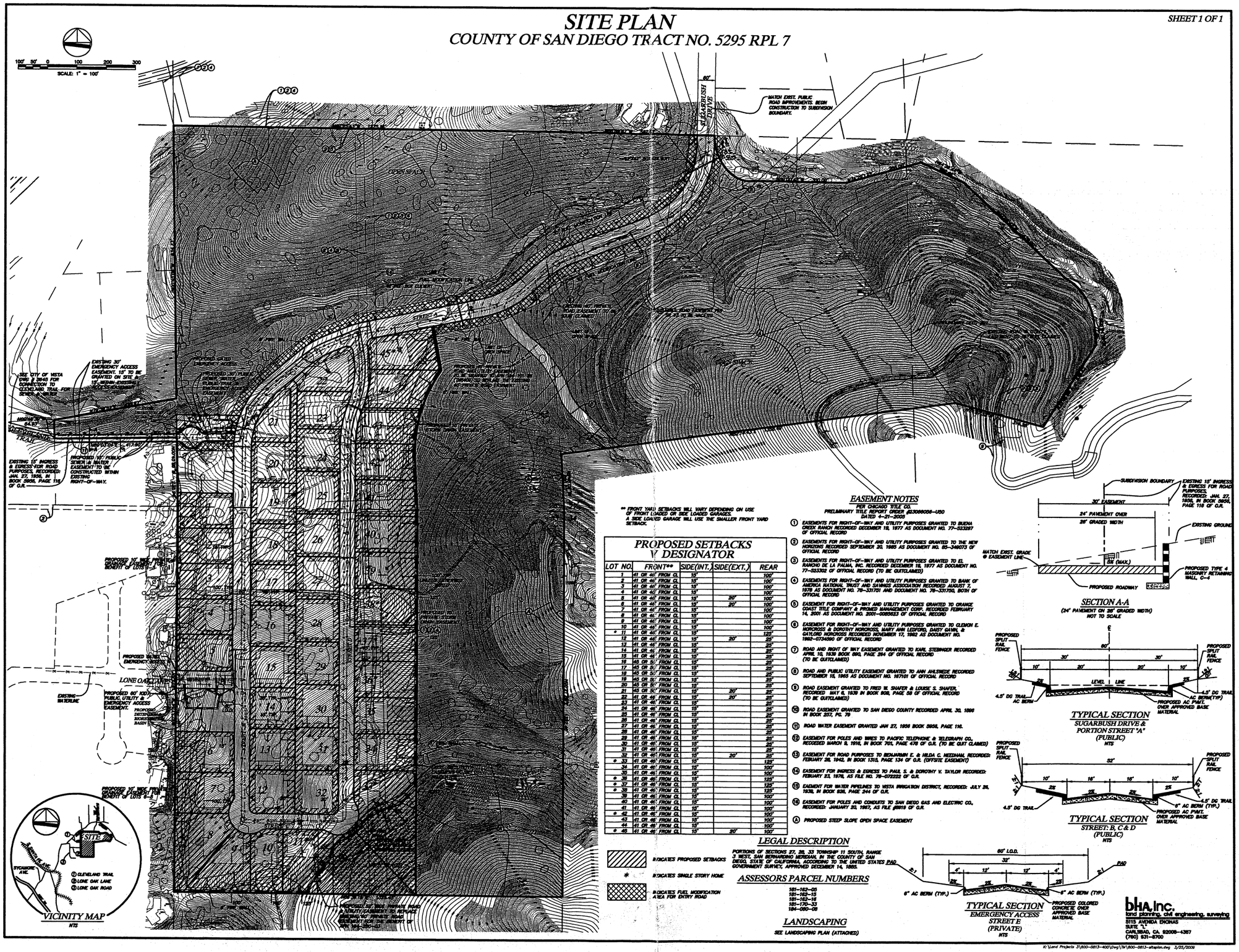
## TRACT MAP

# SITE PLAN

## COUNTY OF SAN DIEGO TRACT NO. 5295 RPL 7






### EASEMENT NOTES

PER CHICAGO TITLE CO.
PRELIMINARY TITLE REPORT, ORDER #0300800058-USO
DATED 4-21-2005

1. EASEMENTS FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO SUENA CREEK RANCH RECORDED DECEMBER 18, 1977 AS DOCUMENT NO. 77-533397 OF OFFICIAL RECORD
2. EASEMENTS FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO THE NEW HORIZONS RECORDED SEPTEMBER 30, 1985 AS DOCUMENT NO. 85-346073 OF OFFICIAL RECORD
3. EASEMENTS FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO EL RANCHO DE LA PALMA, INC. RECORDED DECEMBER 18, 1977 AS DOCUMENT NO. 77-533302 OF OFFICIAL RECORD (TO BE QUITCLAIMED)
4. EASEMENTS FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION RECORDED AUGUST 7, 1978 AS DOCUMENT NO. 78-331751 AND DOCUMENT NO. 78-331750, BOTH OF OFFICIAL RECORD
5. EASEMENT FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO ORANGE COAST TITLE COMPANY & PROJECT MANAGEMENT CORP. RECORDED FEBRUARY 14, 2001 AS DOCUMENT NO. 2001-0085053 OF OFFICIAL RECORD
6. EASEMENT FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO CLEMON E. NORCROSS & DOROTHY NORCROSS, MARY ANN LEDFORD, DAISY GAVIN, & GAYLORD NORCROSS RECORDED NOVEMBER 17, 1992 AS DOCUMENT NO. 1992-0734690 OF OFFICIAL RECORD
7. ROAD AND RIGHT OF WAY EASEMENT GRANTED TO KARL STEBINGER RECORDED APRIL 10, 1939 BOOK 990, PAGE 264 OF OFFICIAL RECORD (TO BE QUITCLAIMED)
8. ROAD AND PUBLIC UTILITY EASEMENT GRANTED TO ANN AHLSTREDE RECORDED SEPTEMBER 16, 1963 AS DOCUMENT NO. 167101 OF OFFICIAL RECORD
9. ROAD EASEMENT GRANTED TO FRED W. SHAFER & LOUISE S. SHAFER, RECORDED MAY 6, 1939 IN BOOK 998, PAGE 58 OF OFFICIAL RECORD (TO BE QUITCLAIMED)
10. ROAD EASEMENT GRANTED TO SAN DIEGO COUNTY RECORDED APRIL 30, 1896 IN BOOK 257, PG. 79
11. ROAD WATER EASEMENT GRANTED JAN 27, 1956 BOOK 3956, PAGE 116.
12. EASEMENT FOR POLES AND WIRES TO PACIFIC TELEPHONE & TELEGRAPH CO., RECORDED MARCH 9, 1916, IN BOOK 701, PAGE 476 OF O.R. (TO BE QUIT CLAIMED)
13. EASEMENT FOR ROAD PURPOSES TO BENJAMIN E. & HILDA C. MEEDHAM, RECORDED: FEBUARY 28, 1942, IN BOOK 1315, PAGE 134 OF O.R. (OFFSITE EASEMENT)
14. EASEMENT FOR INGRESS & EGRESS TO PAUL S. & DOROTHY V. TAYLOR RECORDED: FEBUARY 23, 1976, AS FILE NO. 76-072222 OF O.R.
15. EASEMENT FOR WATER PIPELINES TO VISTA IRRIGATION DISTRICT, RECORDED: JULY 28, 1938, IN BOOK 938, PAGE 344 OF O.R.
16. EASEMENT FOR POLES AND CONDUITS TO SAN DIEGO GAS AND ELECTRIC CO., RECORDED: JANUARY 30, 1967, AS FILE #8918 OF O.R.

(A) PROPOSED STEEP SLOPE OPEN SPACE EASEMENT

** FRONT YARD SETBACKS WILL VARY DEPENDING ON USE OF FRONT LOADED OR SIDE LOADED GARAGES. A SIDE LOADED GARAGE WILL USE THE SMALLER FRONT YARD SETBACK.

### PROPOSED SETBACKS / DESIGNATOR

| LOT NO. | FRONT** | SIDE(INT.) | SIDE(EXT.) | REAR |
|---|---|---|---|---|
| 1 | 41' OR 46' FROM CL | 15' | | 100' |
| 2 | 41' OR 46' FROM CL | 15' | | 100' |
| 3 | 41' OR 46' FROM CL | 15' | | 100' |
| 4 | 41' OR 46' FROM CL | 15' | | 100' |
| 5 | 41' OR 46' FROM CL | 15' | 20' | 100' |
| 6 | 41' OR 46' FROM CL | 15' | 20' | 100' |
| 7 | 41' OR 46' FROM CL | 15' | | 100' |
| 8 | 41' OR 46' FROM CL | 15' | | 100' |
| 9 | 41' OR 46' FROM CL | 15' | | 100' |
| 10 | 41' OR 46' FROM CL | 15' | | 100' |
| * 11 | 41' OR 46' FROM CL | 15' | | 125' |
| 12 | 41' OR 46' FROM CL | 15' | 20' | 25' |
| 13 | 41' OR 46' FROM CL | 15' | | 25' |
| 14 | 41' OR 46' FROM CL | 15' | | 25' |
| 15 | 41' OR 46' FROM CL | 15' | | 25' |
| 16 | 45' OR 50' FROM CL | 15' | | 25' |
| 17 | 45' OR 50' FROM CL | 15' | | 25' |
| 18 | 45' OR 50' FROM CL | 15' | | 25' |
| 19 | 45' OR 50' FROM CL | 15' | | 25' |
| 20 | 45' OR 50' FROM CL | 15' | | 25' |
| 21 | 45' OR 50' FROM CL | 15' | 20' | 25' |
| 22 | 41' OR 46' FROM CL | 15' | 20' | 25' |
| 23 | 41' OR 46' FROM CL | 15' | | 25' |
| 24 | 41' OR 46' FROM CL | 15' | | 25' |
| 25 | 41' OR 46' FROM CL | 15' | | 25' |
| 26 | 41' OR 46' FROM CL | 15' | | 25' |
| 27 | 41' OR 46' FROM CL | 15' | | 25' |
| 28 | 41' OR 46' FROM CL | 15' | | 25' |
| 29 | 41' OR 46' FROM CL | 15' | | 25' |
| 30 | 41' OR 46' FROM CL | 15' | | 25' |
| 31 | 41' OR 46' FROM CL | 15' | | 25' |
| 32 | 41' OR 46' FROM CL | 15' | 20' | 25' |
| * 33 | 41' OR 46' FROM CL | 15' | | 125' |
| 34 | 41' OR 46' FROM CL | 15' | | 100' |
| 35 | 41' OR 46' FROM CL | 15' | | 100' |
| * 36 | 41' OR 46' FROM CL | 15' | | 125' |
| * 37 | 41' OR 46' FROM CL | 15' | | 125' |
| * 38 | 41' OR 46' FROM CL | 15' | | 125' |
| 39 | 41' OR 46' FROM CL | 15' | | 100' |
| 40 | 41' OR 46' FROM CL | 15' | | 100' |
| 41 | 41' OR 46' FROM CL | 15' | | 100' |
| * 42 | 41' OR 46' FROM CL | 15' | | 100' |
| 43 | 41' OR 46' FROM CL | 15' | | 100' |
| 44 | 41' OR 46' FROM CL | 15' | | 100' |
| * 45 | 41' OR 46' FROM CL | 15' | 20' | 100' |

### LEGAL DESCRIPTION

PORTIONS OF SECTIONS 27, 28, 33 TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY, APPROVED DECEMBER 14, 1893.

