

# PASCO LARET SUITER

& ASSOCIATES

CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING

May 4, 2022 Updated 6/9/22 per bubbles below RW

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

Escondido Fire Department  
1163 North Centre City Parkway  
Escondido, Ca 92025

SUBJECT: FIRE PROTECTION PLAN – LETTER REPORT  
“Ash St” Tentative Map  
PL21-0534  
Accessor Parcel Numbers: 224-130-10

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

## PROJECT DESCRIPTION

4.69 gross acres, net of 0.4 acres to remain undeveloped, in R-1-10 zone divided into twenty residential lots of roughly 6,000 – 9,000 square-feet, with 20 total units.

## ENVIRONMENTAL SETTING

1. **Location:** Project is located in North Escondido. The sites to the east and west are fairly recently constructed subdivisions, while the parcel to the north and south consist of a single-family residence on a large lot.
2. **Topography:** The existing slope of the terrain is generally flat with an elevation difference of approximately 16' over 775' length (2% grade).
3. **Geology:** There are no geological features that would prevent fire access.
4. **Flammable Vegetation:** The project site consists mostly of unvegetated bare soil. The scattered vegetation that does exist is currently maintained for fire management purposes, consists of Russian thistle, cheeseweed, ragweed, a single century plant, a single Jerusalem thorn shrub, and four Mexican palm trees.
5. **Climate:** Coastal Climate

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## PROJECT EXPOSURE TO WILDLAND FIRES

- 1. Water Supply:** Water to new on-site fire hydrants is to be supplied by the City of Escondido. The design is utilizing a “looped” design approach. Each residential unit will be sprinklered. Hydrants shall be located along fire access roadways as determined by the Fire Marshal to meet operational needs, at intersections, at cul-de-sacs, and at intervals pursuant to the County and Consolidated Fire Code. Fire hydrants shall be spaced every 350 feet. Required fire flow is 2500 gallons per minute.

See enclosed water will-serve letter.

## **2. Fire Access Roads**

Location: The proposed access is off of Lehner Avenue. The on-site public road is a cul-de-sac which will allow all access to all parcels. The primary access road complies with the distance thresholds specified under the County Fire Code and County Consolidated Fire Code. Secondary access for the project is the three surrounding public roads with Stanley Avenue to the north, North Ash Street to the east, and Lehner Avenue to the south.

Width: The proposed street width has a paved surface width of 36’ and driveways will be a minimum 16’ wide, both of which will be paved in an approved all-weather surface suitable for a 75,000 lb. fire apparatus.

Vertical Clearance: a minimum vertical clearance of 13 feet 6 inches will be maintained for the entire required width of fire access roads and driveways.

Grade: The proposed max grade is 15% for asphalt-paved street. Any access 15% or grader in slope shall be paved in concrete with a rough broom finish.

Surface: Includes 36’ wide asphalt-paved public streets, concrete curb and gutter, and 5.5’ sidewalk with an additional 4.5’ parkway. Driveways will be at least 16’ wide and will be constructed of concrete.

- 3. Setback from Property Lines:** The minimum setbacks are 10.5’ front yard setback, 5’ side yard setback, and 20’ rear yard setback, or as otherwise allowed by applicable law.
- 4. Building Construction:** All structures shall comply with the ignition-resistive construction requirements: Wildland- Urban Interface areas of Chapter 7A of the California Building Code.

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5. **Fire Protection Systems:** All habitable structures and attached garages shall have residential fire sprinklers per California Fire Code and residential code for fire sprinklers.

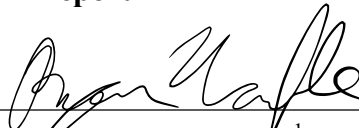
6. **Defensible Space:** All planting/landscaping is to comply with all State and local requirements and City of Escondido Fire Department standards. All mature tree canopies will be 10 feet from structures. Only low-level and/or drought-tolerant planting is allowed within the first five feet of the structure.

6/9/22 RW, DB

7. **Vegetation Management:** All future vegetation maintenance will comply with all state and local requirements, including City of Escondido Fire Department Standards. All mature tree canopies will be 10 feet from structures. Plants used will be from an approved fire resistant planting materials list that is maintained by County of San Diego, Department of Planning and Land Use.

6/9/22 RW, DB

8. **Fire Behavior Computer Modeling:** Based on preliminary evaluation by the County Fire Marshal, Computer Fire Behavior Modeling is not required for this **FPP – Letter Report**

	5/20/22	Ryan Waufle	Associate Principal
Prepared By (Signature) <sup>1</sup>	Date	Printed Name	Title

Applicant Signature (Also see property owner permission letter, enclosed):  
ESCONDIDO NORTH LLC,  
a California limited liability company

By: Argus Flatiron Management LLC,  
A California limited liability company, its Manager

By: 	5/20/22
Dylan Bird, Manager	Date

December 16, 21

City of Escondido/County of San Diego/LAFCO

To Whom It May Concern:

Please be advised that the undersigned does hereby authorize Escondido North LLC to act on my/our behalf with matters relating to the development and entitlement of:

**5.09 acres west of N. Ash St. and Lehner Ave., APN 224-130-10**

OWNER:

TRUST A CREATED UNDER THE HOFTIEZER FAMILY TRUST DATED 8/5/1977, AS AMENDED AND RESTATED ON 5/27/2011, AND AS FURTHER AMENDED BY EXERCISE OF POWERS GRANTED UNDER INTER VIVOS TRUST EXECUTED ON 7/12/2013

By:

DocuSigned by:  
*Pearl Boelter*  
PEARL HOFTIEZER BOELTER, Successor Trustee

Date: 12/16/2021 | 3:22 PST



Laurie Gordon  
Associate Engineer  
1521 S. Hale Avenue, Escondido, CA 92029  
Phone: 760-839-6290 X 7040

February 22, 2022

Ryan Waufle  
1911 San Diego Ave., Ste 100  
San Diego, Ca 92110

**Subject: Will Serve letter for the Ash Street Subdivision project (APN 224-130-1000)**

Dear Sir or Madam:

The City of Escondido (City) received a request for a will-serve letter for the Ash Street subdivision project (APN 224-130-1000). The project consists of 1 existing lot with a proposal to construct 19 single family homes and 2 condominiums. The site is located in the County of San Diego, outside of the City's sewer service area. It is the City's understanding that the project proposes to annex into the City of Escondido boundaries. There are existing City public sewer and water facilities near the proposed project. The following conditions of approval must be satisfied prior to obtaining sewer and water service from the City:

1. The proposed project shall complete the annexation process such that it lies within City of Escondido boundaries.
2. The project shall be required to design and construct any onsite and offsite public sewer and water infrastructure necessary to serve the project in accordance with the City of Escondido Design standards and Specifications.
3. Plans for the proposed public sewer and water systems shall be submitted to the City for review and approval.
4. A public utility easement or sewer and water easement shall be granted to the City of Escondido for any proposed public sewer and water mains. The minimum easement width shall be 20-feet, or the full width of the private easement road, whichever is greater.

If you have any additional questions, please feel free to contact me at (760) 839-6290 X 7040

Sincerely,

A handwritten signature in black ink that reads "Laurie Gordon". The signature is written in a cursive, flowing style.

Laurie Gordon  
Associate Engineer