VALLEY CENTER FIRE PROTECTION DISTRICT
28234 Lilac Road Valley Center, CA 92082
(760) 751-7600

Wednesday, November 04, 2009

County of San Diego
Planning Department 0-650
Major/Minor Subdivision
5201 Ruffin Road
San Diego, Ca 92123

Subject: **Fire Protection Plan (short)**
TM 21086 / 188-321-22
Via Salvador / Valley Center Road

The VCFPD has conducted a review of the above listed Fire Protection Plan

I have found the report in order and acceptable for approval.

VCFPD Community Facilities District No. 2008-01
This project must participate in sufficient mitigation measures that will assist the Valley Center Fire Protection District in providing fire and medical emergency response to this project and contiguous neighborhoods based upon travel time, fire protection equipment and resources.
Owner/Applicant must annex into the Valley Center Fire Protection District Community Facilities District No. 2008-01 prior to the final field fire inspection by VCFPD and the issuance of the Certificate of Occupancy by the San Diego DPLU.

Please add this document to the case file as a fire condition
If you have any questions, please call the Valley Center Fire Protection District at (760) 751-7600.

Sincerely,

By
George E. Lucia Sr.
Fire Marshal
Valley Center Fire Protection District
glucia@vcfpd.org

FIRE MARSHAL
Valley Center Fire Protection District
28234 Lilac Road
Valley Center, California 92082
(760) 751-7600
APPROVED
Date 11/4/09
By
Fire Marshal
See Attached Conditions
OBTAIN FIRE AGENCY APPROVAL
PRIOR TO THE FOLLOWING INSPECTIONS
Framing
Underground Backfill
Final Building
Final
Other FPP
It is unlawful to make any changes or alterations on this set of

Owner/Applicant must annex into the
Fire Protection District
approval of the Final Map

MLB ENGINEERING
Professional Civil Engineers and Land Surveyors

FIRE MARSHAL
Valley Center Fire Protection District
28234 Lilac Road
Valley Center, California 92082
(760) 751-7600

APPROVED
Date 11/4/09
By
Fire Marshal
See Attached Conditions
OBTAIN FIRE AGENCY APPROVAL
PRIOR TO THE FOLLOWING INSPECTIONS
Framing
Underground and Backfill
Final Building
Final
Other FPP
It is unlawful to make any changes or alterations on this set of plans and specifications.

September 1, 2009

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

Owner/Applicant must annex into the Valley Center Fire Protection District CFD 2008-01 prior to approval of the Final Map

Attn: Fire Marshall

SUBJECT: FIRE PROTECTION PLAN-SHORT FORM FOR TPM 21086, APN 188-321-22, IN VALLEY CENTER ON VIA SALVADOR

This letter is written in response to a request from the County of San Diego DPLU for a Short-Form Fire Protection Plan consistent with California Fire Code Article 86, to address:

LOCATION:

TPM 21086 encompasses approximately 4.4 acres and is located within the unincorporated area of San Diego County in the Valley Center Community Planning Area. Regional access to the site is provided by Valley Center Road which can be reached westerly from Interstate 15 at either the Gopher Canyon Road exit to Old Castle Road to Lilac Road or State Highway 76; or southerly from Escondido by taking Valley Parkway. Primary access to the site would be provided off Valley Center Road to Mac-Tan Road to Via Salvador. The site is currently vacant.

The Project proposes a Tentative Parcel Map to subdivide the site into two parcels of about two acres each. Eventually, each parcel will be occupied by a single family residence. The project will also include some widening and pavement improvements to Via Salvador.

TOPOGRAPHY:

The site has an average slope of about ten percent sloping down southerly away from Via Salvador to the southerly property line. A small drainage swale runs centrally through the site from north to south. The access road to the site, Via Salvador, has an average slope of approximately six percent.

GEOLOGY:

The project site is not subject to any geologic conditions or hazards. There are no faults on-site, and the project site is not subject to erosion, liquefaction, slope instability or any other recognized geologic condition.

FLAMMABLE VEGETATION:

Single family homes with irrigated groves border the site on the east. Adjoining the project on the south is a single family residence and on the west a single family residence and a vacant cleared lot. The property north of Via Salvador adjoining the site is planted for agricultural purposes.

CLIMATE:

The Valley Center area of Northern San Diego County has an average daily temperature of 61 degrees Fahrenheit and receives approximately 16 inches of rain per year. (Information from the Western Regional Climate Center.)