INDICATES PROPOSED SETBACKS

* INDICATES SINGLE STORY HOME

INDICATES FUEL MODIFICATION AREA FOR ENTRY ROAD

### ASSESSORS PARCEL NUMBERS

161-162-05
161-162-15
161-162-16
161-170-33
164-260-08

### LANDSCAPING

SEE LANDSCAPING PLAN (ATTACHED)

### SECTION A-A

(24' PAVEMENT ON 28' GRADED WIDTH)
NOT TO SCALE

### TYPICAL SECTION

SUGARBUSH DRIVE & PORTION STREET "A" (PUBLIC)
NTS

### TYPICAL SECTION

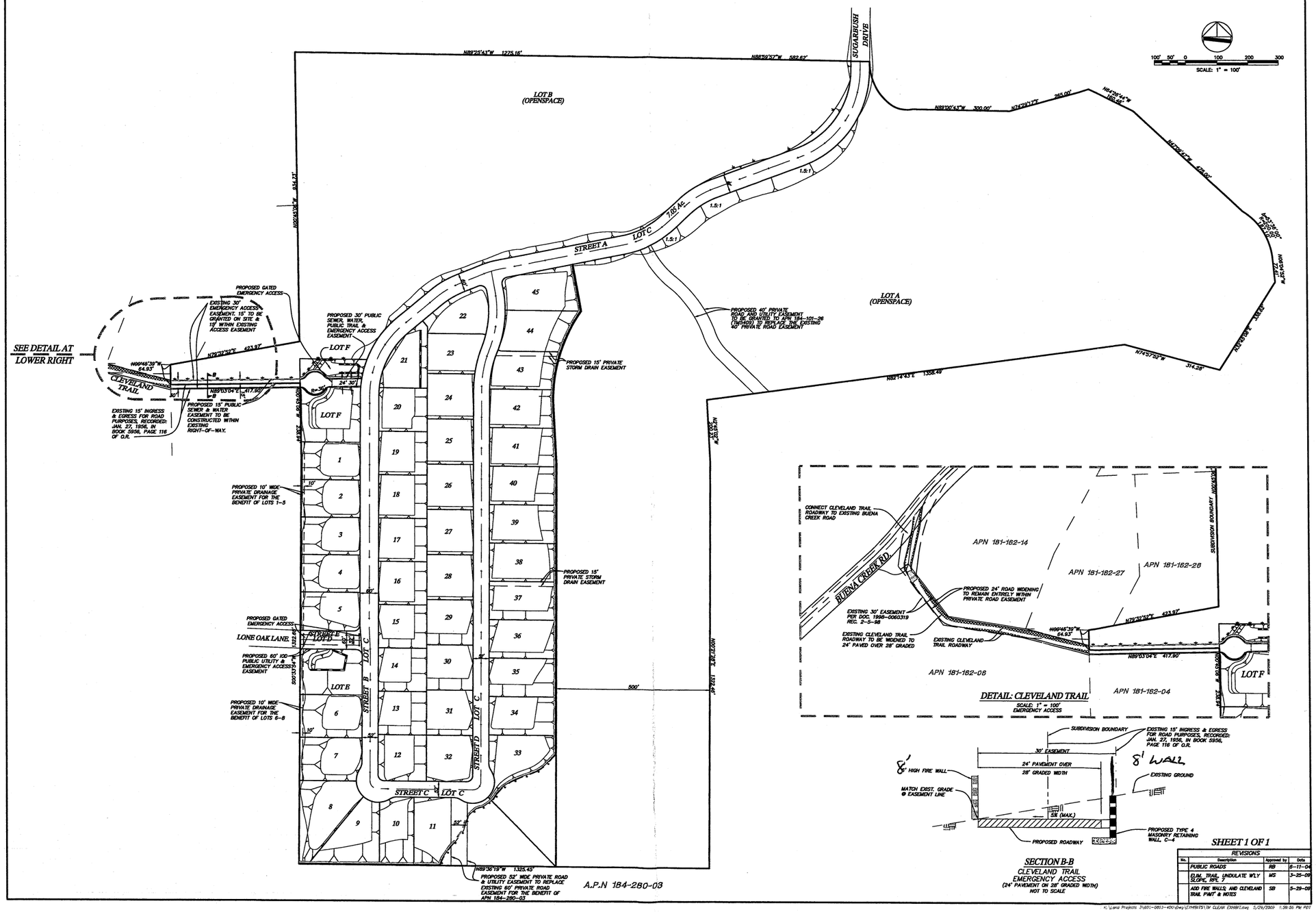
STREET B, C & D (PUBLIC)
NTS

### TYPICAL SECTION

EMERGENCY ACCESS STREET E (PRIVATE)
NTS

bHA, Inc.
land planning, civil engineering, surveying
5115 AVENIDA ENCINAS
SUITE "L"
CARLSBAD, CA. 92008-4387
(760) 931-8700

# TENTATIVE SUBDIVISION MAP EXHIBIT
# COUNTY OF SAN DIEGO TRACT NO. 5295 RPL 7










**SECTION B-B**
CLEVELAND TRAIL
EMERGENCY ACCESS
(24' PAVEMENT ON 28' GRADED WIDTH)
NOT TO SCALE

**SHEET 1 OF 1**

REVISIONS

| No. | Description | Approved by | Date |
|---|---|---|---|
| | PUBLIC ROADS | RB | 6-11-04 |
| | CLIM. TRAIL UNDULATE W'LY SLOPE, RPL 7 | MS | 3-25-09 |
| | ADD FIRE WALLS, AND CLEVELAND TRAIL PVMT & NOTES | SB | 5-29-09 |

K:\Land Projects 3\600-0813-400\dwg\EXHIBITS\TM CLEAN EXHIBIT.dwg 5/29/2009 1:39:55 PM PDT

# TENTATIVE SUBDIVISION MAP
# COUNTY OF SAN DIEGO TRACT NO. 5295 RPL 7

## EASEMENT NOTES

PER CHICAGO TITLE CO.
PRELIMINARY TITLE REPORT ORDER #23069056-U50
DATED 4-21-2006

1. EASEMENTS FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO BUENA CREEK RANCH RECORDED DECEMBER 19, 1977 AS DOCUMENT NO. 77-523297 OF OFFICIAL RECORD
2. EASEMENTS FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO THE NEW HORIZONS RECORDED SEPTEMBER 20, 1985 AS DOCUMENT NO. 85-346073 OF OFFICIAL RECORD
3. EASEMENTS FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO EL RANCHO DE LA PALMA, INC. RECORDED DECEMBER 19, 1977 AS DOCUMENT NO. 77-523302 OF OFFICIAL RECORD (TO BE QUITCLAIMED)
4. EASEMENTS FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION RECORDED AUGUST 7, 1979 AS DOCUMENT NO. 79-331751 AND DOCUMENT NO. 79-331750, BOTH OF OFFICIAL RECORD
5. EASEMENT FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO ORANGE COAST TITLE COMPANY & PROMED MANAGEMENT CORP. RECORDED FEBRUARY 14, 2001 AS DOCUMENT NO. 2001-0085833 OF OFFICIAL RECORD
6. EASEMENT FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO CLEMON E. NORCROSS & DOROTHY NORCROSS, MARY ANN LEDFORD, DAISY GAVIN, & GAYLORD NORCROSS RECORDED NOVEMBER 17, 1962 AS DOCUMENT NO. 1962-073456 OF OFFICIAL RECORD (TO BE QUIT CLAIMED & RE-RECORDED AS SHOWN HEREIN)
7. ROAD AND RIGHT OF WAY EASEMENT GRANTED TO KARL STEBINGER RECORDED APRIL 10, 1939 BOOK 840, PAGE 264 OF OFFICIAL RECORD (TO BE QUITCLAIMED)
8. ROAD AND PUBLIC UTILITY EASEMENT GRANTED TO ANN AHLSWEDE RECORDED SEPTEMBER 13, 1965 AS DOCUMENT NO. 167101 OF OFFICIAL RECORD (TO BE QUIT CLAIMED)
9. ROAD EASEMENT GRANTED TO FRED W. SHAFER & LOUISE S. SHAFER, RECORDED MAY 6, 1939 IN BOOK 909, PAGE 93 OF OFFICIAL RECORD (TO BE QUITCLAIMED)
10. ROAD EASEMENT GRANTED TO SAN DIEGO COUNTY RECORDED APRIL 30, 1896 IN BOOK 257, PG. 79
11. ROAD WATER EASEMENT GRANTED JAN 27, 1956 BOOK 5859, PAGE 116.
12. EASEMENT FOR POLES AND WIRES TO PACIFIC TELEPHONE & TELEGRAPH CO., RECORDED MARCH 9, 1918, IN BOOK 701, PAGE 478 OF O.R. (TO BE QUIT CLAIMED)
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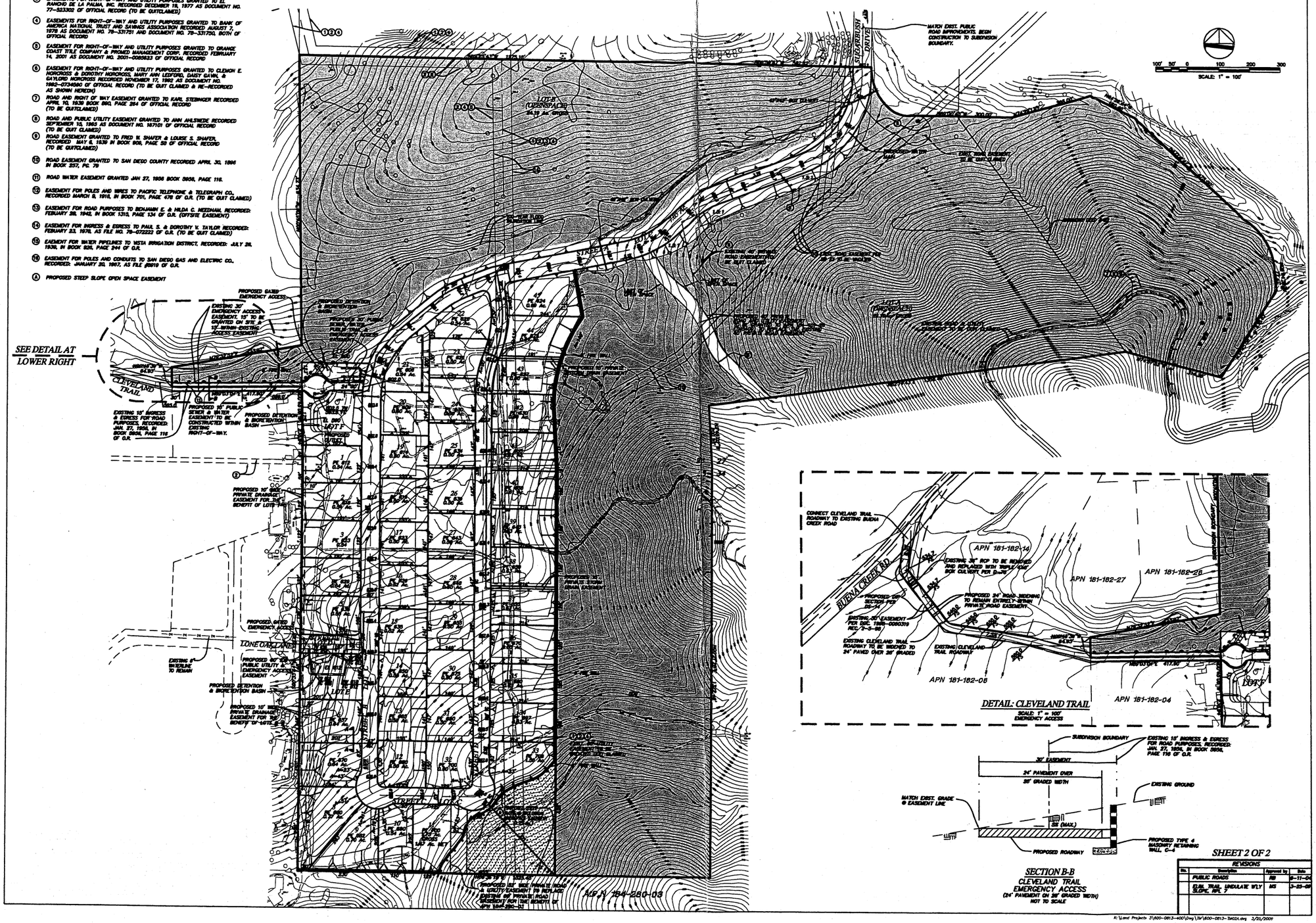
15. EASEMENT FOR WATER PIPELINES TO VISTA IRRIGATION DISTRICT, RECORDED: JULY 28, 1938, IN BOOK 825, PAGE 244 OF O.R.
16. EASEMENT FOR POLES AND CONDUITS TO SAN DIEGO GAS AND ELECTRIC CO., RECORDED: JANUARY 20, 1967, AS FILE #8019 OF O.R.

