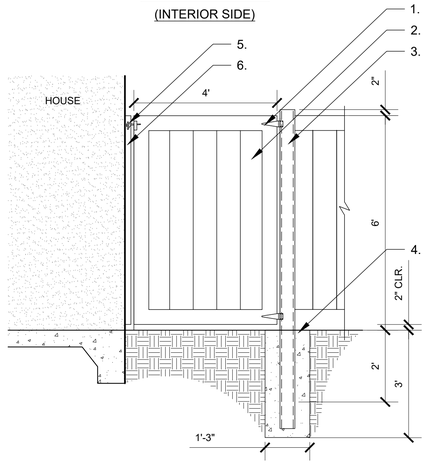
1. WHITE VINYL PREFABRICATED FENCE PANEL
2. WHITE VINYL FENCE POST
3. CONCRETE FOOTING - DOME TOP
4. ATTACH STEEL POST ANCHOR TO CMU WHEN FENCE OCCURS ABOVE RETAINING WALLS

VINYL PRIVACY FENCE

B 5'-6" HEIGHT

SCALE: 1/2" = 1'-0"

SECTION/ELEVATION
(INTERIOR SIDE)



1. GALVANIZED STEEL HINGE (2X) - POWDER COATED BLACK
2. WHITE VINYL PREFABRICATED GATE PANEL
3. WHITE VINYL STEEL REINFORCED GATE POST
4. CONCRETE FOOTING - DOME TOP
5. GALVANIZED STEEL BOLT LATCH - POWDER COATED BLACK
6. 2" X 4" VINYL LATCH POST - SECURE TO HOUSE

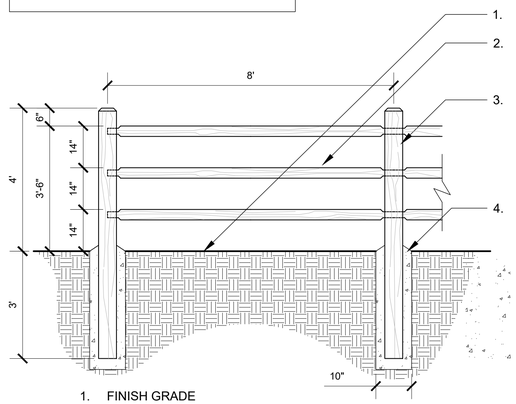
VINYL PRIVACY GATE

C 5'-6" HEIGHT

SCALE: 1/2" = 1'-0"

NOTE:

INSTALL BLACK PVC COATED CHAIN LINK FABRIC TO THE INSIDE OF THE FENCE AT THE DOG PARK LOCATION.

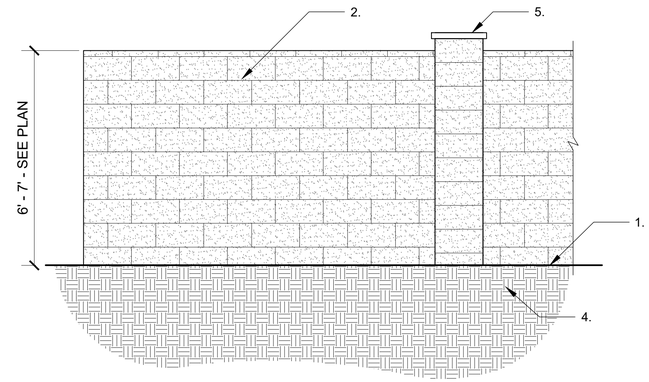


1. FINISH GRADE
2. PRESSURE TREATED LODGEPOLE PINE RAIL, 3-1/2" DIA., ROUND
3. PRESSURE TREATED LODGEPOLE PINE POST, 6" DIA., ROUND, 1" CHAMFER TOPS
4. CONCRETE FOOTING, DOME TOP AT POST BASE

LODGEPOLE PINE FENCE

D THREE RAIL - PRESSURE TREATED - 3'-6" HIGH

SCALE: 1/2" = 1'-0"



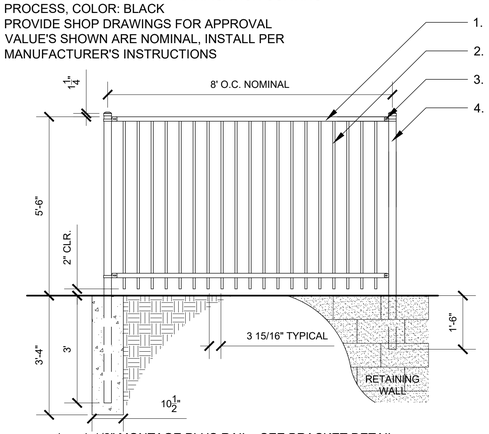
1. FINISH GRADE
2. 6" WIDE CMU BLOCK, GROUT CELLS WITH REINFORCEMENT
3. CONTINUOUS CONCRETE FOOTING
4. 2" CMU CONCRETE CAP
5. 16" SQUARE CMU PILASTER AND CAP (OCCURS AT WALL ENDS, CORNERS AND LOT LINES)

PERIMETER BLOCK WALL

E 6' - 7' HT. BLOCK WALL - SPLIT-FACE (TAN), SLUMP BLOCK (TAN) OR STUCCO FINISH (TAN)

SCALE: 1/2" = 1'-0"

NOTES:
- ALL STEEL COMPONENTS SHALL BE COATED WITH PERMACOAT® THERMAL STRATIFICATION COATING PROCESS, COLOR: BLACK
- PROVIDE SHOP DRAWINGS FOR APPROVAL
- VALUE'S SHOWN ARE NOMINAL, INSTALL PER MANUFACTURER'S INSTRUCTIONS