404 SOUTH LIVE OAK PARK ROAD • FALLBROOK, CA 92028
PHONE: 760 731-6603 • FAX: 760 897-2165 • E-MAIL: MBENESH@MLBENGINEERING.COM

FIRE-RELATED ISSUES:

1. **Water Supply.**
The project will be served by the Valley Center Municipal Water District. Hydrants are required along fire access roadways as determined by the Fire Marshal to meet operational needs, at intersections, at cul de sacs, and at intervals based on parcel size and County Fire Code Table 903.4.2-B. Minimum fire flow in wildland urban interface is 2500 GPM.

2. **Fire Access Roads.**
Location: Fire access roads (including driveways) must be provided so that fire apparatus may drive to within 150 foot hoseline pull along approved pathway around all ground-level exterior portions of structures. Measurement is around the exterior - not through the structure - to all ground-level exterior portions of every structure.

Deadends: The private road easement, Via Salvador, is a dead end road with no secondary access. An emergency vehicle turnaround meeting County Fire Marshal standards shall be constructed near the end of Via Salvador at the driveway to Parcel 2 instead of a cul-de-sac to the satisfaction of Valley Center Fire Protection District.

Width: Proposed private driveways shall be a minimum of 16' width all-weather surface suitable for travel by 50,000 lb. fire apparatus. From Mactan Road to the near the end of the private road easement known as Via Salvador shall be improved to a minimum of 24' paved width all-weather surface suitable for travel by 50,000 lb. fire apparatus. The existing paved width of Via Salvador, from its intersection of Mactan Road to approximately 150' westerly of the project, does not exceed 20' in width.

Grade: Grades will be generally less than 10%, and at steepest are 15%. Grades greater than 20% are not permitted. No existing or proposed fire access road exceeds 20%.

Surface: All roads must be installed to the standards specified in Section I-M of the County of San Diego Off-Street Parking Design Manual. Project roadways shall be constructed with a minimum surface standard of two inches of asphaltic concrete.

Maintenance: Individual property owners are responsible for maintaining driveways, gates and signs on their own parcel in compliance with fire codes. Property owners will enter into a Road Maintenance Agreement for that portion of Via Salvador adjoining the project. The annual funding obligations must be shared by all project property owners. The responsibility to participate in the funding and decision making conveys with property transfer to subsequent owners. Failure to maintain road elements or common fuel treatment areas in compliance with fire codes subjects property owners to potential fines, and forced abatement by the fire agency or the County, with charges, including administrative costs and penalties, liened against the subject property.

3. **Building fire-resistance and ignition:**
The Valley Center Area is designated Wildland Urban Interface so both "Basic" and "Enhanced" construction requirements per Chapter 7A (County and State Building Code) will be employed for all exterior elements including roofs, eaves, exterior walls, doors, windows, decks, etc.

4. **Fire Protection Systems:**
All dwellings and attached garages will have residential fire sprinklers per County Fire Code Section 1003.2.

5. **Fire Protection Equipment:**
Portable fire extinguishers are not a requirement of this project; it will be the responsibility of individual homeowners to provide fire extinguishers.

6. **Defensible Space:**
A minimum 100 foot Fuel Management Zone will be established and maintained around each structure per County Fire Code Appendix II-A Section 16 and 17. Portions of some proposed pads are closer than 100 feet from the nearest property line. However, the project site is adjacent to existing single family residences and irrigated groves and is not located within 100 feet of any native or naturalized plant material. On-site non-irrigated plant material will be cleared and or thinned within 100 feet of each structure.

7. **Vegetation Management:**

Prescribed Defensible Open Space will be maintained on at least an annual basis or more often as needed. Planting within this region must be from an approved fire resistance planting materials list (list maintained by County of San Diego). Individual property owners are responsible for maintaining their own parcel in compliance with fire codes. Road easements, and similar land uses within the project must also have vegetation maintained in a fire-safe manner in perpetuity. The responsibility to participate in the funding and decision making conveys with property transfer to subsequent owners. Failure to maintain road elements or Defensible Open Space areas in compliance with fire codes subjects property owners to potential fines, and forced abatement by the fire agency or the County, with charges, including administrative costs and penalties, liened against the subject property.

8. **Fire Behavior Computer Modeling:**
Computer Fire Behavior Model not required for this project per County Fire Marshal.

Name of Person Preparing this Report

PREPARED BY: _____ Date: September 1, 2009
Printed Name: Michael L. Benesh
Title: RCE 37893

Name of Property Owner

Owner: _____ Date: _____

Printed Name: MIKE M[illegible]

Title: _____

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