(A) PROPOSED STEEP SLOPE OPEN SPACE EASEMENT




SHEET 2 OF 2

| REVISIONS | | | |
|---|---|---|---|
| No. | Description | Approved by | Date |
| | PUBLIC ROADS | RB | 8-11-04 |
| | G.P. TRAIL UNDULATE W'LY S.D.C. RPL 7 | MS | 3-23-09 |

K:\Land Projects 3\600-0813-400\Dwg\DA\600-0813-TM02A.dwg 3/23/2009

# TENTATIVE SUBDIVISION MAP
# COUNTY OF SAN DIEGO TRACT NO. 5295 RPL 7

## OWNERS / SUBDIVIDER

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS). WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROADS RIGHTS-OF-WAY.

OWNER / SUBDIVIDER

SUGARBUSH LP

BY: Robert Booker

BOB BOOKER
P.O. BOX 231639
ENCINITAS, CA 92023

## ENGINEER OF WORK:

bHA, Inc.
land planning, civil engineering, surveying
5115 AVENIDA ENCINAS
SUITE 1
CARLSBAD, CA. 92008-4387
(760) 931-8700

MICHAEL H. SMITH REG 50390 EXP. 9-30-09 — 3/26/09 DATE

MICHAEL H. SMITH No. 50390 Exp. 09/30/09 CIVIL STATE OF CALIFORNIA

## AERIAL TOPOGRAPHY

FLOWN ON FEBRUARY 20, 2002 BY:

TOWILL
5333 SEA LION PLACE, SUITE 100
CARLSBAD, CA 92008

## EARTHWORK QUANTITIES

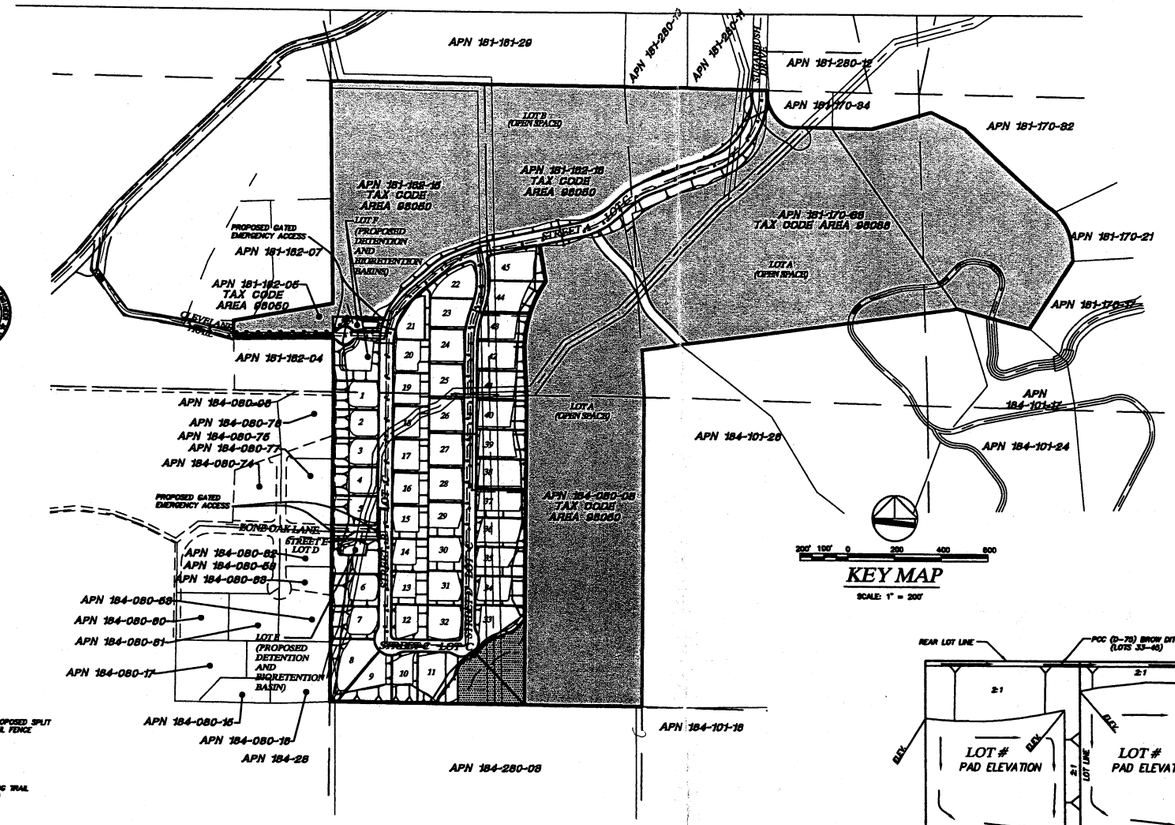
CUT: C.Y. ± 322,000
FILL: C.Y. ± 322,000

## ASSESSOR'S PARCEL NUMBERS

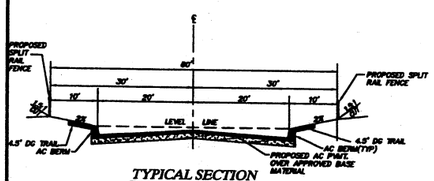
181-162-05, 15, & 16 — TAX RATE AREA 96050, 96036
181-170-33
184-080-06

## LEGAL DESCRIPTION

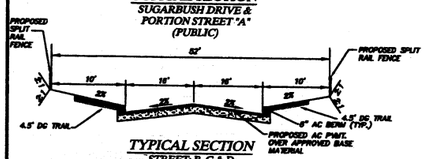
PORTIONS OF SECTIONS 27, 28, 33 TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY, APPROVED DECEMBER 14, 1855



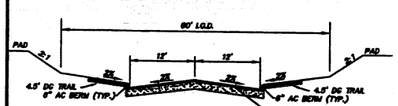

KEY MAP
SCALE: 1" = 200'



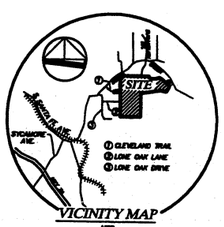

TYPICAL SECTION
SUGARBUSH DRIVE & PORTION STREET "A"
(PUBLIC)




TYPICAL SECTION
STREET: B, C & D
(PUBLIC)



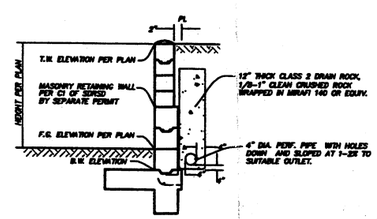

TYPICAL SECTION
EMERGENCY ACCESS
STREET E
(PRIVATE)



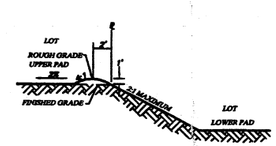

VICINITY MAP
NTS

## LEGEND:

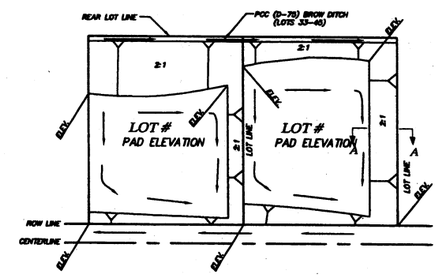
- PROPOSED FIRE HYDRANT
- PROPOSED BOX CULVERT
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- 100 — PROPOSED LOT NUMBER
- PE 1030 — PROPOSED PAD ELEVATION
- PROPOSED SLOPE EMBANKMENTS (2:1 MAX)
- PROPOSED CUT / FILL LINE
- PROPOSED CROSS GUTTER
- PROPOSED EASEMENT
- PROPOSED DAY LITE
- PROPOSED RETAINING WALL
- PROPOSED 6' FIREWALL
- 500 — EXISTING CONTOURS
- EXISTING WATER LINE
- EXISTING EASEMENT
- PROPOSED OPEN SPACE LOTS
- PROPOSED STEEP SLOPE & BIOLOGICAL OPEN SPACE EASEMENT
- PROPOSED FIRE MODIFICATION LINE
- PROPOSED IRREVOCABLE OFFER TO DEDICATE




RETAINING WALL
TYPICAL SECTION
NTS




SECTION "A-A"
TYPICAL TOP OF SLOPE GRADING
NOT TO SCALE




TYPICAL LOT GRADING - LOTS 1-45
NOT TO SCALE

## GENERAL NOTES:

1. ALL INTERNAL STREETS WILL BE PUBLIC STREETS.
2. GRADING AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH COUNTY STANDARDS.
3. EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND/OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES, AND PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH SERVING UTILITY COMPANIES.
4. LOT DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE. THE DIMENSIONS MAY BE ADJUSTED TO BE CONSISTENT WITH THE FINAL MAP.
5. ZONING REQUIREMENTS:

| | EXISTING | PROPOSED |
|---|---|---|
| USE REGULATIONS: | A70 | S88 |
| NEIGHBORHOOD REGS | -- | |
| DENSITY | 0.5 | .36 |
| LOT SIZE (AC) | 2 ACRE | 0.50 ACRE |
| BUILDING TYPE | C | |
| MAX. FLOOR AREA | -- | |
| FLOOR AREA RATIO | -- | |
| HEIGHT | G | E |
| COVERAGE | -- | |
| SETBACK | C | (V)SEE SITE PLAN |
| OPEN SPACE | -- | |
| SPECIAL AREA REGS | -- | |

