

APPENDIX F
Fire Protection Plans

SDC PDS RCVD 10-15-18
STP08-015



**DEER SPRINGS FIRE PROTECTION DISTRICT
8709 CIRCLE R DR. ESCONDIDO, CA 92026
TEL (760) 749-8001 / FAX (760)749-6572**

December 11, 2012

**ATTN: Gary Larson
SUBJECT: Saje Complex 25568 Mesa Rock Rd.
APN: 187-100-37**

The DSFPD has conducted a review of the above listed Fire Protection Plan and it has been approved.

The DSFPD requires that this site will comply with the following and adhere to current Fire codes, Building codes and County codes applicable at the time of Project start:

Please add this document to the case file as a fire condition*

If you have any questions, please call the Deer Springs Fire Protection District at (760) 749-8001.

Sincerely,

A handwritten signature in blue ink that reads "Alicia M Perry". The signature is fluid and cursive.

Alicia M. Perry
Fire Prevention Specialist
Deer Springs Fire Protection District
aperry@dsfd.sdcoxmail.com

November 27, 2012

Deer Springs Fire Protection District
8709 Circle R Drive
Escondido, CA 92026

Attn: Alicia Perry, Fire Prevention Specialist

Subject: Fire Protection Plan-Short Form for Saje Complex Site Plan Case Number 3500
08-015 (STP); Environmental Log No.: 3910 08-08-012 (ER); Project Address: 25568 Mesa
Rock Road, Escondido; APN 187-100-37; KIVA Project: 08-0096365

This letter is written in response to a request from San Diego County Planning and Development Services for a Short-Form Fire Protection Plan consistent with California Fire Code Article 86, to address

- Scope: The project proposes a light recycling processing facility to handle green waste and construction and demolition waste. The project includes a 12,000 square foot steel building protected by an automatic fire sprinkler system designed and installed per NFPA 13 standards.
- Location: The property is at 25568 Mesa Rock Road, Escondido, CA 92026. Access to the site is from Mesa Rock Road via a private Drive
- Topography: The property consists of steep rocky slopes with elevations between 941 and 1384 feet above mean sea level.
- Geology: The site is covered with very rocky, coarse sandy loam.
- Flammable Vegetation: Most of the undeveloped portions of the site are covered with mixed chaparral which is typically dense and varies in height up to 10 feet. This area is a Very High Fire Severity Zone per CAL FIRE mapping. Large quantities of native brush exist adjacent to the project site. This creates an extreme fire hazard. (DSFPD Ord. 2002-03)
- Climate: The climate is typical of inland San Diego County. Mean annual precipitation is 15 inches. Eighty per cent of the precipitation takes place from November through March.
- Fire Protection: This project is protected by the Deer Springs Fire Protection District (DSFPD) for structural fire and emergency medical services; CAL FIRE provides wildfire protection as a State Responsibility Area. Prior to any construction the applicant shall contact DSFPD and County Planning and Development Services Building Division for verification of current fire protection development requirements. New construction shall comply with the County Fire and Building Codes (including Chapter 7A CBC) which adopt and modify State Building and Fire Codes.

1. Water Supply.

- a. A water tank of at least 20,000 gallons meeting the requirements of the DSFPD shall be installed prior to construction. Plans shall be submitted to DSFPD for approval. A fire department connection (FDC) consistent with Fire Code Section 903.3.2 and DPLU policy #600 is required.
- b. Hydrants will be placed as determined by the Fire Marshal to meet operational needs based on County Fire Code Table 903.4.2-B. "Blue Dot" fire hydrant markers shall be installed.

2. **Fire Access Roads. (will need to be completed prior to combustibles being dropped onsite)**

Location:

Fire access roads will be provided from "Mesa Rock Road" to the proposed structure.

Dead Ends:

The access road shall have an approved turn around at the terminus.

Width:

The fire access road shall have a graded width of thirty-two feet (32') with a paved width of twenty-four feet (24') and an all-weather surface suitable for travel by 75,000 lb. fire apparatus.

Grade:

Grades will be generally less than 12%, and at steepest are 12%.

Vertical Clearance:

Access Roadways/Driveways shall have a minimum vertical clearance of thirteen feet, six inches (13'6") for the width of the access.

No parking, Fire Lanes:

Signs shall be installed on access drives and roadways. These signs shall be posted at locations designated by the DSFPD Fire Marshal. Fire curbs shall be painted red.

