December 17, 2014

TO: Nevada County Planning Department
FROM: Peter Goering, Ananda Village Manager

Fire Protection Plan for
Ananda Village Master Plan Update

The attached Ananda Village Fire Protection Plan was prepared under the supervision of Fire Plan consultant Vern Canon. It is provided here as part of the Ananda Village Master Plan Update submittal, in conformance with Nevada County Land Use and Development Code Section L-II 4.3.18, Wildland Fire Hazard Areas.

A draft of this Fire Plan was reviewed and accepted by Troy Adamson and Mike DiMaggio in September 2012. The attached Plan has been updated to reflect subsequent changes to the Master Plan proposal. However, the provisions for water storage and hydrants for fire protection and for fire access to the community have not changed from the 2012 document.

This updated Plan has been reviewed by Acting County Fire Planner Jon Woody and North San Juan Fire Protection District Chief Jason Flores. Mr. Woody and Mr. Flores met with Ananda staff at the project site on October 15, 2014, and accepted the Fire Plan proposals (see attached letter from Jason Flores, dated October 22, 2014).

Thank you.
Date: 10-22-2014

Jon Woody
Nevada County Fire Protection Planner
Planning Department
950 Maidu Ave, Suite 170
Nevada City, CA, 95959

Re: Review of Ananda Fire Plan and site visit

Dear Jon Woody:

This memo is to document our discussion, held during the site visit of October 15, regarding the Ananda Village Fire Plan that will be part of an upcoming Comprehensive Master Plan Update for Ananda Village.

NSJ Fire has inspected Dharma Drive and Service Drive 1 on the south and west boundaries of the Expanding Light Retreat. On a previous occasion District personnel drove the water tender, the District’s largest piece of equipment, along this route from Expanding Light Drive to Assisi Hill road. The district has found this route adequate to serve the proposed development as outlined in Ananda’s fire plan and documented on Plate 2 of the report, provided that:

• Existing roadway is widened and graveled as proposed in Plate 2 of the Fire Plan.

• Vertical clearance is at least 14’ along entire length of roadway.

• The driveways to the proposed staff residence and class room buildings are within 100’ of the end of Dharma Drive and the terminus of Dharma drive is no more than 1,320’ from the intersection with Assisi Hill road.
No further improvements are needed on Service Drive 1 between the terminus of Dharma Drive and its intersection with Expanding Light Drive. Although a small section of Dharma Drive has a gravel surface with a slope of greater than 10% and the road narrows to less than 18 feet to avoid several mature trees, the District does not anticipate that this will pose any difficulty or potential hazard in ingress or egress to the proposed development. The District supports Ananda in its request to maintain the current alignment of the road to preserve the trees and the natural feel of the proposed camping area.

Please feel free to contact me if you have any further questions.

Sincerely,

Jason Flores
Chief, North San Juan Fire Protection District
Ananda Village
Fire Protection Plan

Prepared for:

Mr. Peter Goering
Ananda Church of Self-Realization
14618 Tyler Foote Road #174
Nevada City, CA 95959

Prepared under the supervision of:

Mr. Vern Canon
13570 Marin Place
Grass Valley, CA 95949

August 2014
Ananda Village Master Plan Update
Fire Protection Plan
August 21, 2014

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EXECUTIVE SUMMARY

1. Project Background
   - Ananda Village is a Planned Development (PD) owned and maintained by Ananda Church of Self-Realization since 1969, with approximately 200 residents.
   - The PD consists of 17 assessor’s parcels, totaling 706 acres, zoned AG-PD-SP.
   - Nevada County General Plan allows up to 195 dwellings within the PD, with 6 acres Rural Commercial, and 17 acres PD-SP custom office and light industrial.
   - Current Ananda Village Master Plan (1990) allows up to 87 dwellings.
   - Master Plan Update proposes up to 108 additional dwellings and limited non-residential development. See Figure 1, Ananda Village Existing and Proposed Development.
   - Existing development is clustered within 6 residential and 4 non-residential clusters; all proposed development would occur within existing or new clusters.
   - Village owns small community water system, supplied by three groundwater wells.
   - Ananda maintains the roads within the community.

2. Site Description
   - Elevation is from 1,700 feet to 2,900 feet above sea level. Vegetation is mixed forest of Black Oak, Ponderosa Pine, Canyon Live Oak, Madrone, Douglas Fir, Incense Cedar, White-leaf Manzanita, and Ceanothus, interspersed with meadows.
   - Cluster development leaves 550 acres (78%) of 706-acre total PD remaining in open space. See Figure 1.

3. Fire History
   - Wildfires burned 500 acres and most homes at Village in 1976; 30 acres and one guest cabin burned in 2004. See Figure 2, Annual Fuel Treatment Areas and Wildfire History.

4. Existing Water Supply for Fire Protection:
   - Existing fire water storage was required as a condition of approval for the 1990 Master Plan and subsequent non-residential use permits.
   - Fire protection water supply consists of seven ponds and a number of storage tanks. Three tanks supply both fire protection water and potable water for domestic use, the rest are dedicated for fire protection purposes.
   - Fire hydrants located throughout the Village. Water pressure in hydrant system is the result of gravity flow due to elevation change and does not rely on pumps. See Figures 3A and 3B, Existing Fire Protection System Map and Map Index.