TOTAL LOTS AND AREA:

ACREAGE: 115.80 AC GROSS

LOTS: (RESIDENTIAL)-45 (PRIVATE STREETS)-1 (OPEN SPACE)-2 (BASIN)-2

MIN. LOT SIZE: 0.50 ACRE (SPECIFIC PLAN)

NO. OF DWELLING UNITS: 45 UNITS

GENERAL PLAN DESIGNATION: ESTATE 17, 2 OR 4

REGIONAL CATEGORY: ESTATE DEVELOPMENT AREA

COMMUNITY PLAN: NORTH COUNTY METRO

UTILITIES:

SEWER: BUENA SANITATION DISTRICT
WATER: VISTA IRRIGATION DISTRICT
SCHOOLS: VISTA UNIFIED SCHOOL DISTRICT
FIRE: VISTA FIRE PROTECTION DISTRICT
TELEPHONE: SBC
GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC CO.
STREET LIGHTING: NO STREET LIGHTS ARE PROPOSED

6. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON AND AGREES TO OBTAIN VALID GRADING PERMISSION BEFORE COMMENCING SUCH ACTIVITY.
7. ALL SLOPES SHOWN ARE AT 2:1.
8. STREET E AND CLEVELAND TRAIL WILL BE PRIVATE ROAD (GATED EMERGENCY ACCESS)
9. ALL PRIVATE YARD FENCES TO BE 5' HIGH IRON FENCE WITH POWDER COAT FINISH IN BLACK OR DARK GREEN

## PARK LAND DEDICATION STATEMENT

NO PARKLAND DEDICATION IS BEING PROPOSED. PARK FEES WILL BE PAID IN LIEU OF DEDICATION.

## SPECIAL ASSESSMENT STATEMENT

NO SPECIAL ASSESSMENT ACT PROCEEDING IS REQUESTED FOR THIS PROJECT

## SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (e) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

## ACCESS

ACCESS IS FROM SUGARBUSH DRIVE WHICH IS A PUBLICLY MAINTAINED ROAD TO THE BOUNDARY OF THE SUBJECT PROPERTY. EMERGENCY ACCESS WILL BE CONNECTED AT CLEVELAND TRAIL A PRIVATE STREET.

## SPECIFIC PLAN

THIS TENTATIVE SUBDIVISION MAP IS PROPOSING A SPECIFIC PLAN IN ACCORDANCE WITH THE CALIFORNIA GOVERNMENT CODE STATUTORY REQUIREMENTS FOR SPECIFIC PLANS.

## OPEN SPACE

LOT A = 51.10 Ac. GROSS
LOT B = 24.19 Ac. GROSS

OPEN SPACE
EASEMENT = 1.75

TOTAL OPEN SPACE 77.13
PERCENTAGE 67%

## HYDROLOGY NOTES

THIS PROJECT PROPOSES NO DIVERSION.

A HOA SHALL BE PROVIDED TO MAINTAIN THE PRIVATE STREET AND STORM DRAIN SYSTEMS.

SHEET 1 OF 2

REVISIONS

| No. | Description | Approved by | Date |
|---|---|---|---|
| | 5-28-04 DRAFT COMMENTS TO COUNTY LETTER @ 4-28-04 | | |
| | 6-28-04 DRAFT COMMENTS TO COUNTY LETTER @ 5-10-04 | | |
| | 2-26-09 G.D. REV. REVISE THE SHAPE & GRADE OF THE WESTERN SLOPE LOT 7 | | |

I:\Land Projects 3\600-0813-400\Dwg\Tm\600-0813-TM01.dwg 3/23/2009

# BEHAVE FIRE SPREAD MODELS

Modules: SURFACE SPOT IGNITE  Lots 8, 9, 10, 11, 33 thru 45

Description

## Fuel/Vegetation

| | | |
|---|---|---|
| Fuel Model | | 4 |
| Mean Cover Height | ft | 6 |

## Fuel Moisture

| | | |
|---|---|---|
| 1-h Moisture | % | 2 |
| 10-h Moisture | % | 3 |
| 100-h Moisture | % | 4 |
| Live Herbaceous Moisture | % | |
| Live Woody Moisture | % | 60 |

## Weather

| | | |
|---|---|---|
| 20-ft Wind Speed (upslope) | mi/h | 60 |
| Wind Adjustment Factor | | 0.5 |
| Air Temperature | oF | 90 |

## Terrain

| | | |
|---|---|---|
| Slope Steepness | % | 33 |
| Ridge-to-Valley Elevation Difference | ft | 400 |
| Ridge-to-Valley Horizontal Distance | mi | 0.2 |
| Spotting Source Location | | MW |
| Fuel Shading from the Sun | % | 0 |

## Run Options

Wind direction is upslope.

Calculations are only for the direction of maximum spread.

Fireline intensity, flame length, and spread distance are always for the direction of the spread calculations.

Wind and spread directions are degrees clockwise from upslope.

Wind direction is the direction the wind is pushing the fire.

## Output Variables

Rate of Spread (maximum) (ch/h)

Flame Length (ft)

(continued on next page)

Lots 8, 9, 10, 11, 33 thru 45

Sugarbush, lots

| | | |
|---|---|---|
| Rate of Spread (maximum) | 1661.6 | ch/h |
| Flame Length | 90.9 | ft |
| Midflame Wind Speed (upslope) | 30.0 | mi/h |
| Maximum Wind Exceeded? | No | |
| Spotting Distance from a Wind Driven Surface Fire | 4.5 | mi |
| Probability of Ignition from a Firebrand | 100 | % |

20.7 mph

Modules: SURFACE SPOT IGNITE

| | | |
|---|---|---|
| Description | | Sugarbush-non-native grass |
| **Fuel/Vegetation** | | |
| Fuel Model | | 3 |
| Mean Cover Height | ft | 3 |
| **Fuel Moisture** | | |
| 1-h Moisture | % | 2 |
| 10-h Moisture | % | |
| 100-h Moisture | % | |
| Live Herbaceous Moisture | % | |
| Live Woody Moisture | % | |
| **Weather** | | |
| 20-ft Wind Speed (upslope) | mi/h | 60 |
| Wind Adjustment Factor | | 0.3 |
| Air Temperature | oF | 90 |
| **Terrain** | | |
| Slope Steepness | % | 33 |
| Ridge-to-Valley Elevation Difference | ft | 400 |
| Ridge-to-Valley Horizontal Distance | mi | 0.2 |
| Spotting Source Location | | VB |
| Fuel Shading from the Sun | % | 60 |

## Run Options

Wind direction is upslope.

Calculations are only for the direction of maximum spread.

Fireline intensity, flame length, and spread distance are always for the direction of the spread calculations.

Wind and spread directions are degrees clockwise from upslope.

Wind direction is the direction the wind is pushing the fire.

## Output Variables

Rate of Spread (maximum) (ch/h)

Flame Length (ft)

(continued on next page)

## Sagebrush-non-native grass

| | | |
|---|---|---|
| Rate of Spread (maximum) | 966.6 | ch/h |
| Flame Length | 40.1 | ft |
| Midflame Wind Speed (upslope) | 18.0 | mi/h |
| Maximum Wind Exceeded? | No | |
| Spotting Distance from a Wind Driven Surface Fire | 2.5 | mi |
| Probability of Ignition from a Firebrand | 100 | % |

Modules: SURFACE SPOT IGNITE

| | | |
|---|---|---|
| Description | | sugarbush FM 8, understory/chipped biomass |

## Fuel/Vegetation

| | | |
|---|---|---|
| Fuel Model | | 8 |
| Mean Cover Height | ft | 1 |

## Fuel Moisture

| | | |
|---|---|---|
| 1-h Moisture | % | 2 |
| 10-h Moisture | % | 3 |
| 100-h Moisture | % | 4 |
| Live Herbaceous Moisture | % | |
| Live Woody Moisture | % | |

## Weather

| | | |
|---|---|---|
| 20-ft Wind Speed (upslope) | mi/h | 60 |
| Wind Adjustment Factor | | 0.3 |
| Air Temperature | oF | 90 |

## Terrain

| | | |
|---|---|---|
| Slope Steepness | % | 33 |
| Ridge-to-Valley Elevation Difference | ft | 400 |
| Ridge-to-Valley Horizontal Distance | mi | 0.2 |
| Spotting Source Location | | VB |
| Fuel Shading from the Sun | % | 90 |

## Run Options

Wind direction is upslope.

Calculations are only for the direction of maximum spread.

Fireline intensity, flame length, and spread distance are always for the direction of the spread calculations.

Wind and spread directions are degrees clockwise from upslope.

Wind direction is the direction the wind is pushing the fire.

## Output Variables

Rate of Spread (maximum) (ch/h)

Flame Length (ft)

(continued on next page)

## sugarbush FM 8, understory/chipped biomass

| | | |
|---|---|---|
| Rate of Spread (maximum) | 10.4 | ch/h |
| Flame Length | 2.6 | ft |
| Midflame Wind Speed (upslope) | 18.0 | mi/h |
| Maximum Wind Exceeded? | Yes | |
| Spotting Distance from a Wind Driven Surface Fire | 0.4 | mi |
| Probability of Ignition from a Firebrand | 100 | % |