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. Surfacing material will be an all-weather surface suitable for travel by 75,000 lb. fire apparatus.

Automatic Gates:

Automatic gates must meet DSFPD and County Fire Marshal standards for gates across fire access roads including emergency traffic control activating light sensor ("Opticom" or equal), Knox key operated switch overriding all gate functions and opening them, and battery backup.

Maintenance:

The owner ADJ Holdings LLC is responsible for maintaining driveways, gates and signs for the site in compliance with fire codes. Road easements, including gates and signs within the project, will be maintained in compliance with fire codes in perpetuity. It is understood that failure to maintain in compliance with fire codes subjects owners to potential fines, and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, liened against the property.

3. **Building Fire and Ignition Resistance:**

All structures shall comply with the ignition resistant construction requirements of the County and California Building Codes Chapter 7 and DSFPD, County and California Fire Codes.

4. **Fire Protection Systems:**

An automatic fire sprinkler system shall be installed that complies with NFPA 13 standards. A "Knox Box" system shall be installed on the exterior of the building. The location shall be determined by DSFPD Fire Marshal. Commercial Address Numbers shall be a minimum of 6" high on contrasting background with 1/2" stroke. All address

numbers shall be low voltage automatic (sensor type) electrically illuminate. Address numbers shall be visible from the roadway.

5. Fire Protection Equipment:

Portable fire extinguishers no less than 2A:10BC rating shall be installed within the structure.

6. Defensible Space:

A fuel break of one hundred feet (100') brush and weed clearance, on all sides of structures and thirty feet (30') from the edge of pavement on the access road is required prior to construction. The clearance is to be maintained all year long. (DSFPD Ord. 2002-03) Biological open space, archeological open space, riparian zones or other environmental land restrictions shall be maintained. Siting of buildings or operations shall be designed so as to not cause fire code mandated clearing within these protected areas. There will be a maximum of eighteen (18) employees at the site. An evacuation plan will be approved by the Fire Marshal prior to obtaining a building permit. The site will be used for recycling and will be an on site safe haven from wild fire.

7. Vegetation Management:

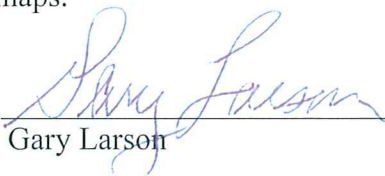
Prescribed Defensible Open Space will be maintained on at least an annual basis or more often as needed. Planting within this region must be from an approved fire resistance planting materials list (list maintained by County of San Diego).

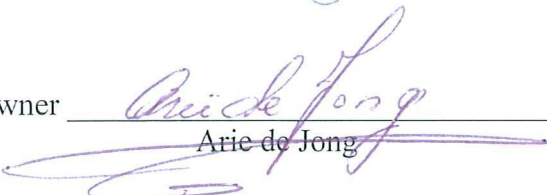
Maintenance:

The owner ADJ Holdings LLC is responsible for vegetation maintenance for the site in compliance with fire codes. Vegetation within the project, will be maintained in compliance with fire codes in perpetuity. It is understood that failure to maintain in compliance with fire codes subjects owners to potential fines, and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, lien against the property.

8. Fire Behavior Computer Modeling:

Computer Fire Behavior Model not required for this project per County Fire Marshal. The owner shall provide map updates in a format (1":400' scale) compatible with current department mapping services, and shall be charged a reasonable fee for updating response maps.

PREPARED BY  Date 27 NOV 2012
Gary Larson

Owner  Date 11-28-2012
Arie de Jong

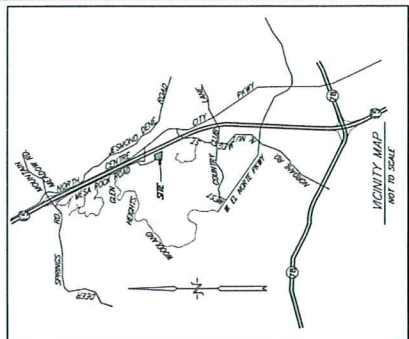
SAJE COMPLEX PLOT PLAN LOG NUMBER 08-08-12

OWNER / DEVELOPER
 AJO PLANNING, U.S.A. A CALIFORNIA LIMITED LIABILITY COMPANY
 25558 MECA WOOD ROAD
 SAN MARCOS, CA 92069
 760-744-9040