5. Fuels Management Program:
   - 100 to 300 feet cleared area around residential and non-residential development, trees thinned and limbed, brush and ladder fuels removed, and areas mowed annually.
   - Fuel breaks along roads 10 feet wide, and more when slopes allow.
   - Village property management staff ensures fire safe maintenance completed at the beginning of each fire season, and works with residents to ensure proper maintenance of defensible space around dwellings. See Figure 2.

6. Description of Primary and Secondary Access Road Conditions:
   - Primary access routes lead to Tyler Foote Road, and a secondary route leads to Oak Tree Road. See Plate 1, Primary and Secondary Fire Access Roads and Plate 2, Expanding Light Fire Access and Hydrants.
Dead end road limit: Calculated average parcel size over entire PD of 3.6 acres/dwelling unit (706 acres/195 DU); maximum dead end road length for parcels of 1 acre to 4.99 acres is 1,320 feet (LUDC L-XVII 3.4.I).

7. Residential Fire Protection Provisions:
   - Automatic fire sprinkler systems installed in new dwellings per NFPA 13D.
   - In residential clusters, 1,500 gallons of water will be stored for each new dwelling, with a minimum of 4,000 gallons, capable of being delivered at a rate of 500 gpm (LUDC L-XVI 4.3); 2,500 gallons for non-clustered dwellings, (LUDC L-XVI 4.2).
   - Hydrant spacing within 2,000 feet of all new dwellings.

8. Emergency water supply for multiplex dwellings:
   - Water supply provided for fire protection for multiplex units based on NFPA 1142 and calculated in the same manner as commercial and non-residential structures (NFPA sections 4.2 and 4.3), but not less than 1,500 gallons per dwelling.
   - Hydrant spacing within 500 feet of new multiplex dwellings.

   - Supervised automatic fire sprinkler system will be installed per NFPA 13.
   - Projected water demand for fire sprinkler system approximately 300 gpm with minimum duration of 30 minutes for a total of 9,000 gallons dedicated storage. Total includes 100 gpm hose streams, not typically required for sprinkler system supported by stored-water source.

10. Other New Non-residential Buildings Not Requiring Fire Sprinkler Protection:
    - Water supply for fire protection based on NFPA 1142. California Fire Code allows this standard when a reliable water supply is not available in rural areas.
    - Required water supply based on building size, construction type, use, and exposure.
    - Since formula takes exposure buildings into consideration, a single water source may serve multiple buildings, provided minimum water storage satisfies water storage requirements for building with greatest demand.
    - Required flow capability based on overall storage requirements set forth in NFPA 1142 Table 4.6.1.
    - Hydrants will be provided within 500 feet of any new commercial and non-residential buildings, capable of supplying required flows.

11. Residential setbacks:
    - As a Planned Development with single ownership, Ananda has no lot lines around residential buildings, and all development within PD is clustered. LUDC L-II 4.2.5.G.6 exempts PDs from setback requirements of LUDC Table L-II 2.3.E.
    - Ananda proposes to meet requirements of Section 4.2.5.G.1, providing minimum side residential separation of 20 feet and rear separation of 40 feet.

12. Proximity to Emergency Responders:
    - Ananda Village is located at 14618 Tyler Foote Road.
    - North San Juan Fire District Station 3 on Tyler Foote Road, response time to Ananda of about 5 minutes when staffed, under 15 minutes when not staffed.
    - CAL FIRE Station 42, also on Tyler Foote Road, response time of 10 minutes.
    - CAL FIRE air tankers and air-attack aircraft at Nevada County Airport, USFS helicopter at White Cloud Ranger Station. Both only a few minutes flying time to Village.
I. Project Description
   
   A. Background

   Founded in 1969, Ananda Village is a cooperative spiritual community located on the San Juan Ridge, about 15 miles from Grass Valley and Nevada City, California. It is home to about 200 adults and children.

   Comprised of a number of large Assessor’s parcels, totaling 706 acres, the Village land and all of the improvements within the community are owned and maintained by Ananda Church of Self-Realization. The community is served by the Ananda Village Water System, a Small Community Water System permitted by the State of California (permit #2900562) since the 1980s. Currently, all of the community’s potable water is supplied by three groundwater wells. Fire protection is provided by the North San Juan Fire District and by CAL FIRE.

   The Village became a Planned Development with a community Master Plan in 1978. Since then, the Village has operated under a series of Master Plan updates, the most recent of which was approved by the County in 1990. This Master Plan allows up to 87 dwelling units within the PD. Ananda continues to operate under the provisions of the 1990 Master Plan until a Master Plan update is submitted.

   In addition, over a period of nearly 35 years, Ananda established through County Use Permits a retreat center, a business park, a school, and a commercial center in four non-residential use areas.

   Nevada County’s 1995 General Plan update included Ananda Village as a Planned Development, zoned AG-PD-SP, with a limit of 195 dwelling units. The General Plan update also included 3 acres of Neighborhood Commercial and 20 acres of Industrial zoning within the PD.