# FUEL MODIFICATION ZONE AND FIRE WALL MATRIX

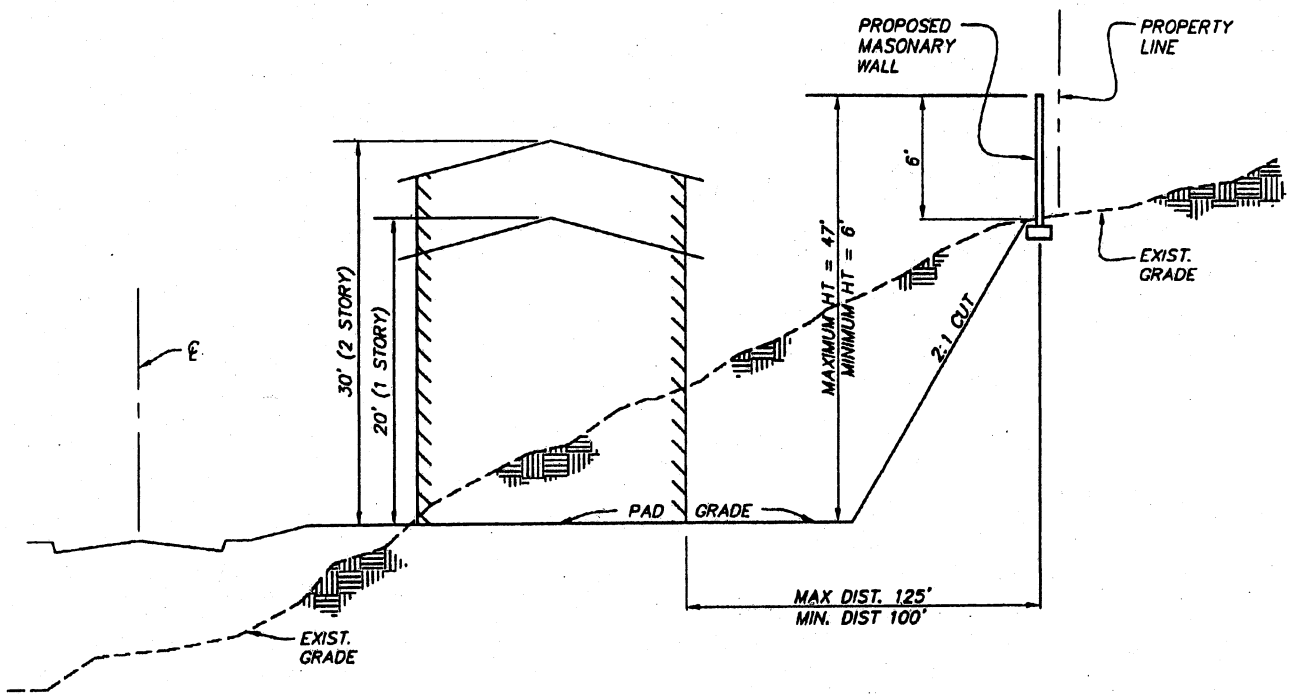
# FUEL MODIFICATION - SUGARBUSH PROJECT

625-0813-400

October 8, 2004

| LOT # | PAD ELEV. | 20' ONE STORY RIDGE ELEV. | 30' TWO STORY RIDGE ELEV. | LOWEST TOP 6' WALL | HIGHEST TOP 6' WALL | AVERAGE WALL HEIGHT | ALLOWABLE STRUCTURE | REQUESTED FUEL MODIFICATION SETBACK |
|---|---|---|---|---|---|---|---|---|
| 8 | 680.0 | 700.0 | 710.0 | 698.0 | 700.0 | 699.0 | 2 Story | 125' |
| 9 | 682.0 | 702.0 | 712.0 | 700.0 | 725.0 | 712.5 | 2 Story | 100' |
| 10 | 690.0 | 710.0 | 720.0 | 729.0 | 732.0 | 730.5 | 2 Story | 100' |
| 11 | 700.0 | 720.0 | 730.0 | 706.0 | 706.0 | 706.0 | 1 Story | 125' (50' on pad/75' off pad) |
| 33 | 708.0 | 728.0 | 738.0 | 714.0 | 735.0 | 724.5 | 1 Story | 125' (50' on pad/75' off pad) |
| 34 | 697.0 | 717.0 | 727.0 | 733.0 | 735.0 | 734.0 | 2 Story | 100' |
| 35 | 680.0 | 700.0 | 710.0 | 701.0 | 724.0 | 712.5 | 2 Story | 100' |
| 36 | 670.0 | 690.0 | 700.0 | 679.0 | 696.0 | 687.5 | 1 Story | 125' |
| 37 | 655.0 | 675.0 | 685.0 | 666.0 | 679.0 | 670.5 | 1 Story | 125' |
| 38 | 650.0 | 670.0 | 680.0 | 666.0 | 671.0 | 668.5 | 1 Story | 125' |
| 39 | 643.0 | 663.0 | 673.0 | 671.0 | 680.0 | 675.5 | 2 Story | 100' |
| 40 | 638.0 | 658.0 | 668.0 | 672.0 | 680.0 | 676.0 | 2 Story | 100' |
| 41 | 635.0 | 655.0 | 665.0 | 661.0 | 671.0 | 666.0 | 2 Story | 100' |
| 42 | 630.0 | 650.0 | 660.0 | 654.5 | 660.0 | 657.25 | 1 Story | 100' |
| 43 | 625.0 | 645.0 | 655.0 | 654.0 | 656.0 | 655.0 | 2 Story | 100' |
| 44 | 625.0 | 645.0 | 655.0 | 655.5 | 657.0 | 656.25 | 2 Story | 100' |
| 45 | 624.0 | 644.0 | 654.0 | 639.0 | 657.0 | 648.0 | 1 Story | 100' |

## TYPICAL SECTION PROFILE OF FIRE WALL AND HOUSE




## TYPICAL SECTION

NO SCALE

(LOTS 33-45)

**FIRE DISTRICT LETTER; 8-11-08**

625-0813-400

VISTA FIRE
PROTECTION DISTRICT

August 11, 2008

County of San Diego
Department of Planning & Land Use
Project Processing Control Center
5201 Ruffin Road, Suite B
San Diego, CA. 92123-1666

& Mr. Rod Bradley, President
**bha**, Inc.
5115 Avenida Encinas, Suite L
Carlsbad, California 92008-4387

RECEIVED
AUG 12 2008
bHA, Inc.

**RE: Request of Agency Recommendation**
**TM5295 RPL6**
**APN: 184-080-08**
**Address: Sugarbush & Buena Creek**
**Vista, CA 92084**

To Whom It May Concern:

The Vista Fire Protection District has reviewed the above noted application for additional comments that might apply. Please find below a list of conditions that shall apply to this project. New or updated conditions are indicated where they apply.

**GENERAL:**

The above referenced project is entirely located within the jurisdictional boundaries of the Vista Fire Protection District (VFPD) and as such is subject to the requirements of VFPD ordinance, adopting the California Fire Code and all applicable statutes, regulations and standards of the Fire Department. Prior to any construction occurring on any parcel, the applicant shall contact the Development Service Section of the Fire Prevention Bureau (760) 726-1340 extension 2046, for verification of current fire protection development requirements.

175 North Melrose
Vista, CA 92083-5718
(760) 643-2801
www.vistafireprotectiondistrict.com

## FIRE DEPARTMENT CONDITIONS OF APPROVAL:

### VEGETATION MODIFICATION:

- The approved Fire Protection Plan prepared by Hunt Research Corporation has been amended to include the new proposed secondary access roadway.

### FIRE DEPARTMENT ACCESS:

- **Fire Access Roadways -** Private and public residential fire access roads which serve more than two (2) structures, lots or units shall provide a paved, all-weather surface with minimum paving width of twenty-four (24) feet and vertical clearance of thirteen feet and six inches (13'6"). Wider roadway widths may be required by the Department of Planning and Land Use.

  All roads to be paved to Fire Department standards and shall support an imposed loading of ~~50,000~~ 75,000 pounds.

  Roadway design feature (speed bumps, humps, speed control dips, etc.) which may interfere with emergency apparatus responses shall not be installed or allowed to remain on the access roadways.

  Roadways shall be extended to within one hundred fifty (150) feet of all structures and shall give access to all portions of the exterior walls of the first story of any building within one hundred fifty (150) feet (wrap-around).

  An approved turnaround shall be provided at the end of each roadway/driveway one hundred and fifty (150) feet or more in length. Turn radius in residential areas shall be no less than 36 feet.

  The gradient of Fire Access Roadways shall not exceed 20%. Gradients over 14% shall be paved with 3 ½" of concrete with a deep broom finish perpendicular to the direction of travel.

  The first lift of paving must be installed prior to combustible construction materials, other than foundation forming lumber, being brought to the site. Complete paving is required prior to final occupancy approval.

- **Fire Lane Obstruction -** If automatic gates are proposed, then they are required to be equipped with Knox key switches and with sensors for detecting emergency vehicle strobe lights from any direction of approach. Strobe detection and key switches shall be provided on the interior and exterior of the gates.

  All interior roadways are Fire Lanes. Fire Lanes shall not be obstructed by parked vehicles. The minimum required width of roadways in this project is twenty-four (24) feet. At that width no on street parking will be permitted. For parking on one side only o a roadway width of thirty-two

(32) feet is required. For parking on both sides of the street the roadway width shall be forty (40) feet. Streets that do not provide parking on both sides shall be signed as fire lanes per Fire Department standards.

- **Secondary Access** – The maximum length of dead-end roads in a project will parcels zoned for less than 1 acre and where all dwellings are protected by a residential fire sprinkler system is 1,200 feet. Secondary access is required for this project. The emergency access at *Cleveland Trail* is approved as to location.

  ***Secondary access required by the California Fire Code (CFC) shall be provided via a gated emergency access roadway connecting the project to Cleveland Trail. Ingress and egress over this roadway shall be restricted in an approved manner. Secondary access shall be provided prior to any vertical construction.***

- **Secondary Access Roadways** – Secondary access roadways must meet all conditions for Fire Access Roadways unless otherwise approved. *Cleveland Trail* shall be improved along the entire length as necessary to meet the requirements for a Fire Access Roadway.

  ***The proposed roadway extension to Lone Oak Lane that occurs on site shall remain a requirement for this project. That section of roadway shall be paved and gated with access limited to emergency vehicles. Additional improvements to Lone Oak Lane are not required.***

**FIRE PROTECTION WATER SYSTEM:**

- **Fire Hydrants -** Prior combustible construction materials delivery, other than foundation forming lumber, you shall provide a water/fire hydrant **system with a water main capacity of 2,500 GPM.** Available Fire flow at hydrants shall be 1500 GPM for 2-hour duration at 20 PSI residual operating pressure. The fire-flow shall be certified with the required fireflow called out on the water plans designed and stamped by the Civil Engineer. Acceptable type of fire hydrants shall be Jones model 3700 and/or Clow model 2050. The required fire hydrant spacing shall be no more than 650 feet apart.

*New: the water main capacity for new developments is 2,500 gpm with an available fire flow of 1500 gpm at all hydrants.*

***Fire hydrant installations consistent with the requirements of the approved Fire Protection Plan (FPP) and Vista Fire Department shall be provided. The specific number and location of hydrants shall as indicated in the FPP.***

**PREMISES IDENTIFICATION/ADRESSING:**

- **Address Numbers-** The street address shall be posted with a minimum of four (4) inch three-dimensional numbers, visible from the street. Posted numbers shall contrast with their background and be legible from the street in accordance with the Uniform Fire Code. Where

building setbacks exceed one hundred (100) feet from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access. Lighted address numbers are highly recommended.

- **Street Signs** – Street name signs meeting County standards are required prior to final inspection. Temporary signs meeting the requirements of the Fire Department are required prior to framing and are to remain in place until permanent signs are installed.

**RESIDENTIAL (SINGLE FAMILY) SPRINKLER SYSTEMS:**

- Prior to Fire Department clearance for occupancy, an automatic life safety fire sprinkler system is required in all residences and attached structures. Systems shall comply with the current edition of NFPA Pamphlet #13D and VFPD standards/policies. A licensed C-16 Contractor shall design the fire protection system, and shall submit detailed plans and hydraulic calculations to the Vista Fire Prevention Bureau for approval prior to installation. Fees are required at the time of plan submittal.

