

September 14, 2018

County of San Diego  
Planning & Development Services  
5510 Overland Ave., #110  
San Diego, CA 92123

San Diego County Fire Authority  
Public Safety Group - Deputy Fire Marshal  
5510 Overland Ave., Suite 250  
San Diego, CA 92123

**SUBJECT: FIRE PROTECTION PLAN – LETTER REPORT**  
Project Name: LAVENDER AND OLIVE EVENT VENUE  
Project Address: 633 Montecito Way, Ramona, CA  
PDS2018-MUP-18-013  
APN 281-540-38

This Fire Protection Plan – Letter Report is submitted pursuant to the County of San Diego Consolidated Fire Code (CSDCFC), 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. The fire consultant did visit the site on August 15, 2018 to meet with the project manager and owner of the property.

#### PROJECT DESCRIPTION

The project is a Major Use Permit to allow the use of a 5-acre property for special events including weddings, birthdays, and other social gatherings. The project site is located at 633 Montecito Way in the Ramona Community Planning Area, within an unincorporated San Diego County. The site is subject to the General Plan Regional Category Semi-Rural, Land Use Designation SR-1. The proposed project is located within the jurisdiction of the San Diego County Fire Authority.

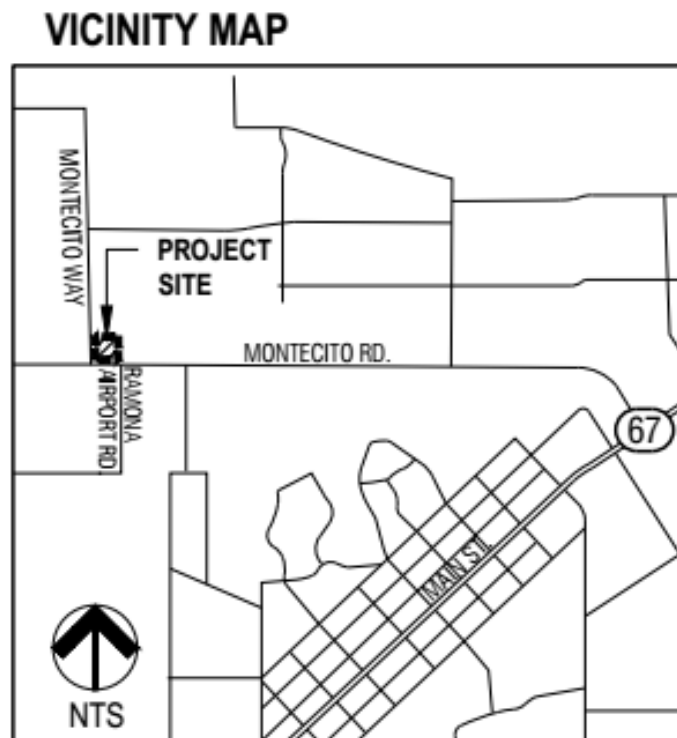
The project consists of an event space with a maximum capacity of 225 guests, including employees and subcontracted staff. Up to 20 of the guests will stay overnight on the property, with 14 guests in seven (7) temporary trailers, and four (4) guests in a Bed and Breakfast (B&B) operated in the existing single-family home. The space will be available to rent seven days a

week from 10am to 10pm. Property owners will be responsible for management, including coordination of third party vendors and B&B operation.

Parking for a total of 115 vehicles will be available on-site, including four accessible parking spaces. The site is developed with an existing single family dwelling with an accessory building unit that would be retained. The ranch house is estimated to be about 100 years old with an adobe wall exterior. No other new building construction is proposed. Access is provided by a driveway connecting to Montecito Way. A second loop driveway, not to be used for public access, that services the guest house (“Proposed Bridal Lounge”) also exists. A secondary access driveway is proposed along Montecito Road only to be used by fire and other emergency vehicles, including egress for guests in the event of an emergency.