   Ananda initiated a General Plan Amendment and Zone Change, approved by the County in March 2010, that removed lands from the PD to the west and south, and added lands to the east. The County confirmed the 195 dwelling unit cap. The 23 acres of non-residential zoning were modified to 6 acres of Rural Commercial and 17 acres of a custom PD-SP zone, for offices and certain low impact light industrial uses.
B. Proposed Project

Residential Project Description: The residential component of the CMP update proposes a total of 108 new dwelling units (for a total of 195) to be built in new residential clusters (see Plate 1, light green outlined areas) and as infill in existing clusters (Plate 1, dark green areas). Primary fire routes are shown in a dark magenta overlay, secondary fire standard roads are shown in bright yellow, and proposed primary access roads for future development are shown in orange.

Figure 1, Ananda Village Existing and Proposed Development, shows more potential sites for new residential dwelling units, in both new and existing clusters, than will be utilized. Final siting will be determined by the cost of new infrastructure (water, septic, power, telephone, roads, etc.) and environmental considerations. Keeping options open for consideration in this manner during a long, slow buildout was included in the 1990 Master Plan, and is very important to the Village.

Non-Residential Project Description: The non-residential element of the Master Plan update includes the proposals listed below. Plate 1, Primary and Secondary Fire Access Roads and Plate 2, Expanding Light Fire Access & Hydrants, show the fire access routes for the non-residential areas within the Village. The existing and proposed non-residential Use Permit Areas are shown in dark yellow.

- Ananda School Use Permit Area #1: Incorporate the previously approved Ananda School use permit area into the Ananda Village CMP.
- Village Center Use Permit Area #2: Identify a 2.6-acre area within the 2.8-acre Village Center commercial zone that currently is developed, within which new development could be added in the future. Add a new office/commercial building and a remodel of a portion of the Village market building within the zone.
  Add a 1-acre custom PD-SP zone on currently developed land adjacent to the existing Village Center commercial PD-SP zone, and identify a 0.9-acre area in the zone, within which new development could be added in the future. Add a new maintenance building (for vehicles, workshop, administration, and storage) within the zone.
- Rajarshi Park Use Permit Area #3: Modify the boundary (but not the size) of the 9-acre Rajarshi Park custom PD/SP Zone. Add an office/warehouse building, with required infrastructure (e.g., new roads, driveways, parking areas, septic area, water lines, fire access and stored fire water, etc.).
- Expanding Light Use Permit Area #4: Add a religious Temple, with parking and access roads; new guest and staff housing, including a camping area with a shower house; classroom and office space; a tent cabin area with a shower house; a new restroom; several new septic areas; and additional parking areas to support the proposed expansion. See Plate 2.

II. Compliance with County Standards

Nevada County Land Use and Development Code Section L-II 4.3.18 provides that [a]ll discretionary projects within the very high wildland fire hazard area severity zone shall submit a Fire Protection Plan to be approved by the Nevada County Fire Marshal and/or his/her designee. This Fire Protection Plan has been developed in conformance with this
code section. It is based on input from Mike DiMaggio (Acting Fire Protection Planner) on August 20, 2012, and on the recommendations of Fire Plan consultant Vern Canon. A draft of this Plan was approved by Fire Protection Planner Troy Adamson on September 21, 2012 (see Attachment 1, Letter from Troy Adamson).

III. Site Description

Elevations within the PD range from about 1,700 feet to about 2,900 feet above sea level. Vegetation is mostly mixed forest of Black Oak and Ponderosa Pine, with associated species, such as Canyon Live Oak, Madrone, Douglas Fir, Incense Cedar, White-leaf Manzanita, and Ceanothus. The forested land is broken up by several large meadow areas, especially in the southern portion of the PD. Because development is clustered, most of the land within the 706-acre PD, approximately 550 acres is open space. See Figure 2, Annual Fuel Treatment Areas, with the 1976 and 2004 fire areas shown on an aerial photo.

IV. Fire History

Ananda Village has experienced two significant wildfires. The first, which occurred in 1976, burned approximately 500 acres and most of the Village’s buildings, leaving only two homes standing. The second fire occurred in 2004 and burned about 30 acres along the southern boundary of the PD. One small guest cabin at the Expanding Light Retreat was destroyed in this fire. See Figure 2.

V. Existing Fire Protection Program

Existing Fire Protection System: The fire protection water supply for Ananda Village consists of seven ponds and a number of storage tanks. See Figures 3A and 3B, Existing Fire Protection System Map and Map Index.

Three of the tanks supply both fire protection water and potable water for domestic use, the remaining tanks are stand-alone, dedicated tanks for fire protection purposes, supplying one or more hydrants.

Fire hydrants are strategically located throughout the Village. Water pressure in the hydrant system is the result of gravity flow due to elevation change and does not rely on pumps.

Two of the community’s ponds are connected to a separate distribution system serving several hydrants. Five of the ponds are accessible by road, allowing fire equipment to obtain needed water supplies directly from the ponds. These ponds have also been used during wildfire incidents by firefighting helicopters. The Village has an emergency helipad which has been used in the past by both firefighting and medical helicopters.