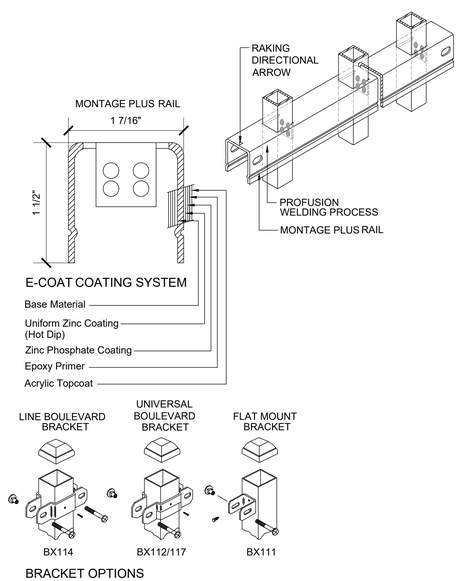


1. 1-1/2" MONTAGE PLUS RAIL - SEE BRACKET DETAIL
2. 3/4" SQUARE X 18 GAUGE PICKET
3. BRACKET OPTIONS PER DETAIL
4. 2-1/2" SQUARE X 14 GAUGE POST
5. CONCRETE FOOTING
6. CORE DRILL CMU, SET POST, AND PACK WITH NON-SHRINK GROUT WHEN FENCE OCCURS ABOVE RETAINING WALLS

STEEL VIEW FENCE

F 5'-6" HEIGHT - AMERISTAR - MONTAGE PLUS - MAJESTIC

SCALE: 1/2" = 1'-0"



BRACKET OPTIONS

STEEL VIEW FENCE BRACKETS

G AMERISTAR - MONTAGE PLUS - MAJESTIC

SCALE: 1/2" = 1'-0"

IN-SITE LANDSCAPE ARCHITECTURE, INC
2907 Shelter Island Drive #105-417
San Diego, CA 92106 619-795-7603
www.insitelandarch.com

LICENSED LANDSCAPE ARCHITECT — Jachlewski, Jr. — No. 4547 — 11-24-25 — 07-24-22 — STATE OF CALIFORNIA

RECORD PLAN

BY: _____ DATE: _____
NAME

R.C.E. _____

EXPIRES: _____

BENCH MARK

DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23931: PK & WASHER IN NORTHWESTRLY END OF HEADWALL 145' +/- SOUTHWESTERLY OF CENTERLINE INTERSECTION.

LOCATION: _____

RECORD FROM: ---

ELEVATION: 708.06 DATUM: _____ M.S.L. _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1	...		...
2	...		...
3	...		...
4	...		...

PRIVATE CONTRACT

SHEET		
12	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	13 SHEETS

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS

WALL AND FENCE DETAILS

CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR:
SIROUS DEYLAMIAN,COUNTY ENGINEER

BY: _____ DATE: _____

LANDSCAPE ARCHITECT OF WORK
TIM JACHLEWSKI JR LLA#4547

L.1-11

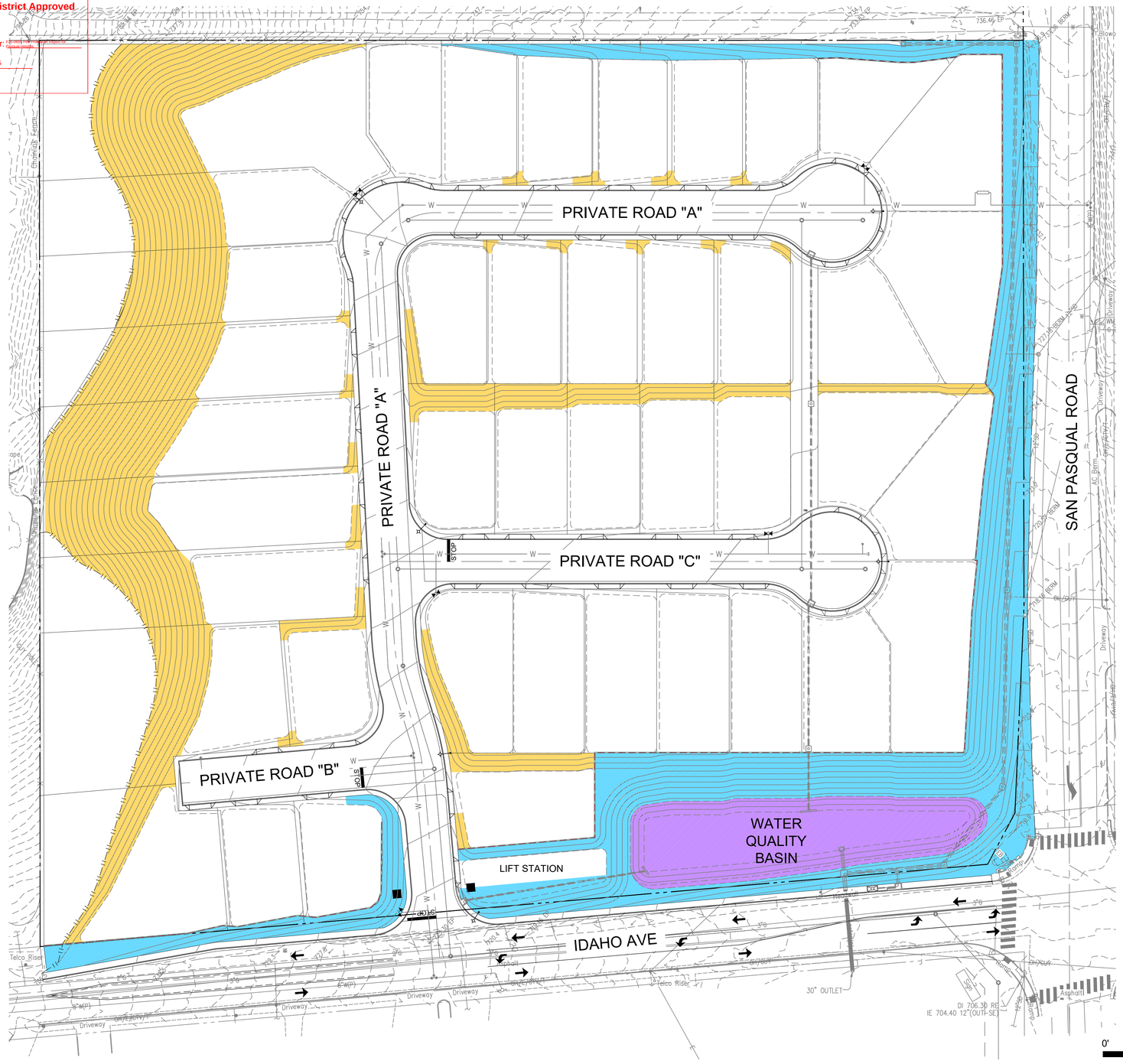
ENGINEER'S NAME: TOUCHSTONE DEVELOPMENT
PHONE: 858-204-1342

APPROVED
City of Escondido

Rincon del Diablo Fire Protection District Approved

Permit Number: [illegible]

Date: 10/2/2025



WATER-USE / MAINTENANCE RESPONSIBILITY

SYMBOL	DESCRIPTION	SQUARE FT.
	LOW WATER-USE **PRIVATELY MAINTAINED**	51,549 S.F.
	LOW WATER-USE **H.O.A. MAINTAINED**	47,319 S.F.
	MEDIUM WATER-USE **H.O.A. MAINTAINED**	13,542 S.F.