### **ENVIRONMENTAL SETTING**

1. **Location** – The project is located on Montecito Way in the unincorporated area of San Diego County in the community of Ramona (See Vicinity Map). The property is bordered on all sides by agricultural fields. The 5-acre property currently has a single family residence existing on site, accessed by way of Montecito Way, a public street.



2. **Topography** – The property is situated on flat terrain at the corner of Montecito Road and Montecito Way in Ramona. There are no significant terrain features that would affect the site plan or fire hazard assessment on the subject property.

3. **Geology** – The property does not contain any significant geological features that would influence the wildland fire hazard assessment.
4. **Flammable Vegetation** – The subject property lacks the presence of any flammable vegetation. The surrounding area has been either developed as commercial property or as tilled agricultural fields.
5. **Climate** - The climate within the project area is characterized as a Mediterranean type climate with generally mild, wet (14 -16 inches per year) winters, with the bulk of the annual precipitation falling between January and March. Long, hot and very dry summer seasons frequently occur with occasional, multi-year droughts. The most critical wind pattern to the project area is an off-shore 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 very 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). This is also when non-irrigated vegetation is at its lowest moisture content.

The typical prevailing summer time wind pattern is out of the south or southwest and normally is of a much lower velocity (5-15 MPH with occasional gusts to 30-MPH) and is associated with higher relative humidity readings (> 30% and frequently more than 60%) due to a moist air on-shore flow from the ocean. 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-MP

## **PROJECT EXPOSURE TO WILDLAND FIRES**

1. **Water Supply** – The Ramona Municipal Water District (RMWD) is the water source for the project. Irrigation water will be provided by an existing well along the north property line. Based on the current site plan for the project, *FIREWISE 2000* would recommend at least one fire hydrant be installed along Montecito Way in front of the property (See Exhibit B). As required by the SDCCFC, hydrants shall be located along fire access roadways as determined by the Fire Marshal to meet operational needs, at intersections, and at cul-de-sacs. Upon installation of the hydrants, the local water purveyor shall complete a hydrant flow report to determine the proper fire flow for the construction type for this project. In hazardous fire areas the main capacity for new subdivisions shall not be less than 2,500 gallons per minute, unless otherwise approved by the local fire official (Sec.507.3 Fire Flow CFC). A copy of the flow report will be attached upon its completion to this Fire Protection Plan – Letter Report as Exhibit D – 399W Form.

## 2. Fire Access Roads:

**Location** – Primary access to the property will be provided by way of Montecito Way, a paved public street. There will be two interior access points into the property. At the north end of the property is the existing paved driveway that will be improved to be 24' wide and ending in a 36' outside diameter turnaround. Section 503.2.5 of the SDCCFC requires that for residential areas, the cul-de-sacs shall have a minimum unobstructed radius width of 36 feet paved or as approved by the fire official. The roadway surface will be an approved permeable fire-rated paving. The driveway entrance will have a 48' wide swing gate installed (See Gate A). This access roadway will continue beyond the cul-de-sac to also serve as primary ingress and egress for visitors to the parking area during private events (See Exhibit A – Site Plan). Parking for up to 125 vehicles will be provided. The road surface will be a County-approved decomposed granite surface.

The second entrance to the property will be along Montecito Road. This will be designated as a secondary access only to be used during emergencies and for fire apparatus entry. This gate (Gate B) will have a 48' swing gate installed with a Knox Box mechanism as required by Section 503.6 of the SDCCFC. The gate shall be installed with a 30' setback off Montecito Road.)

**Width** – All roadways within the project compound will be 24' wide with an approved road surface that meets County Road standards. A 20' wide loop driveway will be constructed in front of the Proposed Bridal Lounge.

**Vertical Clearance:** Road access shall provide a minimum vertical clearance of 13 feet 6 inches for the entire required width of the roadway (Sec.503.2.1(c) Dimensions - CFC).