PARCEL ADDRESS
 25558 MECA WOOD ROAD
 ESCOBEDO, CA 92029

APN NO.	NET AC	GROSS AC
① 167-100-21	6.21	6.89
② 167-100-31	2.60	2.60
③ 167-100-32	1.40	1.40
④ 167-100-35	5.89	7.87
⑤ 167-100-37	15.49	15.49
⑥ 167-100-38	79.21	81.11
TOTAL	111.80	126.34

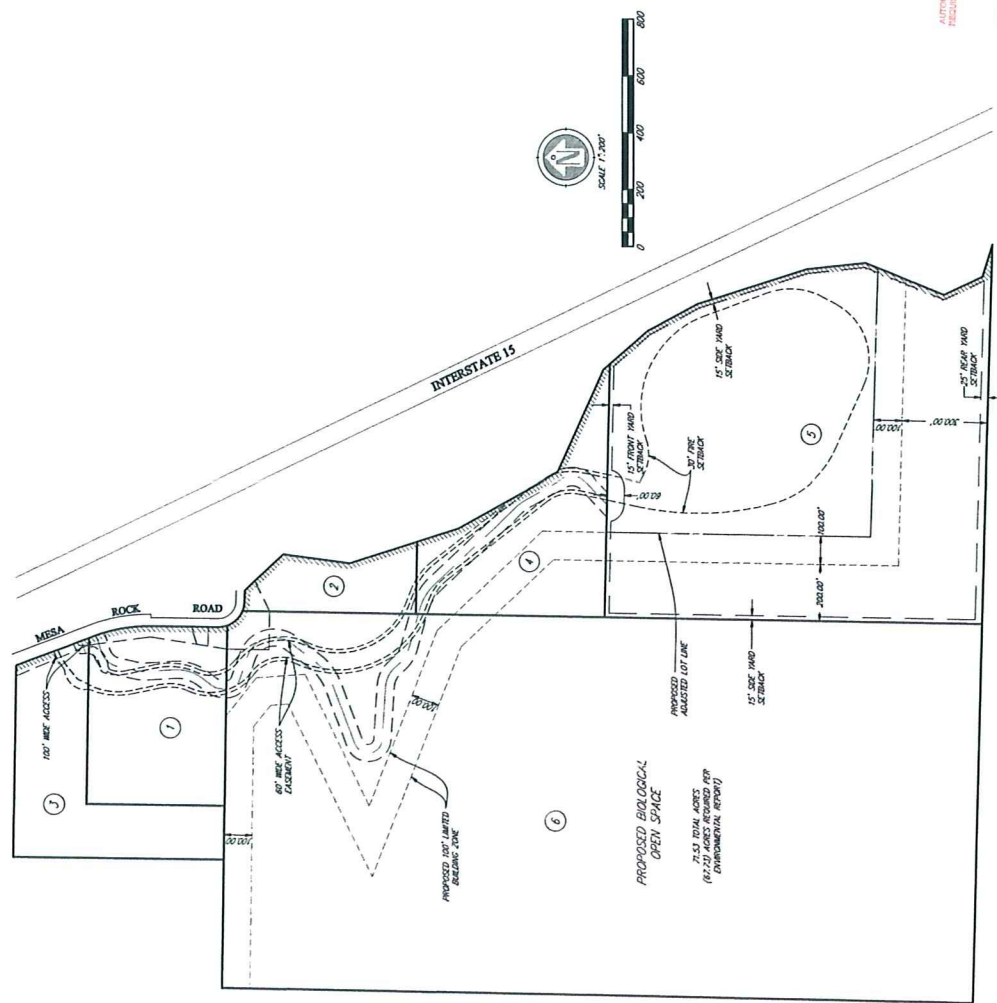
SUMMARY TABLE
 COMMENTS:
 CHANGED PARL. 6.4 AC SOFT (TO BE REMOVED)
 ONE (1) EXISTING TRAILER 400 SQ. FT.
 TO BE REMOVED PRIOR TO CONSTRUCTION.
 UTILITIES - SHOP, OFFICE & BUSY ROAD 12,000 SQ. FT.
 SUBURB RESIDENTIAL C.
 FRONT YARD ST. TRUCK 30 FT (TO FT FROM G.)
 REAR YARD ST. TRUCK 25 FT
 MAXIMUM NUMBER OF EMPLOYEES:
 75



PRIVATE CONTRACT

COUNTY OF SAN DIEGO
 DEPARTMENT OF PUBLIC WORKS

PLOT PLAN FOR:
SAJE COMPLEX



FIRE MARSHAL
 Dave Sprague Fire Protection District
 Economic, Caltrans, Fire
 (760) 744-0001

APPROVED
 Dave Sprague
 Fire Marshal
 Date: 10/11/12

APPROVAL OF THIS PLAN IS LIMITED TO THE INFORMATION PROVIDED TO THE FIRE MARSHAL.
 THE FIRE MARSHAL IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM.