WATER EFFICIENT LANDSCAPE WORKSHEET

PASQUAL HEIGHTS

Reference Evapotranspiration (Eto) **57** **Water Efficient Landscape Worksheet** **Residential**

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF (PF/IE)	Landscape Area (sq.ft.)	ETAF X Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Zone 1 HOA low drip	0.2	Drip	0.81	0.25	47,319	11,684	412,902
Zone 4 Private Slope low rotator	0.2	MP ROTATOR	0.75	0.27	51,549	13,746	485,798
					-	-	-
					-	-	-
				Totals	98,868	25,430	898,700
Special Landscape Areas							
Zone A - Basin				1	13,542	13,542	478,574
Zone B				1	-	-	-
Zone C				1	-	-	-
				Totals	13,542	13,542	478,574
						ETWU Total	1,377,274
						MAWA	1,473,572
						% of MAWA	93%

MAWA Formula = (ETo) x (0.62) x [(0.42 x LA) + (1 X SLA)]

ETAF Caclculations

Regular Landscape Areas		All Landscape Areas	
Total ETAF x Area	25,430	Total ETAF x Area	38,972
Total Area	98,868	Total Area	112,410
Average ETAF	0.26	Sitewide ETAF	0.35

L.1-12

0' 20' 40' 80' 120'

NORTH

IN-SITE LANDSCAPE ARCHITECTURE, INC
2907 Shelter Island Drive #105-417
San Diego, CA 92106 619-795-7603
www.insitelandarch.com

LICENSED LANDSCAPE ARCHITECT No. 4547 11-30-23 07-24-22 STATE OF CALIFORNIA

RECORD PLAN
BY: _____ NAME DATE: _____
R.C.E. _____
EXPIRES: _____

BENCH MARK
DESCRIPTION: PK & WASHER SET BY CALTRANS CREWS IN 2021 AS SHOWN ON ROS 23931: PK & WASHER IN NORTHWESTRLY END OF HEADWALL 145' +/- SOUTHWESTERLY OF CENTERLINE INTERSECTION.
LOCATION: _____
RECORD FROM: ...
ELEVATION: 708.06 DATUM: _____ M.S.L. _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:
1	...		...
2	...		...
3	...		...
4	...		...

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS
13		13

PRELIMINARY LANDSCAPE PLAN FOR:
PASQUAL HEIGHTS
WATER-USE / MAINTENANCE RESPONSIBILITY EXHIBIT
CALIFORNIA COORDINATE INDEX XXX-XXXX

APPROVED FOR: SIROUS DEYLAMIAN,COUNTY ENGINEER
BY: _____ DATE: _____

LANDSCAPE ARCHITECT OF WORK
TIM JACHLEWSKI JR LLA#4547

ENGINEER'S NAME: TOUCHSTONE DEVELOPMENT
PHONE: 858-204-1342

APPROVED
City of
Escondido

Rincon del Diablo Fire Protection District Approved

Permit Number: F25-0655 Fire Protection Report for Oasquel Heights

Date: 10/20/2025

APPENDIX ‘H’

Fire Availability Form 399F

APPROVED
City of Escondido

Rincon del Diablo Fire Protection District Approved

Permit Number: F25-0655 Fire Protection Report for Pasqual Heights

Date: 10/20/2025

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

Please type or use pen

F

Owner's Name: Touchstone Communities, LLC	Phone: 858-586-0414
Owner's Mailing Address / Street: 9815 Mira Mesa Blvd	
City: San Diego	State: CA Zip: 92131

ORG ______
ACCT ______
ACT ______
TASK ______
DATE ______ AMT $ ______

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: ______
- ☐ 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 42
- ☐ Commercial . . . . . Gross floor area ______
- ☐ Industrial . . . . Gross floor area ______
- ☐ Other . . . . Gross floor area ______

C. Total Project acreage 10.39 Total lots 47 Smallest proposed lot 5,087 sf

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

234-160-25-00	

Thomas Guide. Page 1130 Grid B3

Project address / Street: 830 Idaho Ave

Community Planning Area/Subregion: North County Metro Zip: 92025

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

Applicant's Signature: [signature] Date: 10-10-24

Address: 9815 Mira Mesa Blvd Phone: 858-586-0414

(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: Escondido Fire Department Sta 7

Indicate the location and distance of the primary fire station that will serve the proposed project: 1220 N Ash St Escondido CA 92027 2.3 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 6 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.

Authorized Signature	Print Name and Title	Phone	Date
[signature]	LaVonna Vercher Deputy Fire Marshal	760-839-5415	11/20/24

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

APPROVED
City of Escondido

Rincon del Diablo Fire Protection District Approved

Permit Number: F25-0655 Fire Protection Report for Pasqual Heights

Date: 10/20/2025

Water Availability Form 399W

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

Please type or use pen

Touchstone Communities, LLC	858-586-0414		ORG________
Owner's Name	Phone		ACCT________
9815 Mira Mesa Blvd			ACT________
Owner's Mailing Address	Street		TASK________
San Diego	CA	92131	DATE________ AMT $________
City	State	Zip	*DISTRICT CASHIER'S USE ONLY*

W

SECTION 1. PROJECT DESCRIPTION — **TO BE COMPLETED BY APPLICANT**

A. ☒ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: ________
☐ Boundary Adjustment
☐ Rezone (Reclassification) from ________ to ________ zone.
☐ Major Use Permit (MUP), purpose: ________
☐ Time Extension...Case No. ________
☐ Expired Map...Case No. ________
☐ Other ________

B. ☒ Residential . . . . . . Total number of dwelling units [illegible]
☐ Commercial. . . . . . Gross floor area ________
☐ Industrial . . . . Gross floor area ________
☐ Other . . . . Gross floor area ________