**RESPONSE MAPS:**

- All new development is required to provide map updates in a format compatible with current department mapping services, and shall be charged a reasonable fee for updating all response maps. Map updates are required prior to any combustible construction. Contact the Fire Prevention Bureau for specific format information.

If you should have any questions or comments on the above listed items please do not hesitate to contact me immediately at (760) 726-1340 extension 2046.

Yours for Safer Communities,

Robert L. Gmur, Assistant Fire Marshal
Vista Fire Department & Fire Protection District

COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
5201 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123-1666
(858) 565-5981 • (888) 267-8770

# PROJECT FACILITY AVAILABILITY FORM

**FIRE**

**F**

*Please type or use pen*

New Horizons etal — (760) 744-2512
Owner's Name — Phone

313 Solo Roble
Owner's Mailing Address — Street

San Marcos — CA — 92078
City — State — Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____ 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 47
☐ Commercial ..... Gross floor area_____
☐ Industrial ..... Gross floor area_____
☐ Other ..... Gross floor area_____

C. Total Project acreage 115.5 Total lots 47 Smallest proposed lot .5 acre

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

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 8 | 1 | 1 | 6 | 2 | 0 | 5 |
| 1 | 8 | 1 | 1 | 6 | 2 | 1 | 5 |
| 1 | 8 | 1 | 1 | 6 | 2 | 1 | 6 |
| 1 | 8 | 1 | 1 | 7 | 0 | 3 | 3 |

4184-080-08

Thomas Bros. Page 1108 Grid E-1 & 2

1362 Sugarbush Drive
Project address — Street

North County Metro — 92089
Community Planning Area/Subregion — Zip

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

Applicant's Signature: [signature] Date: 12/11/07

Address: 5115 Avenida Encinas Ste. L Carlsbad CA, 92008 Phone: (760) 931-8700

**(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 VISTA FIRE PROTECTION DISTRICT

Indicate the location and distance of the primary fire station that will serve the proposed project: VISTA FIRE STATION #2, 1050 VALLEY DRIVE, APPROX 3 miles DISTANT

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 5 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: 4
☐ 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 the Department of Planning and Land Use.***

☒ 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.

[signature] — ROBERT GMUR, ASSISTANT F.M — 760-726-1348 x2346 — 12/17/07
Authorized signature — Print name and title — Phone — Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123

**LETTER FROM BHA INC TO FIRE DISTRICT DATED 4-14-09, WITH DETAIL OF CLEVELAND TRAIL**

bHA, Inc.
land planning, civil engineering, surveying

ESPONDENCE

ROD BRADLEY, *Urban Planner*
RONALD L. HOLLOWAY, *Civil Engineer*

April 14, 2009
W.O. 625-0813-400

Mr. Robert Gmur
VISTA FIRE PROTECTION DISTRICT
P. O. Box 1988
Vista, CA 92085

**RE: TM 5295 RPL 7 - SUGARBUSH**

Dear Mr. Gmur:

Pursuant to our meeting today, we are forwarding this letter and a drawing of the Cleveland Trail proposed improvements for your review and approval.

As we discussed, TM 5295 RPL 7 will be responsible for the widening of Cleveland Trail to twenty-four feet (24'). There is one exception to this and that is the crossing at Buena Creek, which will remain as is. The crossing is approximately fifty feet (50') long and approximately twenty feet (20') wide at its narrowest point.

The County of San Diego is allowing us to leave the crossing in its current state, but will need a letter from you supporting this condition.

Thank you for your help in this matter. If you should have any questions, please don't hesitate to contact me

Sincerely,

bHA, Inc.

Rod Bradley
President

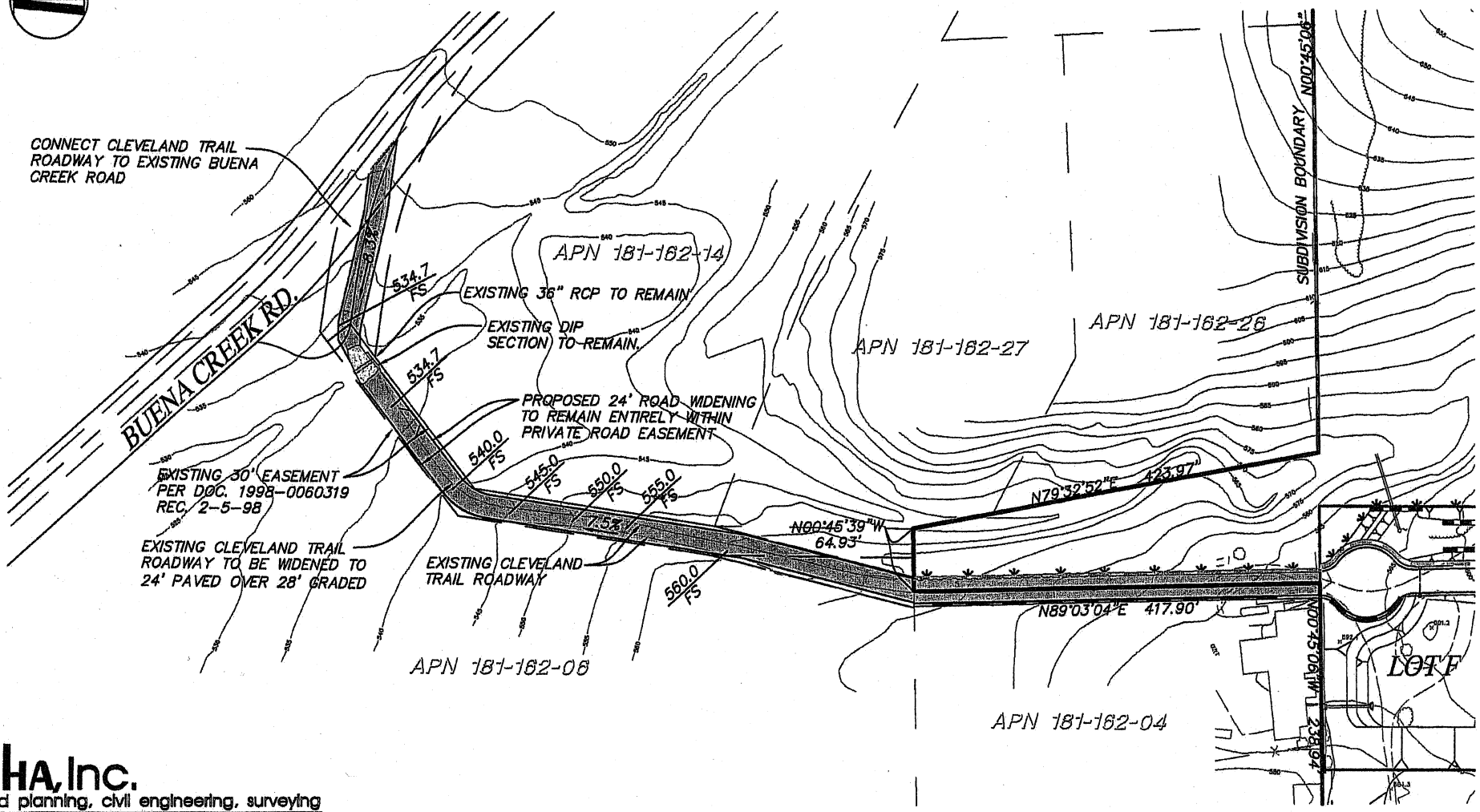
RB:pjh

cc: Lee Shick
Robert Booker
Jim Hunt

fire-condition.ltr

5115 Avenida Encinas, Suite L ○ Carlsbad, California 92008-4387 ○ (760) 931-8700 ○ FAX (760) 931-7780

# TM NO. 5295 RPL 7





**bHA, Inc.**
land planning, civil engineering, surveying
5115 AVENIDA ENCINAS
SUITE "L"
CARLSBAD, CA. 92008-4387
(760) 931-8700


## DETAIL: CLEVELAND TRAIL

SCALE: 1" = 100'
EMERGENCY ACCESS

K:\Land Projects 3\600-0813-400\Dwg\EXHIBITS\Cleveland Trail Exhibit.dwg 4/15/2009 1:59:56 PM PDT

4/09

**LETTERS FROM VISTA FIRE PROTECTION DISTRICT DATED 4-21-09 and 6-16-09**

VISTA FIRE
PROTECTION DISTRICT

April 21, 2009

Mr. Rod Bradley
**bha**, Inc
5112 Avenida Encinas, Suite L
Carlsbad, CA 92008-4387

**RE: TM 5295 RPL7 – SUGARBUSH**

Dear Mr. Bradley:

I have reviewed your letter and the attached detail for Cleveland Trail road improvements dated April 14, 2009 (copy attached). It accurately summarizes our conversation related to the improvement of the Cleveland Trail crossing to Buena Creek Road.

Please accept this letter as confirmation that the Vista Fire Protection District will support the County of San Diego if they allow the crossing to remain in its current state.

If you should have any questions please don't hesitate to contact me.

Yours for Safer Communities,

Robert L. Omur, Assistant Fire Marshal
Vista Fire Department & Fire Protection District

Attachment: 1

175 North Melrose
Vista, CA 92083-5718
(760) 643-2801
www.vistafireprotectiondistrict.com

VISTA FIRE
PROTECTION DISTRICT

June 16, 2009

County of San Diego
Department of Planning & Land Use
Project Processing Control Center
5201 Ruffin Road, Suite B
San Diego, CA. 92123-1666

&: Mr. Rod Bradley, President
**bha**, Inc.
5115 Avenida Encinas, Suite L
Carlsbad, California 92008-4387

**RE:** **Fire Protection Plan revision (6-11-2009)**
**TM5295RPL 4**
**Sugarbush & Buena Creek**
**Vista, CA 92084**

**SUBJECT:** **Fire District Approval**

The revised Fire Protection Plan by Hunt Research Corporation for the above noted project has been reviewed for compliance with Article 86 of the California Fire Code and previously provided conditions of approval for the project.

It has been determined that this plan demonstrates compliance to the satisfaction of the District and therefore is approved without comment.

If you should have any questions or comments on the above listed items please do not hesitate to contact me immediately at (760) 726-1340 extension 2046.

Yours for Safer Communities,

*Robert L. Gmur*

Robert L. Gmur, Plans Examiner
Vista Fire Department & Fire Protection District

175 North Melrose
Vista, CA 92083
(760) 726-2144
www.vistafireprotectiondistrict.com

**LETTER FROM DPLU/COUNTY FIRE AUTHORITY FIRE MARSHAL DATED 6-3-09~~21-09~~**

ERIC GIBSON
*DIRECTOR*

# County of San Diego

**DEPARTMENT OF PLANNING AND LAND USE**
**FIRE SERVICES SECTION**

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/dplu

June 3, 2009

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

Attn: Robert Hingtgen, project planner

RE: TM 5295 RPL-7 Sugarbush
Fire Protection Plan (FPP)
Vista Fire Protection District
**Fire Protection Plan - incomplete**

We have reviewed a revised Full Report FPP dated April, 2009, prepared by Hunt Research Corporation, for consistency with CCR Title 24 part 9 (California Fire Code), the County Fire Code which adopts and modifies the State Fire Code, and CCR Title 14 (State Responsibility Area) Fire Safe Regulations. The project is located predominantly in Very High Fire Hazard Severity Zone, and in State Responsibility Area (SRA).