In total, the Village’s fire protection water supply consists of approximately 594,100 gallons of storage maintained solely for fire protection purposes in the tanks and ponds described above. The total holding capacity of all of the ponds, swimming pools, and potable and non-potable water tanks is approximately 24 million gallons. See Figure 3B.

Designated Village staff regularly monitors and maintains the fire protection, pond, and potable water supplies to ensure all systems are in proper working order.
Existing Fuels Management: Ananda maintains fuel treatment zones along roads and around residential clusters and non-residential use areas. These areas are shown in Figure 2. Trees are thinned and limbed, all brush and ladder fuels are removed, and the areas shown are mowed annually. These zones usually extend beyond the required 100 feet from structures, to between 200 and 300 feet of cleared area. Fuel treatment zones along roads are at least 10 feet wide, and more when slopes allow. In addition, Ananda is now using a small herd of goats to assist in hazardous fuel reductions.

The Village’s property management staff ensures that maintenance is completed in a timely fashion at the beginning of each fire season, and continually strives to enlarge the cleared area in the community. In addition, Village staff work with residents to ensure proper maintenance of defensible space around their dwellings.

Existing Fire Preparedness Measures: Ananda takes fire prevention and pre-fire planning very seriously. Since its inception in 1969 Ananda has continually employed a staff of property managers and workers who oversee the maintenance of the structures and land that comprise Ananda Village, including fire protection and preparedness. When past North San Juan Fire Protection District Chief Boyd Johnson inspected Ananda Village, his overall conclusion was that the community is the best-protected area in the district.

Ananda works closely with the North San Juan Fire District to ensure area fire prevention efforts are maintained at the highest level and to ensure we are prepared should a fire occur. The Property Manager has served on the district Board of directors as well as the committee charged with drafting and administering the North San Juan Community Fire Plan. A number of other Ananda members volunteer in the department both as firefighters and in administrative capacities. The fire department and CAL FIRE have held trainings on Village property and the chief and fire captains have visited the Village many times and are familiar with the roads and the locations of hydrants. Maps of the internal road system and of hydrant and water storage locations are carried in district fire trucks.

With the help of fire district personnel, Village residents have formed a team of trained volunteer first responders in the community. In the event of a fire, these people would help direct fire fighting resources to the scene, do what is possible to fight and contain fires when they first were discovered, and be present in a major wild fire event to protect structures from spot fires before they reached the community or after the main fire has burned through. First responders would fill in where it was safe and when other resources are not available or stretched very thin. Village first responders are outfitted with fire rakes, pump packs, and protective clothing.

Ananda’s property management staff monitors emergency radio traffic during fire season. In addition, the community has an internal phone system that allows Village staff to contact residents quickly and easily in the event of an emergency. There is also a siren to alert all residents in case of emergency. A group of Village members is trained to organize the residents in response to an emergency. Ananda has an evacuation team to assist residents should evacuation be required, including going house to house to insure everyone can leave safely. Ananda also has developed its Village Center as a “safe to stay” zone, to which residents and neighbors can evacuate in case of fire. See Plate 1,
Primary and Secondary Fire Access Roads, noting the Village Center in Use Permit Area #2. The Village is designated as an official Red Cross evacuation center should the need arise to support evacuees from other areas. Residents include two medical doctors and seven nurses. Numerous other residents are trained in CPR and first aid.

VI. LUDC L-II 4.3.18 Requirements for Fire Protection Plans

Land Use and Development Code Section L-II 4.3.18 provides that [a]ll discretionary projects within the very high wildland fire hazard area severity zone shall submit a Fire Protection Plan to be approved by the Nevada County Fire Marshal and/or his/her designee. The approved original shall be kept on file at the County Planning Department and an approved copy shall be provided to and kept on file with the appropriate fire district. The plan shall be site specific to the project and shall include the following:

1. **Identification of the proximity to emergency responders and estimated emergency response times**

   Ananda Village, located at 14618 Tyler Foote Road, is served by the North San Juan Fire District. Their main station is Station 3, which is located at 13200 Tyler Foote Road, approximately 1½ miles from the Village. When this station is staffed, response time to the Village is approximately 5 minutes. Even when the station is not staffed, response times are under 15 minutes.

   CAL FIRE provides fire protection services during the summer fire season, generally from early June thru October. Their closest station is Station 42, which is located at 19076 Tyler Foote Road, approximately 4 miles from the Village. Their response time to the Village is approximately 10 minutes.

   In addition, the Nevada County Airport hosts CAL FIRE air tankers and an air-attack aircraft, plus the USFS has a helicopter available from the White Cloud Ranger Station. When the aircraft are staffed, they are only a few minutes flying time to the Village.

   North San Juan Fire District has mutual-aid agreements with adjacent fire protection agencies which will bring additional resources, if needed.

2. **Description of the primary and secondary access road conditions**

   The project will have two access points to Tyler Foote Road, which provide the primary circulation and access for the community. See **Plate 1**. Solid magenta lines show the existing and proposed primary access routes through the Village to Tyler Foote Road, bright yellow lines show secondary fire standard roads, and orange lines show proposed primary access roads to serve specific future residential clusters.