C. ☒ Total Project acreage [illegible] Total number of lots [illegible]

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

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

234-160-25-00	

Thomas Guide Page 1130 Grid B3

630 Idaho Ave
Project address — Street

North County Metro — 92025
Community Planning Area/Subregion — Zip

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

Applicant's Signature: [signature] Date: 10-10-24

Address: 9815 Mira Mesa Blvd Phone: 858-586-0414

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

SECTION 2: FACILITY AVAILABILITY — **TO BE COMPLETED BY DISTRICT**

District Name: City of Escondido Service area Clearwell Zone

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

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

C. ☑ **District conditions are attached. Number of sheets attached:** 7
☐ **District has specific water reclamation conditions which are attached. Number of sheets attached:** ________
☐ **District will submit conditions at a later date.**

D. ☑ **How far will the pipeline(s) have to be extended to serve the project?** See attached

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

Authorized Signature: [signature] Print Name Angela Morrow

Print Title Director of Utilities Phone 760-839-6290 x 7030 Date 3/12/2025

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

APPROVED
City of Escondido

Rincon del Diablo Fire Protection District Approved

Permit Number [illegible]

Date: 10/20/2023

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

Please type or use pen

Touchstone Communities, LLC — 858-586-0414
Owner's Name — Phone

9815 Mira Mesa Blvd
Owner's Mailing Address — Street

San Diego — CA — 92131
City — State — Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____

W

AMT $_____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

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

B. ■ Residential . . . . . Total number of dwelling units 42
☐ Commercial. . . . . Gross floor area_____
☐ Industrial . . . . . Gross floor area_____
☐ Other . . . . . Gross floor area_____

C. ■ Total Project acreage 10.39 Total number of lots 47

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

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

234-160-25-00	

Thomas Guide Page 1130 Grid B3

830 Idaho Ave
Project address — Street

North County Metro — 92025
Community Planning Area/Subregion — Zip

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

Applicant's Signature: [signature] Date: 10-10-24

Address: 9815 Mira Mesa Blvd Phone: 858-586-0414

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

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: City of Escondido Service area Clearwell Zone

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

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

C. ☒ **District conditions are attached. Number of sheets attached:**_____
☐ **District has specific water reclamation conditions which are attached. Number of sheets attached:** 8
☐ **District will submit conditions at a later date.**

D. ☒ **How far will the pipeline(s) have to be extended to serve the project?** See attached

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

Authorized Signature: [signature] Print Name Kyle Morgan

Print Title Interim Director of Utilities Phone 760-839-6290 ext.7017 Date 7/23/2023

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

Kyle Morgan
Interim Director of Utilities
1521 S. Hale Avenue, Escondido, CA 92029
Phone: 760-839-6290 ext. 7017

July 23, 2025

ATTN: Kerry Garza
Touchstone Communities
9815 Mira Mesa Boulevard
San Diego, CA 92131

SUBJECT: PROJECT FACILITY AVAILABILITY - THE PROPOSED PASQUAL HEIGHTS PROJECT – CITY OF ESCONDIDO WATER AND SEWER AVAILABILITY

Dear Mr. Garza

The City of Escondido ("City") received the attached forms for APN 234-160-2500 ("Property"), related to the proposed Pasqual Heights Project ("Project"):

- County of San Diego, Planning & Development Services - Project Facility Availability – Water Form (Form PDS-399W Rev. 3/11/2024), dated July 23, 2025
- County of San Diego, Planning & Development Services - Project Facility Availability – Sewer Form (Form PDS-399S Rev. 2/26/2021), dated July 23, 2025

Per the following attached Pasqual Heights documents that are currently being processed through the County of San Diego, the proposed Project is located on the northwest corner of San Pasqual Valley Road (Caltrans State Route 78) and Idaho Avenue, within unincorporated San Diego County and consists of a proposal to develop a Major Subdivision (Tentative Map) with 45 total lots, 42 lots of which are proposed to be single family residential dwelling units. The total Project acreage is 10.39 acres, with the smallest lot proposed of 5,039 square feet:

- Pasqual Heights Tentative Map (Sheet 3 out of 4 was provided for City review. Sheets 1, 2, and 4 were not provided), dated June 4, 2025. See attached EXHIBIT "A"
- Pasqual Heights Site Plan Exhibit, dated May 21, 2025. See attached EXHIBIT "B"

WATER

The Project currently lies within the City's water service area and is eligible for public water service. Prior to the City providing water service to the Project, the following conditions shall be met:

- The Property shall formally annex into the City of Escondido boundaries (See attached EXHIBIT "C") via San Diego County Local Agency Formation Commission ("LAFCO") approval. If annexation is not possible at this time, an Irrevocable Offer to Annex ("IOA") will be required via the LAFCO approval process
- The Project shall prepare a water study for submittal, review, and approval by the City.

- The Project shall prepare and submit for review and approval by the City, public water facilities improvement plans, specifications and estimates ("PSEs") meeting City of Escondido Standards and to the satisfaction of the Director of Utilities, consisting of:
    - A minimum 8" looped potable water system
    - Required water main upsizing or extensions, taking Project-specific fire flow designated by the City Fire Department into consideration.
- Due to the Project's Annexation or IOA, all proposed private water systems shall be reviewed and approved by the City's Building Department. A special Building Permit shall be required by the Building Department for plan review/approval during design and inspection services during construction.

• Public water and recycled water require minimum 20-foot public utility easements dedicated to the City over private streets and/or property for public utility purposes. These easements shall be shown on the final map. Easements with additional utilities shall be increased, accordingly. All land so offered shall be free and clear of all liens and encumbrances and without cost to the City. Additional easements may be required at final design to the satisfaction of the Director of Utilities. Easements for public water and public recycled water shall include all relevant appurtenances, including fire hydrants, meters, air/vacuum release assemblies, etc.

• Public water and recycled water mains installed within easements shall be minimum PVC C-900 material and have a minimum 20-foot all-weather access road surface designed to the satisfaction of the Director of Utilities.

• No permanent structures, private utilities, nor private infrastructure/facilities shall be permitted within the City's public utility easements. Where private storm drains are required to be located within the City's right-of-way or public utility easement, they shall be located as the outer-most utility.

• Where private storm drains are required to be located within the City's right-of-way or public utility easements, they shall be a minimum horizontal clearance of 10-feet (outside of pipe to outside of pipe) between private infrastructure and public drinking water.

• Public water shall be located under asphalt and not under curbs, gutters, medians, sidewalks or trails.