**Grade** – Grades greater than 15% are not permitted without mitigation and grades over 20% are not permitted (Sec.503.2.7 Grade). The road access around the property is at or close to 0% grade.

**Security Gate** – The subject property does plan to install a security gates at the two entrance points. Security gates shall be setback at least 30 feet from the nearest edge of the roadway and shall be at least 2 feet wider than the traffic lane. The gates and security systems will be maintained by the property owner. The Section 503.6 of the CFC states that automatic gates across a fire access roadway shall be equipped with an approved emergency key-operated switch overriding all command functions and opening the gate. The gates location, installation and operation shall be reviewed and approved by the local fire official.

**Surface** – Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (not less than 75,000 lbs. unless authorized by the fire official) and shall be provided with an approved paved surface as to provide all-weather driving capabilities (County Amendment to Sec.503.2.3 Surface CFC).

The access roadway to the parking area will be a decomposed granite surface, Gravel Pave, that meets County Roadway standards that is approved by the local fire authority (See Exhibit C).

Note: No traffic calming devices will be allowed.

3. **Setback from Property Lines** – The project shall establish a minimum 30 –foot setback from property lines as required in Section 4907.1.1 of the California Fire Code (CFC). The Fire Code does provide an exception of less than 30 feet when the fire and building official determines that the hazard from wildland fire is not significant as is the case with this project. The site plan prepared for the project indicates that this requirement can be met.
4. **Building Construction** – No new structures are proposed to be built for this project. The ranch house is estimated to be about 100 years old and the exterior walls are made of adobe. The roof has been replaced with a metal roof which meets the Class A standards of the CBC – Chapter 7A requirement. In the future, all new structures proposed for the property shall comply with the ignition-resistive construction requirements to the satisfaction of the CSDCFC.

The site plan does call for seven (7) “Vintage Trailers” to be placed on the property to serve the event venue operation for overnight stay. These trailers will be located within the 100’ fuel modification zone and shall be required to meet the 150’ hose pull requirement (CFC Section 503.1.3). The “Vintage Trailers” will be considered mobile as long as the wheels remain on the trailer. If in the future the wheels are removed and placed as a permanent structure then the trailers will have to meet fire code requirements.

The property is not restricted from having concrete patios, concrete walkways or swimming pools within the Vegetation Management Zones in compliance with other codes. Construction or building permits shall not be issued until the fire code official inspects and approves required vegetation clearance, fire apparatus access and water supply for the construction site. Prior to the delivery of combustible building construction materials to the project site the following conditions shall be completed to the satisfaction of the Ramona Fire District:

- All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency.
- The establishment of the fuel modification zones shall be provided prior to combustible material arriving on the site and shall be maintained throughout the duration of construction. Fire code officials may require additional vegetation management and/or defensible space when warranted.

5. **Fire Protection Systems** – The County requires that all newly constructed habitable structures and attached garages shall have residential automatic fire sprinkler systems per County Fire Code which meets NFPA 13D standards. The local Fire Marshal inspected the property and the existing structures. The Fire Marshal did not require the buildings to have

fire sprinklers installed due to pre-existing conditions and that the structure will not be remodeled.

- 6. Defensible Space** – Sec. 4907.2 of the 2017 County of San Diego Consolidated Fire Code, requires a minimum 100-foot Fuel Management Zone to be established and maintained around all structures in hazardous fire areas over 250 square feet in size. No off-site brush clearing is required or authorized.

The Landscape Plan for the project indicates that all existing structures can meet the required 100 feet of fuel modification. The entire property will be developed with irrigated landscaping or hardscape consistent with a Zone 1 Fuel Management Area.

Fire behavior analysis was not conducted for the off-site vegetation because the property is completely surrounded by a fuel-modified buffer with no vegetation that pose a serious fire threat to the property. To the north and east is a maintained equestrian training area owned by the Cooper Meadows Event Training Facility. To the west and south are open agricultural fields that are tilled and lay fallow most of the year (See Photo #1).