   The two primary access roadways intersect Tyler Foote Road in different areas and are separated by approximately 2,000 feet. The access points are also separated by terrain features which will insure at least one of the roadways would be useable in the event of a wildland fire. These terrain features form two distinct fire areas, which will allow a wildland fire to burn in one area without directly affecting the other area.
There are several access roadways within the community which are not identified as part of the primary access and circulation routes through the community but which can be easily used for ingress and egress purposes. The first is Maidu Ridge Road along the west side of the community. Portions of this roadway are capable of supporting unrestricted two-way vehicle travel and in other portions inter-visible turnouts have been constructed which allow somewhat restricted two-way traffic flow.

The second road is the portion of Brotherhood Way between Oak Tree Road and the intersection of Maidu Ridge Road in the southwest portion of the community (shown as a light blue line in the southwest corner of Plate 1). Portions of Brotherhood Way provide for unrestricted two-way traffic flow, and inter-visible turnouts have been constructed in other areas. The slopes along this roadway are all under the maximum 16% slope permitted by the Fire Safe Regulations but there are short sections that do exceed the maximum slope of 10% allowed by the County without hard surfacing. This roadway is well maintained and sees little to no usage. Further improvements to this roadway would not benefit the community or the surrounding area. The road is maintained so that it could be used as an optional means of ingress or egress if needed, or as a fuel break to aid in fire suppression.

All roads within Ananda Village are considered private roadways and are not intended to serve areas beyond the community. The cost of road construction and maintenance are borne by the members of the community. However, property owners on Sages Road and Jungle Trail have ingress and egress easements through Ananda Village, and Ananda’s roadways are their primary egress and access routes. Ananda recognizes the need of the surrounding neighbors to use these internal roadways.

In selecting the primary circulation routes shown in Plate 1, we first determined a reasonable length of dead-end access roadway that would satisfy the intent of the Fire Safe Regulations. For this purpose, the total acreage of the Village (706 acres) was divided by the number of dwelling units allowed within the community under the 1995 Nevada County General Plan (195 dwelling units). The result is a calculated average “parcel” size of 3.6 acres. Based on this parcel size, the length of dead-end access roadways was limited to the maximum length permitted for parcels of 1 acre to 4.99 acres in size, which is 1,320 feet (LUDC Section L-XVII 3.4.I).

Fire Access Roads at Expanding Light Retreat: The principal buildings and parking at The Expanding Light Retreat are accessed via Expanding Light Drive, off of Ananda Way (see Plate 2, Expanding Light Fire Access & Hydrants). Assisi Hill Drive connects to Expanding Light Drive and provides a connection past the new temple site back to Brotherhood Way and the main Village circulation system. Expanding Light Drive currently is paved and built to fire standards. Assisi Hill Drive will be improved to meet fire standards from its intersection with Expanding Light Drive to Brotherhood Way.

Dharma Drive is an existing fire road that joins Service Drive 1 at the Lotus Lake dam. Together, these roadways provide a second connection between Brotherhood Way and Expanding Light Drive, along the western and southern edges of the Expanding Light Use Permit area (see Plate 2). Constructed under older fire standards, Dharma Drive is at least 16 feet wide along most of its length, narrowing
to 12 feet in one location. Visibility is good across this narrow section to the wider portions of the drive.

The future development that will be served by Dharma Drive are simple, rustic accommodations (camping and small cabins), aimed at providing guests with a retreat experience close to nature. A small staff residence and classroom building are also proposed for this site. For all of these uses, Dharma Drive will function as a driveway, rather than a through road. Guests and staff will have automobile access for drop-off and pick-up, but cars will be parked in the main parking lots during their stay. Because of the limited traffic that will use the road and the desire to maintain a natural environment, applicant would like to preserve as much of the current road alignment, including existing trees, as possible. In all cases, it is possible to see across narrower sections to the wider sections beyond.

A 500-foot section of Dharma Drive, as it nears Brotherhood Way, has slopes between 11 and 16 percent. The road is currently gravel, and applicant would like to maintain it as gravel to preserve the rustic setting. The North San Juan Fire Department has inspected and driven its largest vehicle on the road (a water tender) and has stated that a gravel surface would be adequate.

Service Drive 1 (SDR1) connects the end of Dharma Drive to Expanding Light Drive via the Lotus Lake Dam and the lowest level of the main parking. This existing 12-foot fire road will be widened to 16 feet where slopes allow and to minimize removal of large trees. All remaining 12-foot sections will be flanked by intervisible turnouts. The intersection of SDR1 and Expanding Light Drive is steep (15-20 percent) and is currently asphalted. The North San Juan Fire Department water tender was able to negotiate this intersection successfully.

In addition to the access roadways, which provide for safe evacuation of the Village, the community is a classic “safe to stay” development with large, well maintained, open areas which are more than adequate to accommodate the population of the community plus many of the neighboring areas. The designated safe to stay area in the Village Center is easily accessed from anywhere within the community, from neighboring areas, and from Tyler Foote Road. See Plate 1 at the Village Center, Use Permit Area #2.