• Fire hydrants shall be public and shall be installed at locations approved by the Fire Marshal. Developer shall submit a Fire Exhibit approved by the City of Escondido Fire Department showing the locations of all required hydrants, detector check assemblies, fire department connections and post indicator valves.

• Water and recycled water services, meters and backflow prevention devices shall be a minimum of 1-inch in size with minimum 1-inch water services and minimum 1-inch RPDA backflow devices. Water and recycled water meters and RPDA backflow prevention devices shall not be installed within driveway aprons or drive areas.

• RPDA backflow prevention assemblies are private and should be located on private property. RPDA backflows shall be located directly behind the public meter, on private property, and not within a landscaped public green area.

• No trees or deep-rooted plants shall be planted within 10-feet of any public water or public recycled water main.

• The location of water services, water meters, and RPDA backflow prevention devices shall be shown on the improvement plans.

• All proposed public pressure reducing stations shall:

- be located above-grade on a graded flat concrete surface with appropriate retaining wall(s) and privacy screening/protection to the satisfaction of the Director of Utilities
- be designed and constructed to handle low and high flows, in a parallel configuration
- use CML&C restrained joint construction, including thrust blocks

WASTEWATER

The Project is not within the City's wastewater service area and is not currently eligible for City public wastewater service. The proposed Project, however, is within the City's Sphere of Influence boundary. Prior to the City providing wastewater service to the Project, the following conditions shall be met:

• The Property shall formally annex into the City of Escondido boundaries (See attached EXHIBIT "D") via the LAFCO approval process. If annexation is not possible at this time, an out-of-agency sewer service contract including an IOA will be required.

• The Project shall prepare a sewer study for submittal, review, and approval by the City.

• Upon final determination by a sewer study, if a sewer lift station is proposed to convey the Project's wastewater flows to the public wastewater system, the sewer lift station shall be private, and shall be located on private property.

• Upon final determination by a sewer study, if a sewer lift station is proposed to convey the Project's wastewater flows to the public wastewater system, the sewer force main shall be considered to be publicly owned, operated and maintained by the City.

• The Project's public benefit shall be proposed and provided for review and approval by the City and to the satisfaction of the Director of Utilities.

• Upon final determination by a sewer study, if a public force main is to be considered to convey the Project's wastewater flows to the public wastewater system, the public main must break to gravity at a public manhole, designed and constructed to City standards. The proposed point of connection shall be included in the Project's sewer study, addressing proposed odor control

methods.

• The Project shall prepare and submit for review and approval by the City, public wastewater facilities improvement plans, specifications and estimates ("PSEs") meeting City of Escondido Standards and to the satisfaction of the Director of Utilities.

• Odor control and backup power related to private wastewater system shall be the responsibility of the developer/homeowner's association.

• All proposed private wastewater system designs shall be reviewed and approved by the County of San Diego. All private wastewater system construction shall be inspected and approved by the County of San Diego.

• For the purposes of public sewer, minimum 20-foot public utility easements shall be dedicated to the City over private streets and/or property for public utility purposes. These easements shall be shown on the final map. All land so offered shall be free and clear of all liens and encumbrances and without cost to the City. Additional easements may be required at final design to the satisfaction of the Director of Utilities.

• Proposed public sewer mains installed within easements shall be minimum PVC C-900 material and have a minimum 15-foot all-weather access road surface designed to the satisfaction of the Director of Utilities.

• No permanent structures, private utilities, nor private infrastructure/facilities shall be permitted within the City's public utility easements. Where private storm drains are required to be located within the City's right-of-way or public utility easement, they shall be located as the outer-most utility.

• Where private storm drains are required to be located within the City's right-of-way or public utility easements, they shall be a minimum horizontal clearance of 5-feet (outside of pipe to outside of pipe) between private infrastructure and public wastewater.

• Public sewer and/or public recycled water shall be located under asphalt and not under curbs, gutters, medians, sidewalks or trails.

• Per City standards, public sewer typically runs down the middle of the existing or proposed street.

• The location of sewer laterals and clean-outs shall be shown on the improvement plans.

• No trees or deep-rooted bushes shall be planted within 15-feet of any public sewer main.

- All sewer laterals are considered private. The property owner and/or the Home Owners Association will be responsible for all maintenance of their individual sewer lateral to the sewer main. Provisions stating this shall be included in the Project CC&Rs.

- Manholes shall be accessible at all times to City maintenance vehicles.

- Private sewer laterals shall connect perpendicular to the public sewer main and be located outside of any public utility easement.

- A minimum 20-foot all weather access road (suitable for use by the City's combination cleaning trucks) shall be required to all sewer manholes. A turn-around may be required.

If you have any questions, please feel free to reach out directly at, 760-839-6290 ext.7017 or via email at kyle.morgan@escondido.gov

Sincerely,

Kyle Morgan
Interim Director of Utilities

Cc:
Stephanie Roman, Assistant Director of Utilities, Construction and Engineering
Reed Harlan, Assistant Director of Utilities, Water
Victor Corrales, Wastewater Operations Manager
Rico Jimenez, Water Distribution Manager
Christopher Muller, Water Distribution Supervisor

APPROVED
City of Escondido

Rincon del Diablo Fire Protection District Approved

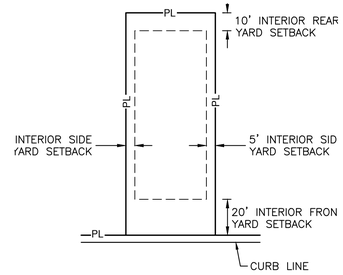
Permit Number: PS-0655 Fire Protection Report for Pasqual Heights