- 7. Vegetation Management** – Prescribed defensible space (fuel management zones) will be maintained by the property owners at least annually or more often as needed. Plants used in the landscape around the homes will be from an approved fire-resistant planting materials list that is maintained by the County of San Diego, Department of Planning and Land Use.


Landscape Plan for the project indicates that the entire property will be managed as Zone 1 Fuel Modification Area – irrigated landscape or hardscape, with trees, shrubs, lawn and driveway or walkways. (See Exhibit C – Landscape Plan). Those areas designated as “Perimeter Meadow Mix” of perennial grass with temporary irrigation will need to be mowed and maintained as needed down to 4’ stubble height before the summer season begins (by June 1).

- 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.

## **SUMMARY**

The adjacent properties surrounding the subject property do not pose a serious wildfire threat due lack native vegetation because of ongoing commercial and agricultural practices. The 5-acre property itself has been developed with plans to landscape the entire property. The establishment of fuel modification zones as described around the structures, provides a safe and effective fire protection barrier to reduce the risk of ignition, therefore meeting the intent of San Diego County Consolidated Fire Code and the code requirements of the San Diego County Fire Authority.

*FIREWISE* 2000, Inc. recommends that this project be approved for development as planned. If you have any questions concerning this Fire Protection Plan – Letter Report, please contact our office at (760)745-3947.

  
Prepared By (Signature)

Ronald J. Woychak      President  
Printed Name                      Title  
***FIREWISE* 2000, Inc.**

\_\_\_\_\_  
Property Owner (Signature)      Date

\_\_\_\_\_  
Printed Name

- Attachments:** **Exhibit A – Site Plan**  
**Exhibit B – Fire Access Plan**  
**Exhibit C – Landscape Plan**  
**Exhibit D – Water Availability Form 399W**  
**Exhibit E – Project Photos**