3. Identification of the project’s emergency water supply or emergency water storage facilities consistent with Article 4 of Chapter XVI of the Land Use and Development Code

The water supplies for fire protection for all new building construction will be provided in accordance with the requirements of Standards 13, 13D and 1142, of the National Fire Protection Association, the Nevada County Fire Safety Regulations found in the County Land Use and Development Code, and the California Fire and Building Codes, as applicable. As the fire protection water supply consists of on-site storage, the use of the tables in either the California Code or NFPA 1/Fire Code is not applicable.

Residential Emergency Water Supply: An automatic fire sprinkler system will be installed in each new dwelling in accordance with NFPA 13D, as amended by the State Fire Marshal’s Office. In addition, a fire protection water supply of 2,500...
gallons will be provided for each new dwelling (see LUDC Section L-XVI 4.2). When multiple dwellings are protected by a single water supply, the quantity provided and maintained for fire protection purposes will be determined by the formula of 1,500 gallons storage times the number of dwellings, with the minimum water supply being 4,000 gallons (LUDC Section L-XVI 4.3). Hydrants will be located within 2,000 feet of all new dwellings and will be capable of providing a flow of 500 gallons per minute in accordance with the requirements of LUDC Section L-XVI 4.3 for communities with a density of 3-5 acres per dwelling unit and served by a community water system.

**Emergency Water Supply for Multiplex Units:** Ananda would like the option of building some multiplex residences containing three or four dwelling units. The water supply that would be provided for fire protection for these structures would be based on NFPA 1142 and calculated in the same manner as for commercial and non-residential structures (NFPA sections 4.2 and 4.3). However, the stored water supply would not be less than the amount required under LUDC Section L-XVI 4.3 (1,500 gallons per dwelling unit).

For example, NFPA 1142 would require a minimum water supply of 4,714 gallons storage capable of being delivered at a rate of 500 gpm for a structure containing three dwelling units with a total volume of 22,000 cubic feet, an Occupancy Hazard Classification of 7, and wood-frame construction, with no other buildings within 50 feet. A hydrant capable of supplying the required flow would be provided within 500 feet of the structure. A single stored water source may serve other buildings, in addition to a multiplex dwelling, provided the water source is capable of satisfying the water storage requirements for the building(s) with the greatest demand.

**Non-Residential Emergency Water Supply:** For new commercial and non-residential community projects not requiring fire sprinkler protection, the water supply that will be provided for fire protection is based on NFPA 1142. The California Fire Code allows use of this standard when a reliable water supply is not available in suburban and rural areas. The minimum required water supply using this Standard is based on the size of the building, type of building construction, the use of the building, and the location of any exposure buildings within 50 feet of the building under consideration. The required water supplies for specific areas will be based on the greatest demand of any building on the site.

As the formula takes exposure buildings into consideration, a single water source may serve multiple buildings, provided the minimum available water storage is capable of satisfying the water storage requirements for the building with the greatest demand. Hydrants will be provided within 500 feet of any new commercial and non-residential buildings and will be capable of supplying required flows, based on the overall storage requirements set forth in NFPA 1142, Table 4.6.1.

New commercial and non-residential buildings may be provided with fire sprinklers if it is determined to be more advantageous to install sprinklers than providing a large additional quantity of on-site storage.

a. **Rajarshi Park:** Ananda is proposing to build a new warehouse with offices at Rajarshi Park (Use Permit Area #3). The building would have a footprint of
2,400 square feet, a volume of 50,600 cubic feet, and an Occupancy Hazard Classification of 4; the building would be wood-frame construction with no other buildings within 50 feet. Based on the formula in Section 4.2.1 of NFPA 1142, a minimum water supply of 18,975 gallons storage capable of being delivered at 750 gpm would be required for this building.

Of the existing buildings at Rajarshi Park, a two-story office building has the largest water supply requirement. This wood-frame building has a footprint of 5,252 square feet, a volume of 83,694 cubic feet, and an Occupancy Hazard Classification of 7. Based on the formula in Section 4.2.1 of NFPA 1142, a minimum water supply of 17,934 gallons storage capable of being delivered at 750 gpm would be required for this building.

Ananda proposes to provide 20,000 gallons of on-site storage, capable of being delivered at a rate of 750 gpm, to cover the fire flow for all of the buildings at Rajarshi Park. Hydrants, capable of supplying required flows, will be provided within 500 feet of all buildings at the site. This water would replace the current dedicated fire water stored for Rajarshi Park in the potable tanks on Maidu Ridge Road.

b. Village Center: Ananda is proposing a new office/commercial building in the Village Center (Use Permit Area #2). The building would have a footprint of 1,200 square feet, a volume of 27,600 cubic feet, and an Occupancy Hazard Classification of 4; the building would be wood-frame construction and be within 50 feet of another building. Based on the formula in Section 4.3.1 of NFPA 1142 for structures with exposure hazards, a minimum water supply of 15,525 gallons capable of being delivered at 750 gpm would be required for this building.