Date: 10/20/2025

LOT DATA			
LOT #	LOT SIZE	PAD SIZE	TYPE
1	6,723.37	4,475.76	SINGLE FAMILY HOME
2	5,039.97	4,351.23	SINGLE FAMILY HOME
3	14,055.64	7,173.95	SINGLE FAMILY HOME
4	19,055.99	5,016.93	SINGLE FAMILY HOME
5	5,743.89	4,201.78	SINGLE FAMILY HOME
6	13,025.89	5,642.01	SINGLE FAMILY HOME
7	12,871.77	7,073.47	SINGLE FAMILY HOME
8	12,717.65	6,387.91	SINGLE FAMILY HOME
9	12,563.53	5,011.33	SINGLE FAMILY HOME
10	12,302.38	4,369.03	SINGLE FAMILY HOME
11	12,071.54	4,451.53	SINGLE FAMILY HOME
12	23,996.27	9,536.42	SINGLE FAMILY HOME
13	5,249.95	4,655.00	SINGLE FAMILY HOME
14	5,829.96	4,925.08	SINGLE FAMILY HOME
15	5,829.98	4,564.71	SINGLE FAMILY HOME
16	5,829.97	4,429.47	SINGLE FAMILY HOME
17	5,829.98	4,445.10	SINGLE FAMILY HOME
18	5,517.63	4,432.53	SINGLE FAMILY HOME
19	6,134.79	4,836.42	SINGLE FAMILY HOME
20	8,391.32	8,222.82	SINGLE FAMILY HOME
21	8,768.25	8,560.56	SINGLE FAMILY HOME
22	6,028.47	5,709.71	SINGLE FAMILY HOME
23	5,840.37	5,033.59	SINGLE FAMILY HOME
24	5,880.21	5,114.93	SINGLE FAMILY HOME
25	5,880.20	5,093.66	SINGLE FAMILY HOME
26	5,670.21	5,006.39	SINGLE FAMILY HOME
27	6,167.16	5,295.92	SINGLE FAMILY HOME
28	6,522.86	4,670.70	SINGLE FAMILY HOME
29	5,830.00	4,258.31	SINGLE FAMILY HOME
30	5,830.00	4,450.19	SINGLE FAMILY HOME
31	5,962.12	4,653.82	SINGLE FAMILY HOME
32	6,120.13	4,746.14	SINGLE FAMILY HOME
33	7,037.22	5,490.56	SINGLE FAMILY HOME
34	7,090.68	7,160.38	SINGLE FAMILY HOME
35	8,748.50	6,994.85	SINGLE FAMILY HOME
36	6,479.41	6,620.51	SINGLE FAMILY HOME
37	6,238.70	5,233.64	SINGLE FAMILY HOME
38	6,360.00	5,011.62	SINGLE FAMILY HOME
39	6,360.00	5,898.72	SINGLE FAMILY HOME
40	6,240.00	5,642.97	SINGLE FAMILY HOME
41	7,178.79	5,672.76	SINGLE FAMILY HOME
42	6,888.15	5,475.92	SINGLE FAMILY HOME
A	60,677.91	--	PVT ROADS
B	46,461.45	--	BASIN/OPEN SPACE
C	3,752.19	--	UTILITY EASEMENT

EXISTING EASEMENT NOTES

(1) EX 4' ANCHOR EASEMENT TO SDGE PER 79-518950



TYPICAL RESIDENTIAL LOT SETBACK
1" = 40'

TENTATIVE MAP

PASQUAL HEIGHTS

PREPARED BY:

TOUCHSTONE DEVELOPMENT

PROJECT ADDRESS
830 IDAHO AVE, ESCONDIDO CA 92025

ASSESSOR'S PARCEL NO:
234-160-25

OWNER/APPLICANT:
TOUCHTONE COMMUNITIES
KERRY GARZA
9815 MIRA MESA BLVD.
SAN DIEGO, CA 92131
858-204-1342

PROJECT DESCRIPTION
42 SINGLE FAMILY HOMES

NO.	DATE	REVISIONS
1	11/2024	1ST SUBMITTAL
2	02/2025	UPDATE
3	05/2025	2ND SUBMITTAL PRELIM

SCALE: 1"=40'

SHEET 3 OF 4

Z:\Common Share_Civil\Projects\1058 Pasqual Heights\Dwg\Sheet_Dwg\3 - Pasqual— Tentative Map.dwg Jun 04, 2025 - 9:30am

APPROVED
City of Escondido

Rincon del Diablo Fire Protection District Approved

Permit Number: F25-0655 Fire Protection Report for Pasqual Heights

Date: 10/20/2025

23416032 23416036 23416035

23416007
N52°24'21"E 21.66
(21.64' PM16364)

23416037 23416038 23416046

23421048 23421007 23421011

PVT. RD. A

PVT. RD. B

PVT. RD. C

SAN PASQUAL VALLEY RD.
(PUBLIC)

IDAHO AVENUE
(PUBLIC)

PRESSURE REDUCING STATION

CONNECT TO EXISTING 8" WATER

20' ALL WEATHER ACCESS UTILITY EASEMENT

LIFT STATION

BIO-RETENTION BASIN

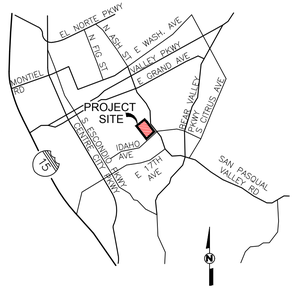
CONNECT TO EXISTING 8" WATER

PROJECT ADDRESS
830 IDAHO AVE, ESCONDIDO CA 92025

ASSESSOR'S PARCEL NO:
234-160-25

OWNER/APPLICANT:
TOUCHTONE COMMUNITIES
KERRY GARZA
9815 MIRA MESA BLVD.
SAN DIEGO, CA 92131
858-204-1342

VICINITY MAP:



PREPARED BY:

TOUCHSTONE DEVELOPMENT

SCALE: 1"=40'

PASQUAL HEIGHTS -- SITE PLAN EXHIBIT

Z:\Common Share\...Civil\Projects\1068 Pasqual Heights\Dwgs\Sheet_Dwgs\EXHIBIT — Pasqual Site Plan.dwg May 21, 2025 - 3:37pm