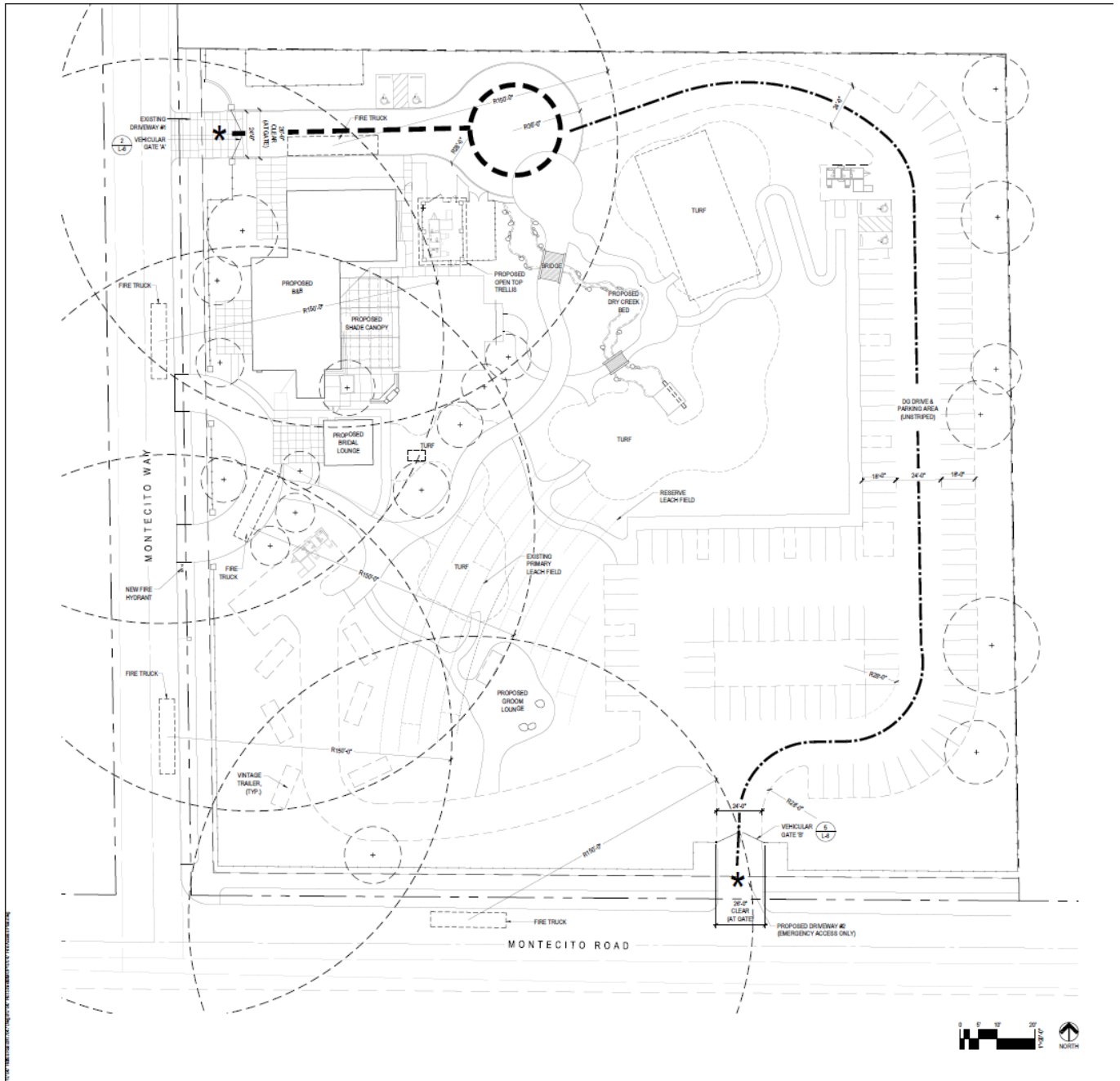


# EXHIBIT B

## Fire Access Plan

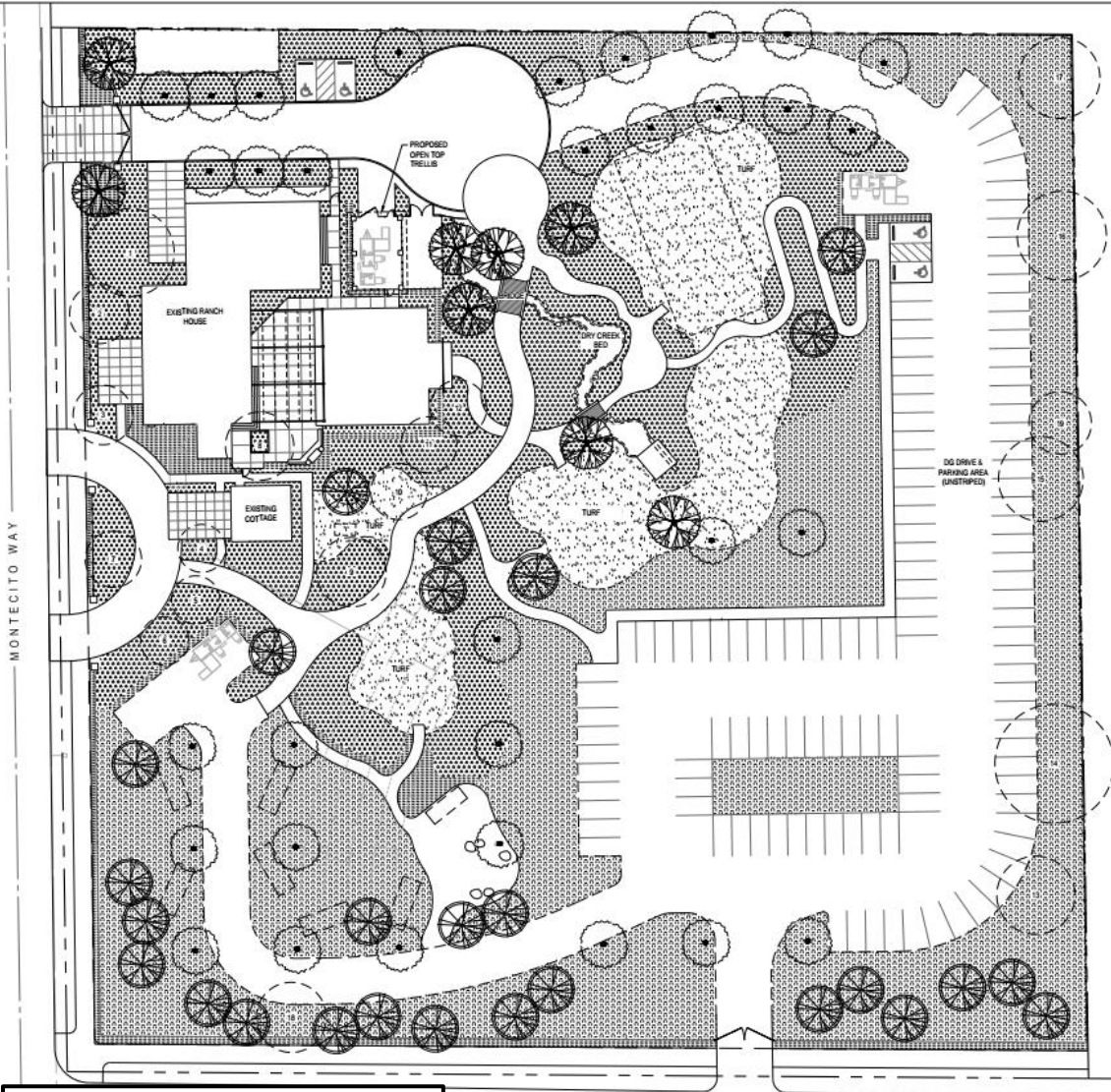
### FIRE ACCESSIBILITY LEGEND

FIRE ACCESSIBILITY	
SYMBOL	DESCRIPTION
	EGRESS POINT - 48" SWING GATE WITH KNOCK BOX ACCESS
	150' HOSE PULL
	FIRE TRUCK TURN AROUND - PERMEABLE FIRE RATED PAVING
	FIRE ACCESS LANE - DECOMPOSED GRANITE






# EXHIBIT C

## Landscape Plan







**PLANT MATERIAL LEGEND**  
See Sheet L-4 for Plant Material Legend, Plant sizes are indicated by nursery sizes

**EXISTING TREES TO REMAIN**

-  **HERITAGE TREE (Qty: 8)**  
Oval-shaped tree that provides a large canopy of shade  
36" box size
-  **GROVE TREE (Qty: 32)**  
Trees arranged in formal rows to provide rural character  
24" box size
-  **CANOPY TREE (Qty: 27)**  
For shade and to establish informal groupings of trees throughout the site  
24" box size

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-  **EVENT GARDENS (IRRIGATED)**  
(Qty: 27,813 SF)  
Drought-resistant gardens with flowering plants, natives, and grasses centered around the event center.  
5 gallon size or 1 gallon size, 3-8 O.C. spacing
-  **TURF LAWN (IRRIGATED)**  
(Qty: 15,643 SF)  
Turf areas with traffic resistant grasses to accommodate for outdoor event.  
See
-  **SCREENING HEDGES (IRRIGATED)**  
(Qty: 4,466 SF)  
Shrubs to provide screening of private areas and create a sense of enclosure for garden spaces and event areas.  
5 gallon size, planted at 30' on center (pruned to manageable size)
-  **PERIMETER MEADOW MIX (ESTABLISHED WITH TEMPORARY IRRIGATION)**  
(Qty: 48,733 SF)  
Low grasses with perennials and annuals to create transition between the event center, equitation center, and rural landscape.