GENERAL PLAN CONFORMANCE
The Project Facility Availability Form (DPLU 399F) in electronic files identifies the responding fire station and address, distance and travel time. We confirmed a travel distance to the most remote lot of about 2.65 miles, which calculates to 5.0 minutes per NFPA 1142 Table C.11b, which meets General Plan Public Facilities Element emergency travel time criteria for projects with ½ acre lots.

MAXIMUM DEAD-END LENGTH
Maximum dead-end length allowable for ½ acre lots in CCR Title 14 section 1273.09 is 800 feet. Measured from the point where one can evacuate in two directions (Sugarbush at Buena Creek Road), the distance to lot 9 (the most remote lot) is about one mile.

The project proposes an "emergency access' by gated connection with Cleveland Trail, which connects with Buena Creek Road at a point remote from Sugarbush Drive. The issue of whether the "emergency access" controlled by the fire department serves as functioning secondary access is not adequately

addressed. The gate as discussed in the FPP will operate only for the Vista Fire Department.

If the second access issue is not resolved by automatic opening of the Cleveland Trails gate in the direction of egress by <u>any</u> vehicle approaching it, then "findings" for "same practical effect" under Title 14 will be necessary for exception to section 1273.09 "dead-end length".

Section 6 "Summary" lists nine "upgrades" as supporting "same practical effect" (SPE) findings ("findings" which will have to be made by the designated fire code official – the Vista Fire Chief or Vista Fire Marshal) to justify exceeding the maximum dead-end length by 6.6 times. Of the five points required in Title 14 SPE findings, (fire fighter access, simultaneous civilian evacuation, signage, fuel modification and water supply) only the ability of civilians to evacuate via Cleveland Trail, absent a fire department presence, is in question.

Even if the local fire authority were comfortable making "findings" which supported a gate controlled solely by the fire department as meeting SPE for dead-end length, we do not at this point believe the County could take the same position. The civilian evacuation component should not be dependent on fire agency responders, who could easily be fully committed to a major event in the area.

ADDITIONAL MODIFICATIONS

Section 4 Fuel Modification Zones, page 6 paragraph above "undesirable plants", please change "... compliance with all Fire District and ~~Building and Safety~~ <u>Department of Planning and Land Use</u> requirements."

Section 5 "Infrastructure, Structural Fire Protection/Fire Protection Systems" in the first paragraph identifies comments as "recommendations". For the FPP to be considered as contributing the consultant's expertise to the project design, "recommendations" must become "requirements" and be incorporated into project conditions.

REVISED FPP FORMAT

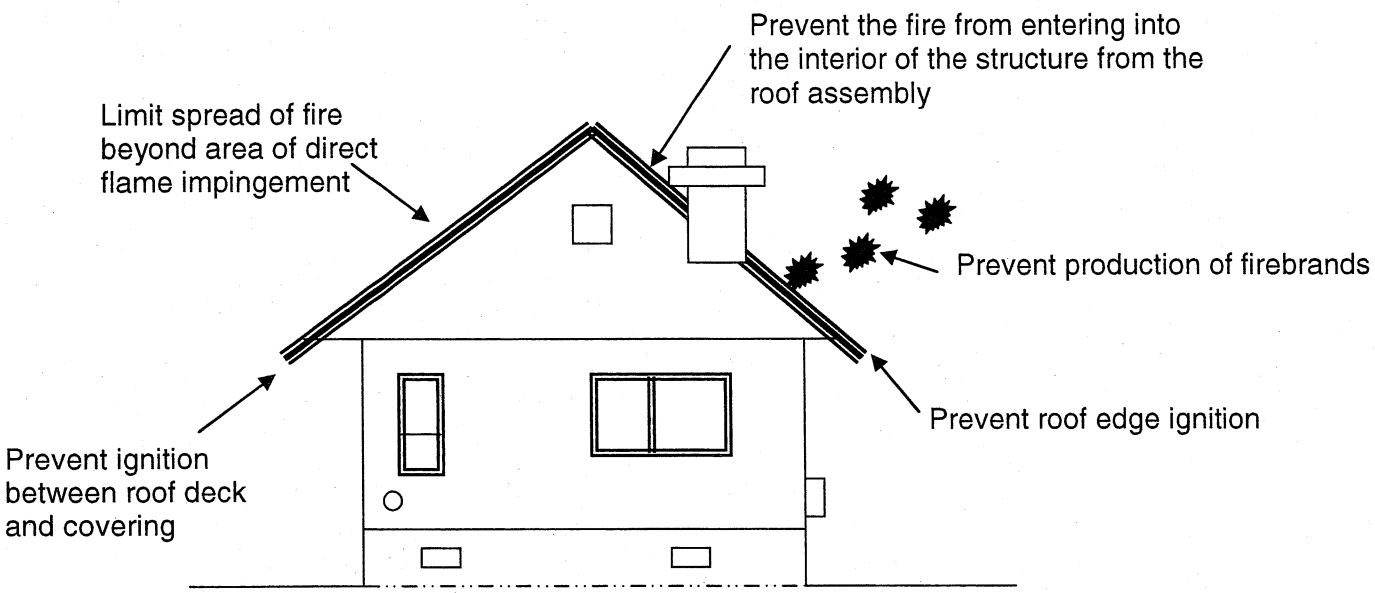
A Revised FPP addressing the issues above should be prepared in a "strikeout/underline" format, along with a "clean copy" format. The revised FPP should first be submitted to the Vista Fire Protection District for their review and acceptance. A copy of their comments and acceptance must be included in the re-submittal. Please submit the number of copies required by the project planner to DPLU Project Processing Counter.

Paul Dawson, Fire Marshal
San Diego County Fire Authority
Department of Planning and Land Use

c: Don Shellhammer, Fire Marshal, Vista Fire Protection District

# ILLUSTRATIONS OF PERFORMANCE STANDARDS FOR STRUCTURAL COMPONENTS IN THE WILDLAND URBAN INTERFACE

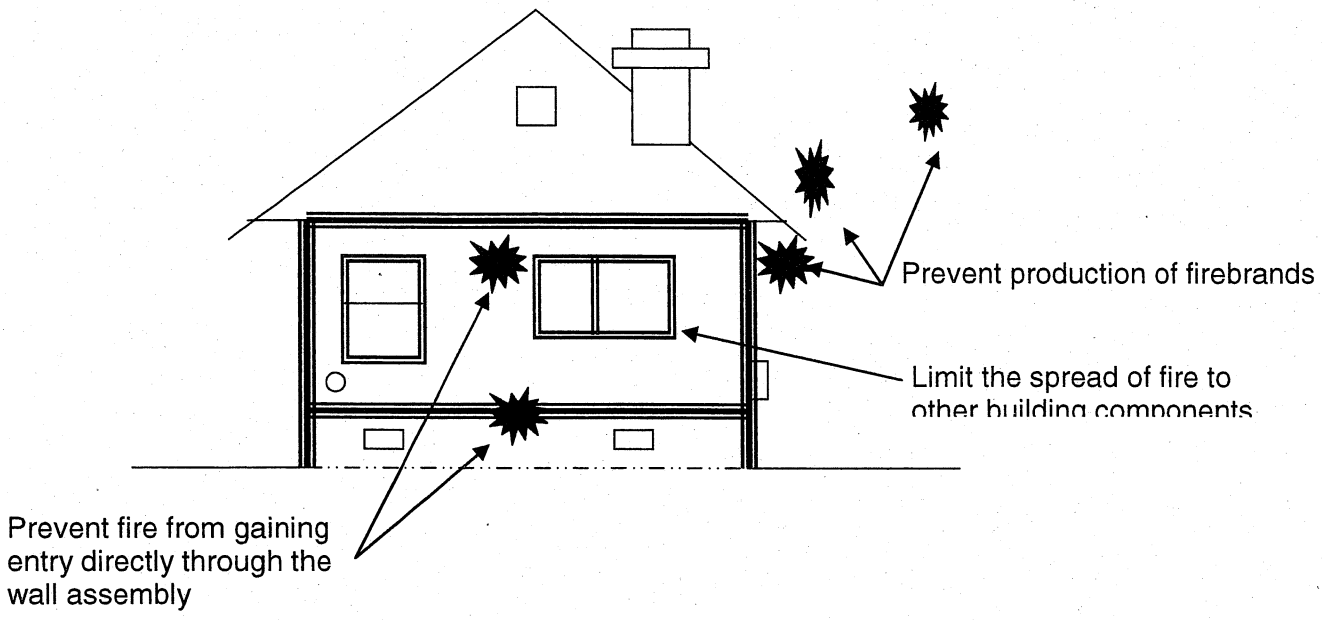
# ROOF ASSEMBLY PERFORMANCE




## Roof Fire Problem

- ❑ Roof covering combustibility
- ❑ Roof assembly combustibility
- ❑ Roof assembly combustibility and integrity
- ❑ Gutters and debris in gutters contributes to ignition of roof edge
- ❑ Entrance of flame or firebrands between roof deck and covering