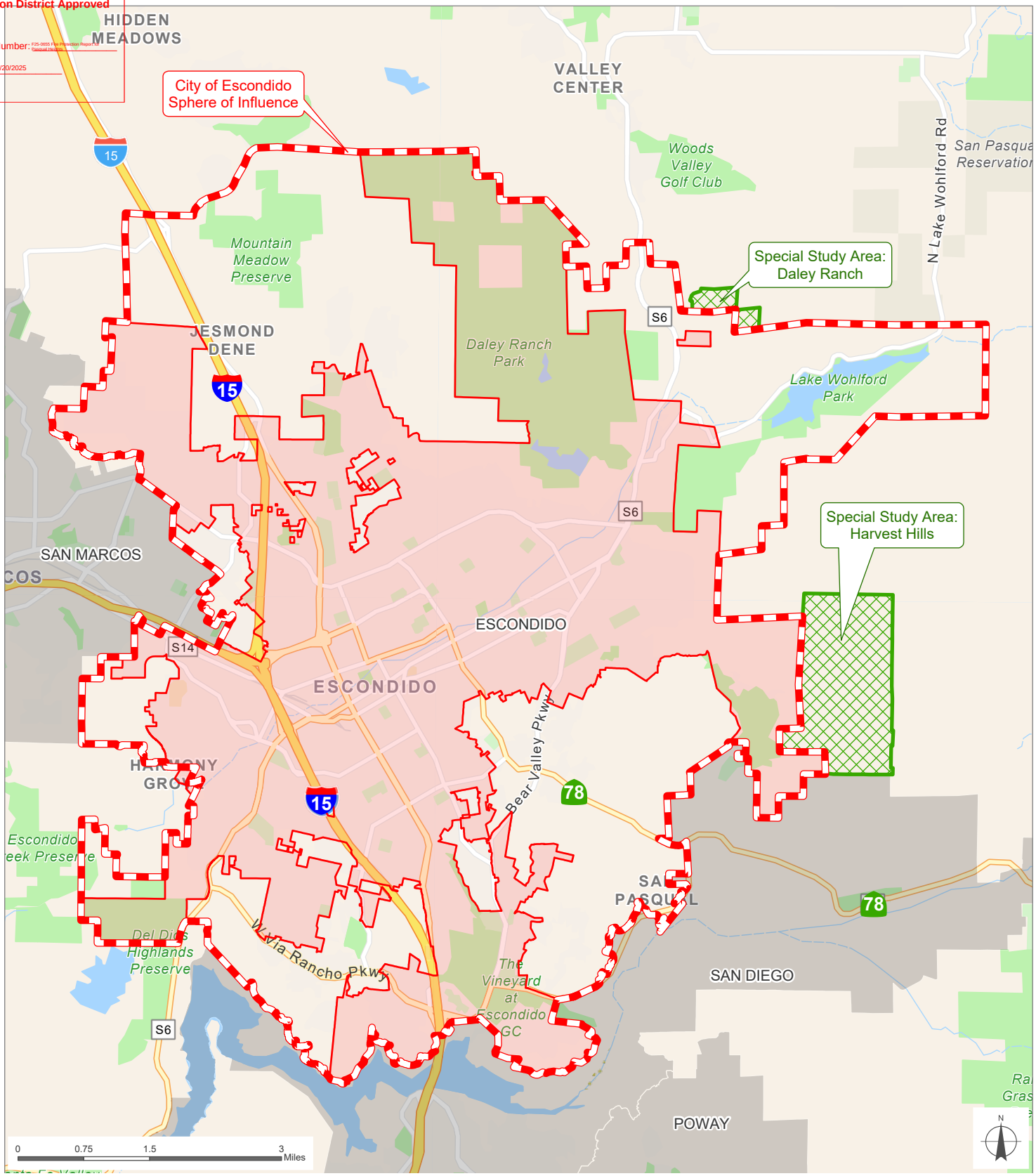
APPROVED
City of Escondido

Rincon del Diablo Fire Protection District Approved

Permit Number: F25-0855 Fire Protection Report for Carousel Heights

Date: 10/20/2025

City of Escondido



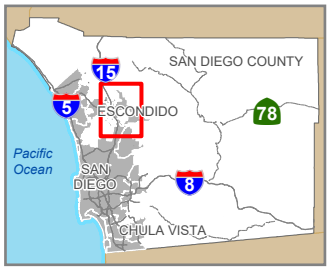
San Diego County
Local Agency Formation Commission
Regional Service Planning | Subdivision of the State of California

Created by Dieu Ngu -- 5/17/2023

G:\GIS\PROJECTS\Profile_maps\2023 maps\City_Escondido.aprx

SOI Adopted: 7 / 2 / 1979
SOI Updated: 10 / 4 / 1993
SOI Updated: 9 / 8 / 2003
SOI Affirmed: 3 / 3 / 2008
SOI Updated: 12 / 5 / 2022