MONTECITO ROAD



# EXHIBIT D

## WATER AVAILABILITY FORM 399W



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

Please type or use pen		W							
Lavender and Olive, LLC Owner's Name 633 Montecito Way Owner's Mailing Address Ramona City	760-271-9400 Phone Street CA 92065 State Zip	ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ AMT \$ _____ DISTRICT CASHIER'S USE ONLY							
<b>SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT</b>									
A. <input type="checkbox"/> Major Subdivision (TM) <input type="checkbox"/> Specific Plan or Specific Plan Amendment <input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Certificate of Compliance <input type="checkbox"/> Boundary Adjustment <input type="checkbox"/> Rezone (Reclassification) from _____ to _____ zone. <input checked="" type="checkbox"/> Major Use Permit (MUP), purpose: <u>Event Venue</u> <input type="checkbox"/> Time Extension... Case No. _____ <input type="checkbox"/> Expired Map... Case No. _____ <input type="checkbox"/> Other _____  B. <input checked="" type="checkbox"/> Residential . . . . . Total number of dwelling units <u>1</u> <input type="checkbox"/> Commercial. . . . . Gross floor area _____ <input type="checkbox"/> Industrial . . . . . Gross floor area _____ <input type="checkbox"/> Other . . . . . Gross floor area _____  C. <input checked="" type="checkbox"/> Total Project acreage <u>5.01</u> Total number of lots <u>1</u>  D. Is the project proposing the use of groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the project proposing the use of reclaimed water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Assessor's Parcel Number(s) (Add extra if necessary) <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">281-540-38-00</td> <td style="width: 50%;"></td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table> Thomas Guide Page <u>1152</u> Grid <u>C-6</u> 633 Montecito Way Project address Street Ramona, CA 92065 Community Planning Area/Subregion Zip	281-540-38-00							
281-540-38-00									
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: <u>[Signature]</u> Date: <u>05/30/2018</u> Address: <u>1410 Main Street, Suite C, Ramona, CA 92065</u> Phone: <u>760-271-9400</u>									
(On completion of above, present to the district that provides water protection to complete Section 2 below.)									
<b>SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT</b>									
District Name: <u>RAMONA MUNICIPAL WATER DISTRICT</u> Service area _____									
A. <input checked="" type="checkbox"/> Project is in the district. <input type="checkbox"/> Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation. <input type="checkbox"/> Project is not in the district and is not within its Sphere of Influence boundary. <input type="checkbox"/> The project is not located entirely within the district and a potential boundary issue exists with the _____ District.									
B. <input checked="" type="checkbox"/> Facilities to serve the project <input checked="" type="checkbox"/> ARE <input type="checkbox"/> 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) <input type="checkbox"/> Project will not be served for the following reason(s): <u>BASED ON COMPLETED SYSTEM EVALUATION IF REQUIRED</u>									
C. <input checked="" type="checkbox"/> District conditions are attached. Number of sheets attached: <u>1</u> <input type="checkbox"/> District has specific water reclamation conditions which are attached. Number of sheets attached: _____ <input type="checkbox"/> District will submit conditions at a later date.									
D. <input type="checkbox"/> How far will the pipeline(s) have to be extended to serve the project? _____									
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. <span style="float: right;">EXPIRES 06-06-2020</span>									
Authorized Signature: <u>[Signature]</u> Print Name <u>M. MOORE</u>									
Print Title <u>ENGINEERING TECH</u> Phone <u>760.789.1330</u> Date <u>06-06-18</u>									
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									



PDS-399W (Rev. 09/21/2012)

# EXHIBIT E

## Project Photos



*Photo 1. View of Existing Project Site on Montecito Way.*



*Photo 2. Looking east down Montecito Road. Subject property is on the left.*



*Photo 3. View of the rear of the Ranch House.*



*Photo 4. View of the front of the Ranch House.*



*Photo 5. View looking south at the east property line.*



*Photo 6. View looking south at the west property line along Montecito Way. Trees and other dense vegetation to be either removed or thinned.*