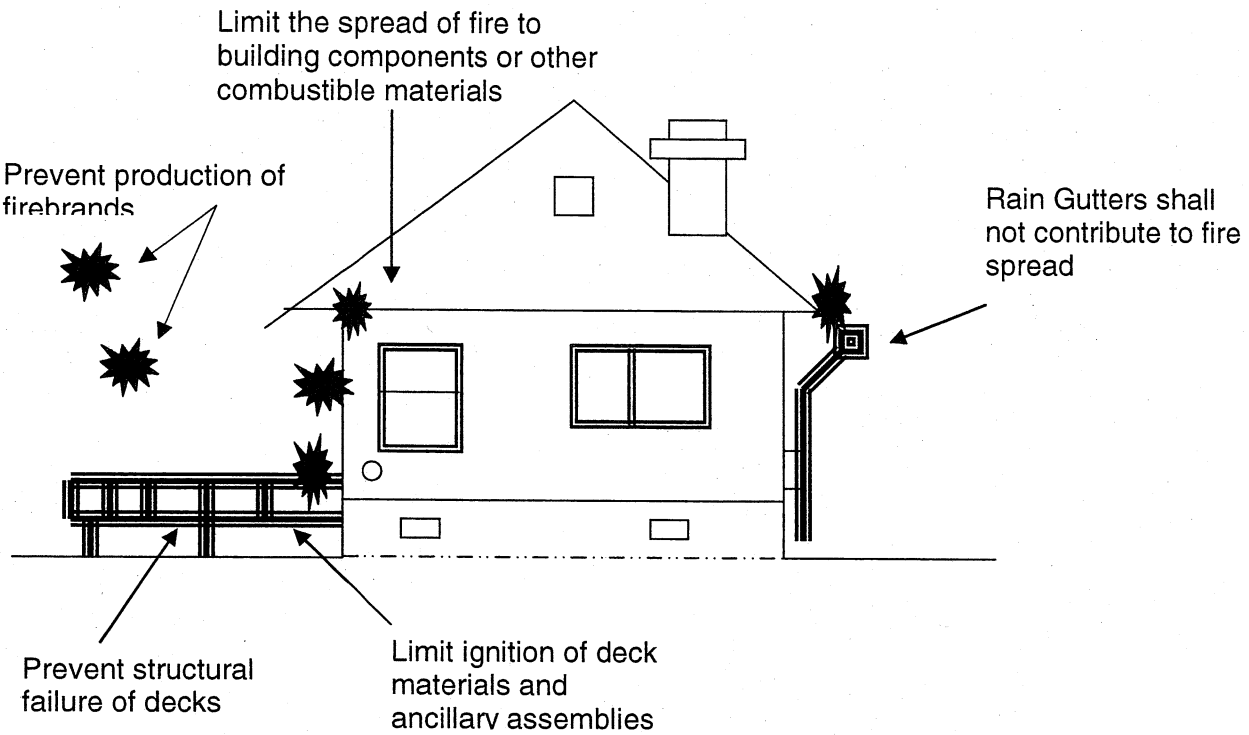
# WALL ASSEMBLY PERFORMANCE




**Wall Fire Problem**

- ❑ Wall assembly combustibility
- ❑ Wall assembly combustibility and integrity

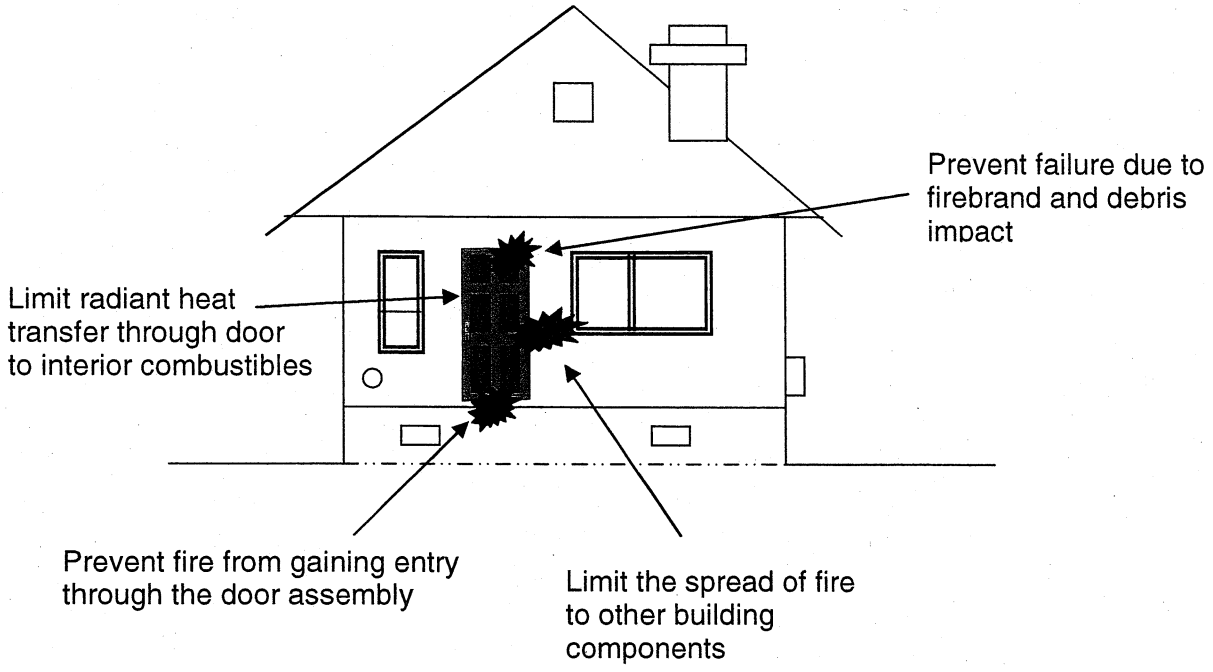
# DECK AND ANCILLARY ASSEMBLY PERFORMANCE




## Deck and Ancillary Structure Fire Problem

- ❑ **Deck and ancillary structure component material ignition**
- ❑ **Deck and ancillary structure component material combustibility**
- ❑ **Deck material integrity**

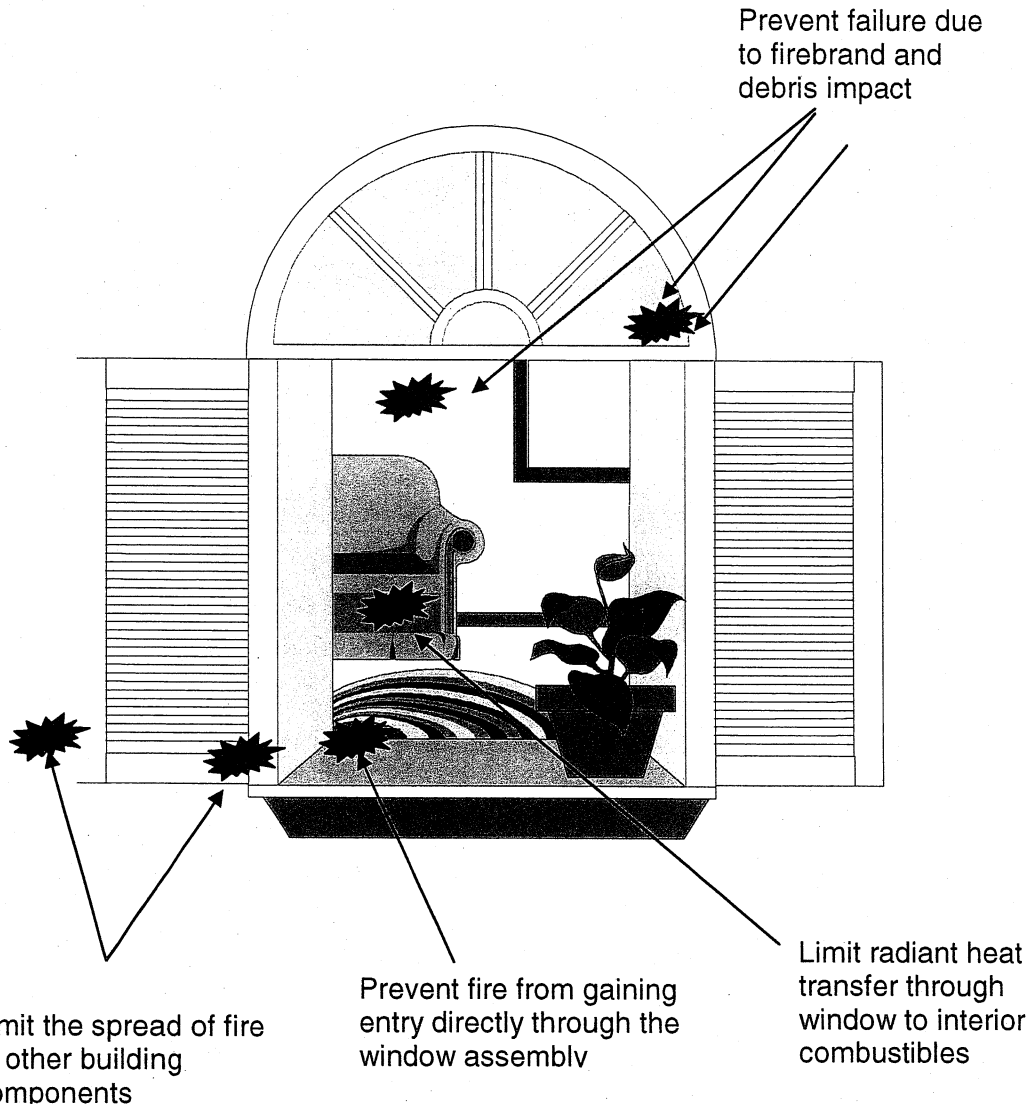
# DOOR ASSEMBLY PERFORMANCE




**Door Fire Problem**

- ❑ **Door assembly combustibility**
- ❑ **Door assembly combustibility and integrity**
- ❑ **Ignition of interior combustibles**
- ❑ **Door Integrity**

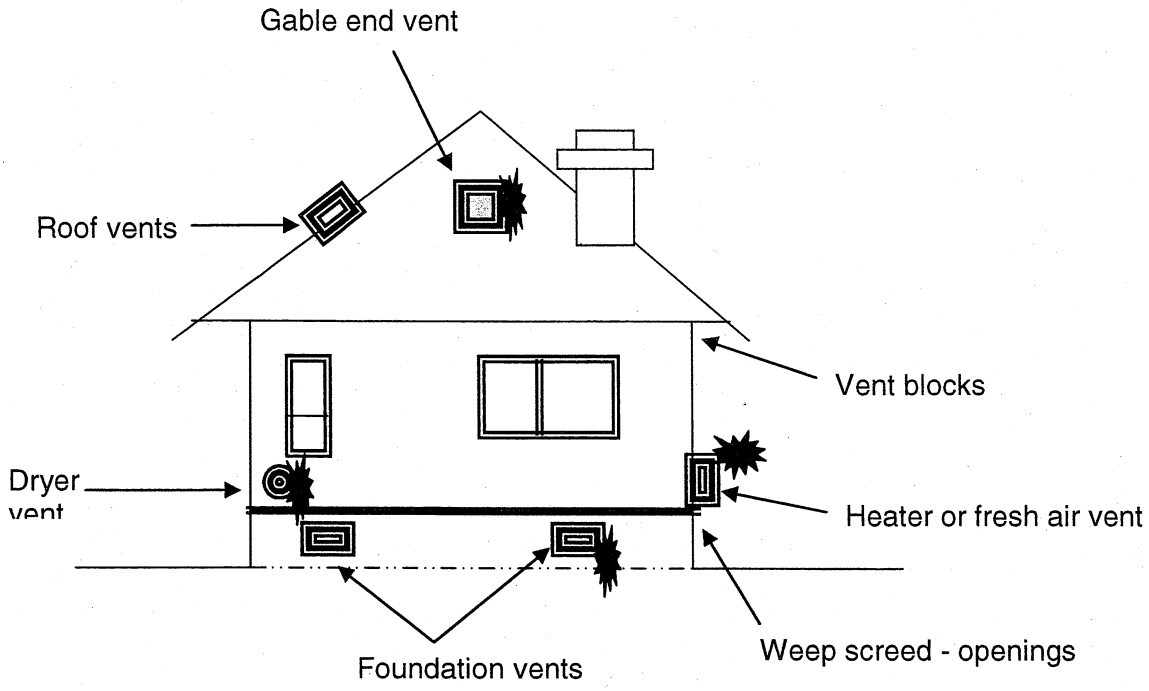
# WINDOW ASSEMBLY PERFORMANCE




## Window Fire Problem

- ❑ Window assembly combustibility
- ❑ Window assembly combustibility and integrity
- ❑ Ignition of interior combustibles
- ❑ Window integrity

# VENT ASSEMBLY PERFORMANCE




Prevent penetration from direct flame impingement

Prevent penetration from firebrand exposure

## Vent Fire Problem

- ❑ Entrance of flame into or under structure
- ❑ Entrance of embers into or under structure