SOI = Sphere of Influence

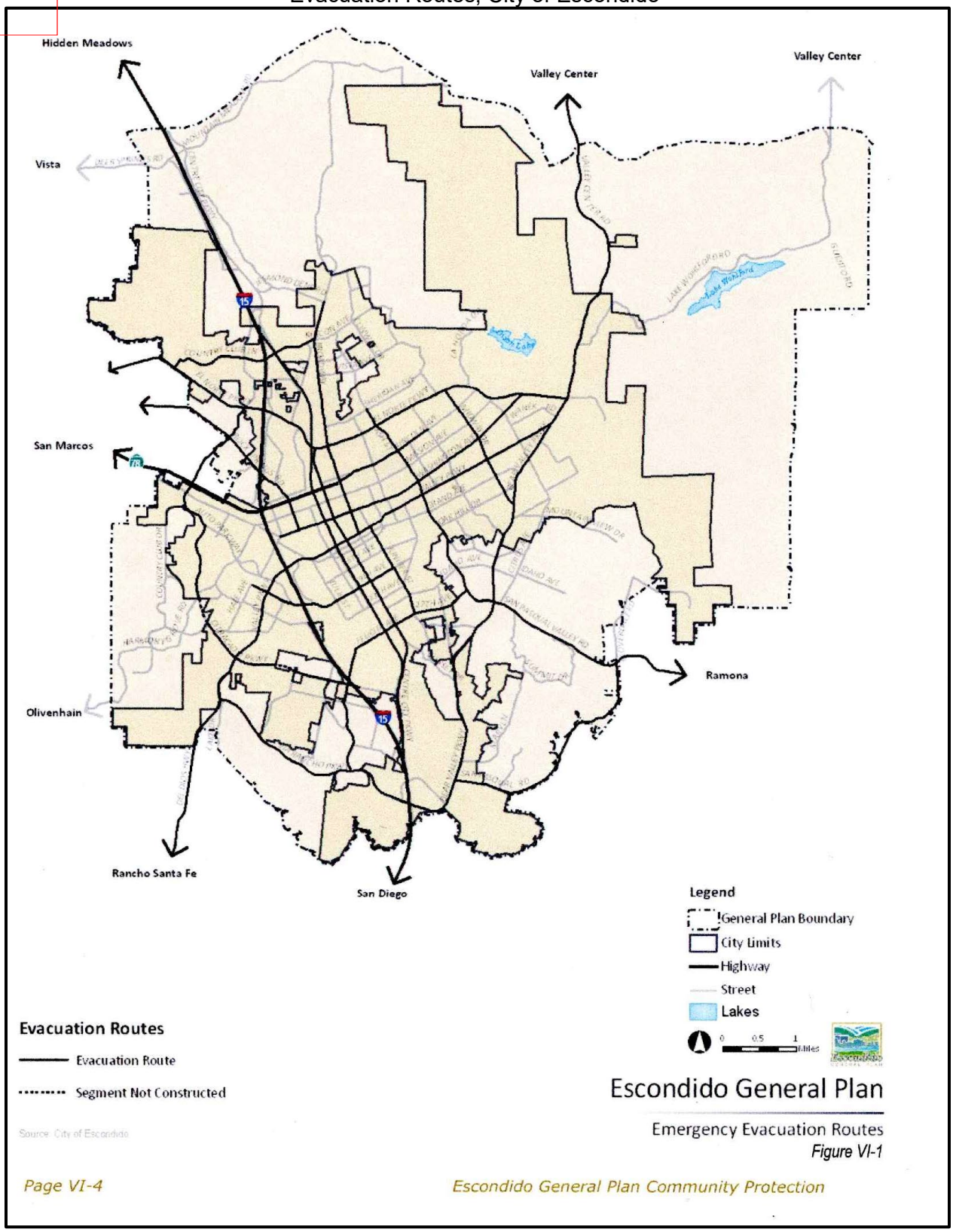


APPENDIX 'I'

Escondido General Plan

Evacuation Routes

Evacuation Routes, City of Escondido



APPENDIX ‘J’

Noise Wall

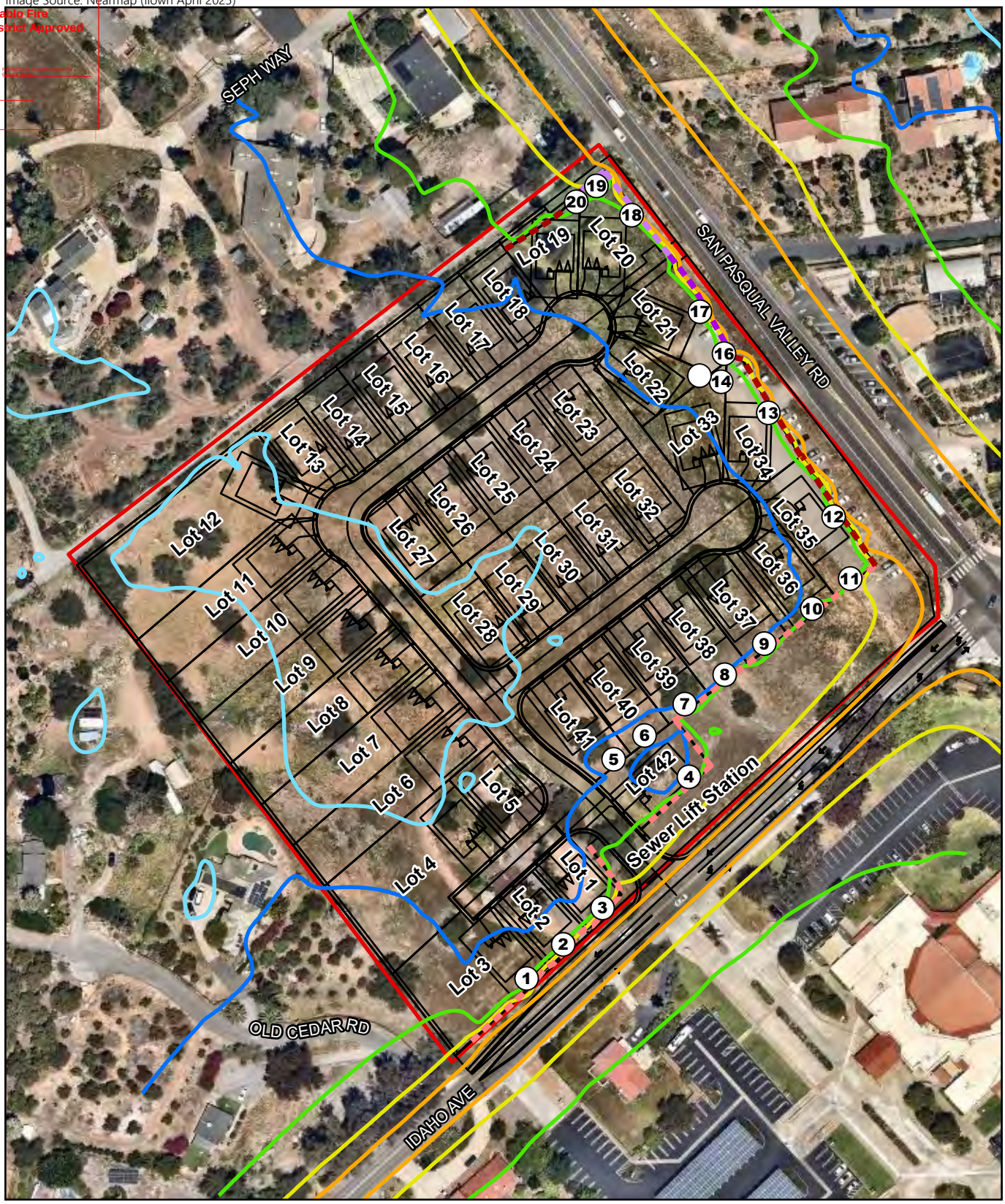
APPROVED
City of Escondido

Rincon del Diablo Fire Protection District Approved

Permit Number:

Date: 10/20/2025

Image Source: Nearmap (flown April 2025)



Project Boundary
Site Plan
5-foot Barrier
6-foot Barrier
7-foot Barrier
8-foot Barrier
On-site Receivers

Vehicle Traffic Noise
50 CNEL
55 CNEL
60 CNEL
65 CNEL
70 CNEL

0 Feet 150

RECON

M:\JOBS6\10597\common_gis\PRO\Nos.aprx 06/23/2025 bma

FIGURE 6
Vehicle Traffic Noise Contours with Barriers