In addition, Ananda proposes to construct a new maintenance building in the Village Center area. This building would have a footprint of 1,300 square feet, a volume of 24,500 cubic feet, and an Occupancy Hazard Classification of 4; the building would be wood-frame construction and would be within 50 feet of another building. Based on the formula in Section 4.3.1 of NFPA 1142 for structures with exposure hazards, a minimum water supply of 13,781 gallons, capable of being delivered at 750 gpm would be required for this building.

Of the existing buildings at the Village Center, the market has the largest water supply requirement. This wood-frame building has a footprint of 1,916 square feet, a volume of 38,320 cubic feet, and an Occupancy Hazard Classification of 4. It is located within 50 feet of another structure. Based on the formula in Section 4.3.1 of NFPA 1142 for structures with exposure hazards, a minimum water supply of 21,555 gallons storage capable of being delivered at 1,000 gpm would be required for this building.

The existing water supply for fire protection at the Village Center is from St Francis pond, to the north of and approximately 100 feet higher in elevation than, the Village Center. Currently, 210,000 gallons of water are reserved as dedicated fire protection water in the 8 acre-foot pond. This water is supplied through a six-inch C-900 pipeline that terminates at a dry barrel hydrant near the Village reception office. The hydrant has one 4½-inch orifice and two 2½-inch orifices. Sauers Engineering, the consultant preparing the water supply
study for Ananda’s Master Plan update, reports that the pipeline and hydrant from St Francis pond are capable of delivering up to 1,250 gpm. This water supply is more than adequate to meet existing and future fire storage and flow requirements for Village Center buildings.

c. **New Temple at Expanding Light:** Ananda is proposing a new temple building to be constructed at the Expanding Light Retreat (Use Permit Area #4). The temple would be provided with a supervised automatic fire sprinkler system installed in accordance with the light occupancy hazard standards in NFPA 13. Based on Chapter 11 of NFPA 13, the projected water demand for the fire sprinkler system is approximately 300 gallons per minute with a minimum duration of 30 minutes for a total of 9,000 gallons of dedicated storage for the building. This total amount includes 100 gallons per minute for hose streams, which typically is not required when the fire sprinkler system is supported by a stored-water source, but is being provided to enhance the overall fire safety of the community.

The above requirements were derived based on a light hazard occupancy, with the minimum density for the sprinklers at 0.10 gallons per square foot. Using a minimum design area of 1,500 square feet (based on NFPA 13), multiplied by the density (0.10 gallons per square foot), results in a flow of 150 gpm. A 30-minute flow at this rate requires a water supply of 4,500 gallons. In addition, hose streams for a light hazard building are 100 gpm, or 3,000 gallons for a 30-minute flow. The total supply of 7,500 gallons for sprinklers and hose streams was then increased by 20% to provide a conservative estimate of the fire water supply requirements for the temple. Final requirements will be based on the submitted building design and the resultant sprinkler system.

To meet the storage requirement described above, Ananda will reserve 9,000 gallons of water in its potable water storage supply. According to Sauers Engineering, the existing domestic system is capable of supplying flows of 300 gpm to the temple site. The building would be a wood-frame type construction, and no exposure within 50 feet.

d. **Expanding Light Retreat Expansion:** In addition to the new temple, Ananda is proposing an expansion of facilities at the retreat to provide new guest and staff housing, including a camping area with a shower house; classroom and office space; a cabin area with a shower house; a new restroom; several new septic areas; and additional parking areas to support the proposed expansion. See **Plate 2, Expanding Light Fire Access & Hydrants**.

The largest of these proposed buildings will be a 3,600 square foot yoga hall with 1,800 square foot of office space under the main floor. Like the temple, the yoga hall would be provided with a supervised automatic fire sprinkler system installed in accordance with the light occupancy hazard standards in NFPA 13. Based on Chapter 11 of NFPA 13, the projected water demand for the fire sprinkler system is approximately 300 gallons per minute with a minimum duration of 30 minutes for a total of 9,000 gallons of dedicated storage for the building. This total amount includes 100 gallons per minute for hose streams, which typically is not required when the fire sprinkler system is supported by a stored-water source, but is being provided to enhance the overall fire safety of
the community. Since this is the same amount as the dedicated storage for the proposed temple building, the dedicated storage for the temple will also serve the yoga hall. Required water storage for all of the other structures proposed for the Expanding Light Retreat also fall within the 9,000 gallons of dedicated storage.

4. **Identification of any proposed or required fire sprinkler system**

   See #3, above for fire sprinkler information.

5. **Identification of a feasible evacuation plan and/or safe evacuation routes for use by future occupants of the project**

   See Item #2 above for a description of evacuation routes. The intent is to allow residents to stay in the designated safe to stay area maintained by the community. However, should it be necessary to evacuate the community, there are two designated evacuation routes which provide direct access to Tyler Foote Road plus a third route which provides access to Oak Tree Road (See Plate 1, light blue line). This third route, although it supports somewhat restricted two-way traffic flow with inter-visible turnouts, will be more than adequate as an optional evacuation route, if needed.