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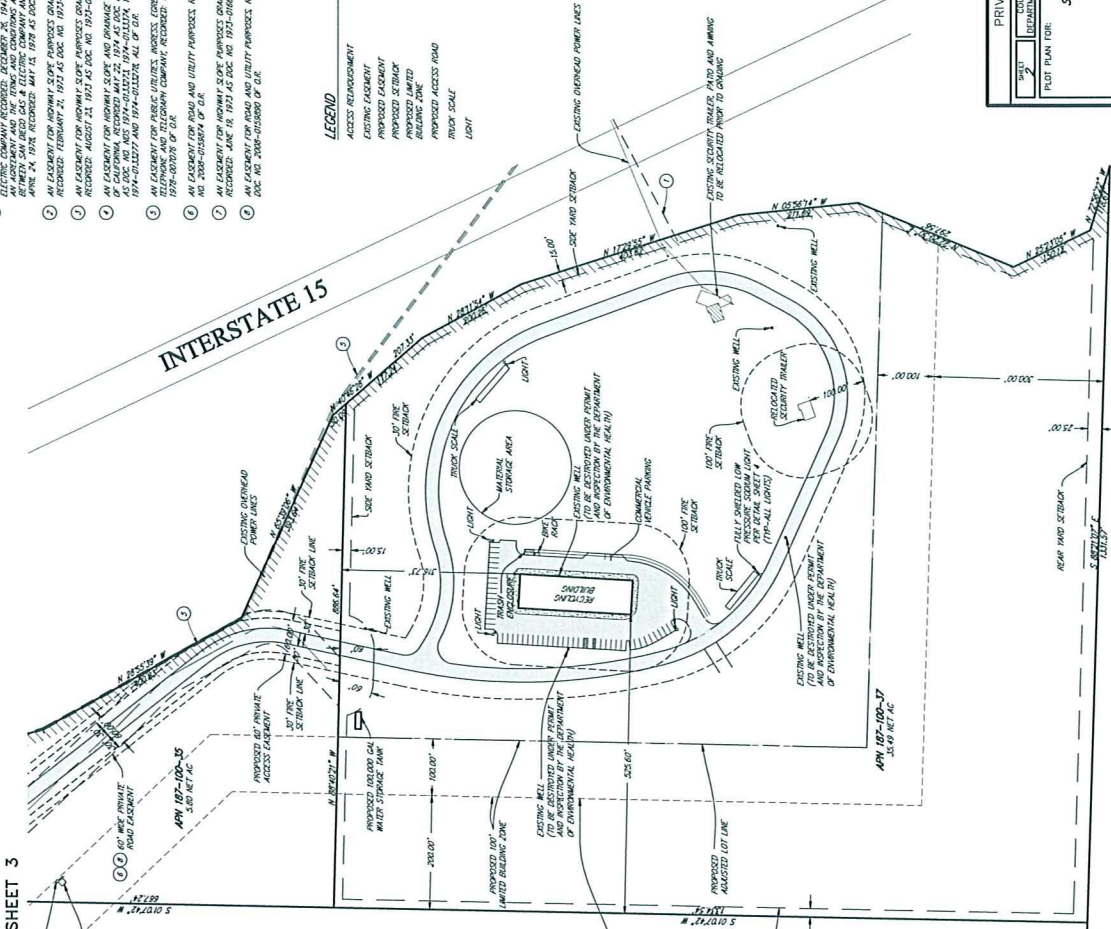
APPROVAL OF THIS PLAN IS LIMITED TO THE INFORMATION PROVIDED TO THE FIRE MARSHAL.
 THE FIRE MARSHAL IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM.