6. **Identification and use of clustered buildings and/or building sites and where feasible, the use of common driveways and access roads**

   Existing residential and non-residential developments are clustered in 10 areas within the 706-acre Planned Development. Proposed developments also would be clustered. See Figure 1 and Plate 1. Clustering allows for the use of common access roads, driveways, and emergency water storage and other infrastructure. It also allows the community to maximize defensible space around structures by maintaining fuel reduction zones along roads and around whole clusters. (See 7.a, below, and Figure 2, Annual Fire Treatment Areas)

7. **A Fuels Management Plan that includes:**

   a. **Identification of the project’s defensible space design, consistent with Public Resources Code 4291**

      Ananda plans to continue and to improve all of the existing efforts described in this Fire Protection Plan, as well as implement the measures described below in the proposed development areas. These practices will be continued within existing residential and non-residential areas and initiated wherever new development occurs.

   b. **Identification of high fuel load areas**

      The densest accumulation of hazardous fuels is located along the east side of the community. A portion of this area has been recently acquired by the community. Reduction of hazardous fuels in this area is a high priority. Should development occur in this area, including proposed residential clusters K, L, and M, with their associated road construction, fuel reduction will be completed at the time of development. If new development does not occur in this area, fuel reduction will be completed as funds become available.
The required extension of Almora Way to the paved portion of Sages Road would allow fuel reduction along this route. See Plate 1, Primary and Secondary Fire Access Roads.

Additional areas of concern are located along the west side and in the southwest corner of the Village, where continued efforts will be made to reduce fuel loads in these areas where development is not proposed.

Fuel reduction in new areas will be conducted as in existing treatment areas, by removing brush and ladder fuels, thinning and limbing trees, and mowing or grazing the areas to maintain them.

In 2000, with the help of a professional forester, Ananda conducted a timber harvest and thinning project in the community, one of the goals of which was to reduce the fuel load and increase forest health.

c. **Provisions to ensure that adequate defensible space is provided including, but not limited to, the use of increased property line setbacks or fuel modification zones or easements around newly created lots**

Ananda will continue to create and maintain fuel-modification zones around all development (see Item 7a, above).

With regard to property line setbacks, Ananda is a Planned Development with a single ownership, no lot lines around each residence, and clustered development. Land Use and Development Code Section L-II 4.2.5.G.6 exempts Planned Developments from the setback requirements of LUDC Table L-II 2.3.E.

Ananda proposes to meet the requirements of Section L-II 4.2.5.G.1, providing for a minimum residential building separation of 20 feet to the side and 40 feet to the rear, subject to the conditions set forth in this section.

d. **Identification of mechanism proposed for maintaining defensible space**

Since the inception of Ananda Village in 1969, maintenance of the community’s property, including creation and maintenance of defensible space, has been the responsibility of the Village Manager. The manager budgets for staff and equipment maintenance and repair, and oversees the annual mowing and brush clearing to maintain the community’s defensible space areas. This practice will be applied to provide defensible space, in accordance with CA Public Resources Code 4291, for all new dwellings and non-residential buildings as they are constructed.

e. **Use of fire-resistant plantings for all landscaping required by County Ordinance using the most current Fire-Wise Plant Book prepared by the Fire Safe Council of Nevada County, or similar publication**

Ananda will incorporate the Fire-Wise Plant Book in its design guidelines for all landscaping required by County Ordinance, and will seek to educate all members on fire-safe landscaping through the Village Council and Planning committees.
Ananda Village Fire Protection Plan

Figure 2

Annual Fuel Treatment Areas

Wildfire History

Provided as a separate file.
## Ananda Village Fire Protection Plan

### Figure 3-B

## Existing Fire Protection System Map Index

### Water Storage (gallons)

<table>
<thead>
<tr>
<th>Map #</th>
<th>Location</th>
<th>Dedicated Fire Water</th>
<th>Capacity at Each Site</th>
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Total: 594,100

### Hydrants

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<td>44 16929 Village Dr. Pond P</td>
<td>Share With 19</td>
<td>40# 1 1/2&quot; PVC</td>
<td>1 1/2</td>
<td>Wharf</td>
<td></td>
</tr>
</tbody>
</table>

Pond water levels fluctuate seasonally with irrigation and evaporation.

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Figure 3-B
Plate 1
Ananda Village Fire Protection Plan
Primary and Secondary Fire Access Roads

Legend
- Ananda P.O. Boundary Line
- 25' Contour Intervals
- Existing Buildings
- Proposed Buildings
- Existing Roads
- Existing Service Drives, Forest Access Roads & Parking
- 36"., 48" & 60" R.D.A.
- Existing Residential Areas
- A-1IL Existing Residential Centers
- Existing Non-Residential Use Permit Area
- 1. Ananda School Campus
- 2. School Center
- 3. Existing Light Room
- Proposed Residential Building Envelopes
- Proposed PDSR Zone
- Road Distance Marker
- 250' Distance Between Markers

FIRE ROUTES
- Primary Circulation & Access
  (Existing roads to be upgraded as required)
- Proposed Primary Access for Future Development
- Existing and Proposed Secondary Fire Service Roads
- Existing Emergency Access - 12 to 18 Width with articulated Turnouts

Printed: 11/28/2014