Hilltop Group, Inc.
 807 East Mission Road
 San Marcos, CA 92069
 760-744-9040

EXCEL
 ENGINEERING
 1000 N. CALIFORNIA STREET
 SAN MARCOS, CA 92069
 PH: 760-481-1234

EASEMENT NOTES

- 1 AN EASEMENT FOR PUBLIC UTILITIES, SERVICES, CONDUITS, GRANTED TO SAN JACOB GAS & ELECTRIC COMPANY, INC. BY THE COUNTY OF SAN JACOB, CALIFORNIA, IS SHOWN ON THE PLAN AND IS CONSIDERED TO BE A PERMANENT EASEMENT. RECORDS: MAY 13, 1978 AS DOC. NO. 1578-005656.
- 2 AN EASEMENT FOR HIGHWAY-SLOPE PURPOSES GRANTED TO THE STATE OF CALIFORNIA, RECORDS: FEBRUARY 21, 1971 AS DOC. NO. 1971-021544 OF G.R.
- 3 AN EASEMENT FOR HIGHWAY-SLOPE AND DRAINAGE PURPOSES GRANTED TO THE STATE OF CALIFORNIA, RECORDS: AUGUST 21, 1977 AS DOC. NO. 1977-021544 OF G.R.
- 4 AN EASEMENT FOR HIGHWAY-SLOPE AND DRAINAGE PURPOSES GRANTED TO THE STATE OF CALIFORNIA, RECORDS: FEBRUARY 21, 1971 AS DOC. NO. 1971-021544 OF G.R.
- 5 AN EASEMENT FOR PUBLIC UTILITIES, SERVICES, CONDUITS GRANTED TO THE STATE OF CALIFORNIA, RECORDS: MAY 13, 1978 AS DOC. NO. 1578-005656.
- 6 AN EASEMENT FOR ROAD AND UTILITY PURPOSES, RECORDS: MARCH 26, 2008 AS DOC. NO. 2008-058974 OF G.R.
- 7 AN EASEMENT FOR HIGHWAY-SLOPE PURPOSES GRANTED TO THE STATE OF CALIFORNIA, RECORDS: JUNE 18, 1979 AS DOC. NO. 1979-008505 OF G.R.
- 8 AN EASEMENT FOR ROAD AND UTILITY PURPOSES, RECORDS: MARCH 26, 2008 AS DOC. NO. 2008-058974 OF G.R.



SEE SHEET 3

PROPOSED WOOD SHUTTLE WOOD FENCE WITH A MINIMUM POST SPACING OF 8 FEET OR ROLLER BARRIERS SHALL BE INSTALLED ACROSS THE EXISTING "TRAILWAYS" AND THE OPEN SPACE TO PREVENT ACCESS - (TRP)

FIRE NOTE
NOTE: 100' FIRE SETBACK SHALL BE MAINTAINED FROM ALL EXISTING AND PROPOSED BUILDINGS. ALL EXISTING AND PROPOSED BUILDINGS SHALL BE CONFORMED TO THE CALIFORNIA FIRE CODE. ALL EXISTING AND PROPOSED BUILDINGS SHALL BE CONFORMED TO THE CALIFORNIA FIRE CODE. ALL EXISTING AND PROPOSED BUILDINGS SHALL BE CONFORMED TO THE CALIFORNIA FIRE CODE.

SUSTAINING ENVIRONMENTAL RECORDS AREA
RESTRICTED BY EASEMENT
THE COUNTY OF SAN JACOB IS PROHIBITED FROM VIOLATING THE EASEMENT RESTRICTIONS AND EXCEPTING CONTACT THE COUNTY OF SAN JACOB FOR VIOLATION OF LAND USE RESTRICTIONS. (TRP)



PROPOSED WOOD SHUTTLE WOOD FENCE WITH A MINIMUM POST SPACING OF 8 FEET OR ROLLER BARRIERS SHALL BE INSTALLED ACROSS THE EXISTING "TRAILWAYS" AND THE OPEN SPACE TO PREVENT ACCESS - (TRP)

PROPOSED WOOD SHUTTLE WOOD FENCE WITH A MINIMUM POST SPACING OF 8 FEET OR ROLLER BARRIERS SHALL BE INSTALLED ACROSS THE EXISTING "TRAILWAYS" AND THE OPEN SPACE TO PREVENT ACCESS - (TRP)

OPEN SPACE EASEMENT SHALL BE INSTALLED ACROSS THE EXISTING "TRAILWAYS" AND THE OPEN SPACE TO PREVENT ACCESS - (TRP)



PRIVATE CONTRACT	
SHEET	COUNTY OF SAN JACOB
2	DEPARTMENT OF PUBLIC WORKS
PILOT PLAN FOR	
SAFE COMPLEX	

EXCEL ENGINEERING
807 East Mission Road
San Marcos, CA 92069
760-744-5660

Hilltop Group, Inc.

