



~~August 10, 2010~~  
~~December 16, 2011~~

RBF JN: 25-101429.001

## **County of San Diego**

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

## **North County Fire Protection District**

315 East Ivy Street  
Fallbrook, California 92028-2138

## **SUBJECT: FIRE PROTECTION PLAN – LETTER REPORT**

*Dai Dang Meditation Center*

*P04-016*

*Assessor's Parcel Number 127-460-14*

*Address 6326 Camino Del Rey, Bonsall, CA 92003*

This Fire Protection Plan (FPP) – Letter Report is being submitted as an evaluation, pursuant to Chapter 47 of the County Consolidated Fire Code, of the adverse environmental effects that a proposed project may have from wildland fire and as mitigation of those impacts to ensure that the above referenced project does not unnecessarily expose people or structures to a significant risk of loss, injury or death involving wildland fires.

## **PROJECT DESCRIPTION**

The proposed project is an application for a Major Use Permit to allow for construction of facilities to support a Buddhist meditation center and monastery, totaling approximately 22,796 square feet. The project will involve the demolition of one existing building to be replaced with a parking lot, the retention of four existing on-site structures and will include the construction of a meditation hall, residence quarters/ library/kitchen, and a main worship hall. Accommodations will be provided for approximately 30 ~~monks onsite residents~~ at any one time. At ultimate build-out, the proposed facilities will consist of three new main buildings, landscaped outdoor areas, and 81 on-site parking spaces, plus an additional 41 parking spaces in the overflow parking area adjacent to Camino del Rey. Please see attached site plan.

The property is zoned A70 (2) (Limited Agricultural Use – 2-acre minimum lot size), with a General Plan Land Use Designation of (19) Intensive Agriculture. The proposed activities involve two Civic Use Types, as defined in the County Zoning Ordinance: Religious Assembly and Group Residential. These uses are permitted in the A70 zone by Section 2705 of the Zoning Ordinance with approval of a Major Use Permit from the County of San Diego.

## **ENVIRONMENTAL SETTING**

**1. Location:** The proposed site for the Dai Dang Meditation Center project is located in the community of Bonsall, in the unincorporated area of northerly San Diego County. The site is bounded

PLANNING ■ DESIGN ■ CONSTRUCTION

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on the southerly edge by Camino del Rey, which provides primary access to the site. The project is located within the County of San Diego's Bonsall Community Plan Area. The Assessor's Parcel Number (APN) is 127-460-14.

Vegetation on-site includes non-native grassland, although the majority of the site is either developed or disturbed. No wetlands are present on-site and no prominent features are visible. Existing development on the property is set back from Camino del Rey on top of the south-facing slope, which limits views into the site from the adjacent roadway. Landscaping has been planted on-site around the existing structures, and several clusters of large or dense trees are adjacent to the west and east of the existing buildings further limiting the views into the project site. The northerly portion of the parcel, north of the existing development, presently supports a large graded parking area (which was graded prior to the purchase of the project site by the current owners).

The area generally supports agricultural uses, as well as rural residential uses, often combined with small-scale agricultural or equestrian operations. The subject property is bordered directly to the west by an undeveloped parcel of land. Just north of this parcel is a single-family residence, located uphill from the project site, along the slope. This residence is the closest residential use to the proposed project, and is located approximately 400 feet from the northern boundary of the project site and approximately 590 feet from the nearest building proposed on the project site (Residence Hall). Wrightwood Road, which will provide emergency egress for the proposed project and residents in the surrounding area, dead-ends at the northerly border of the site. Immediately to the northwest, north and northeast are rural residential uses and undeveloped land designated as residential acreage. Lots in these areas generally range from two to four acres in size, with a number of lots supporting secondary agricultural uses. Further to the northwest of the site is an extensive equestrian (thoroughbred) training facility that includes numerous stables and supporting equestrian-related facilities.

**2. Topography:** The site slopes generally from the northeast to the south, with on-site topography ranging from approximately 410 feet above mean sea level (amsl) in the northeasterly portion of the site to approximately 202 feet amsl along Camino del Rey. There are existing graded pads in the northern and western parts of the property which provide level areas of access for firefighting equipment. The proposed project has been designed to provide two emergency access points which can be approached by roads that are at or less than 20% slope.

The topography in surrounding area is generally one of mild to moderate sloping hillsides that trend to the south towards Moosa Canyon. The topography gradually flattens out to the west and northwest as the Moosa Canyon transitions to the San Luis Rey River valley.

**3. Geology:** The project site does not have any geological features that would affect the building design or access to the project site. There are no significant cliffs, ravines, or large banks that would preclude access to the project site or the ability to maneuver within the project site. The property does have an elevation changes as the property extends from south (from Camino del Rey) to the north. However, the main driveway on site will be at or less than a 20% slope which would comply with the fire code. The presence of the slope on this property would not be a factor in an evacuation of the property.

The project site does not have any known conditions that would make the site unsuitable for development. Two main soil types occur onsite. This includes Ramona sandy loam, 9-15% slopes, eroded, and Cieneba coarse sandy loam, 15-30% slopes, eroded with the latter as the more common soil type.

**4. Flammable Vegetation:** Approximately one-third of the property is currently developed. Once construction is complete there will be no native vegetation left on the property. The property will be landscaped and irrigated around the proposed buildings. [The graded slope areas will be landscaped per County standards as shown on the conceptual landscape plan \(attached\).](#) The project will meet the minimum 30 feet of fire clearing between each structure and the property line as required by the fire code. An area of non-native grassland and remnants of former agricultural uses will remain on the southern portion of the property; [no bark mulch will be permitted](#). The appropriate 100 feet of fire clearing will be provided from the existing structures and this undeveloped portion of the property.

**5. Climate:** The project site is within an inland valley of San Diego County. The nearest weather station in Escondido reports an average maximum temperature of approximately 85 degrees from June through October. Like any other site in San Diego County this area is subject to Santa Ana winds during the late summer and fall. Due to the elevation of the project site, it is not subject to flash floods during the winter rainy months.

## PROJECT EXPOSURE TO WILDLAND FIRES

**1. Water Supply:** The project will be supplied by the Rainbow Municipal Water District. The District has indicated that the project site is within the district and the project is eligible for water service. Please see attached water service availability form.

Fire hydrants shall be located along fire access roadways as determined by the Fire Marshal to meet operational needs, at intersections, at culs de sac, and at intervals pursuant to the County Consolidated Fire Code. Required fire flow in water main is 2,500 gallons per minute, with 1,500 gallons per minute capability at individual hydrants.

The North County Fire Protection District has previously approved the Fire Protection Plan for the project with the following requirements:

- Install four commercial fire hydrants with drip caps and blue dot markers, capable of flowing 1,500 gallons per minute in [the following locations shown on the site plan.](#)

[The proposed fire hydrant locations are shown on the attached Site Plan.](#)

## 2. Fire Access Roads

[Location Primary Access and Project Circulation:](#) The fire access roads (driveways) have been designed to provide 24 feet of Portland Cement Concrete (PCC) surface and to provide fire equipment access to within 150-foot hose-line length to the exterior ground floor of each building. The project includes two turnaround points, one within the parking lot and a second near the emergency access at Wrightwood Road.

The project driveways have been designed such that large commercial vehicles (e.g., buses) and emergency vehicles (e.g., fire trucks) would be capable of making safe turns on the project site and have adequate turning distance. The presence of adequate turning radii are demonstrated by overlaying scaled turning templates approved by the County and fire district on the project design. The turning templates are shown on the project site plan, illustrating that adequate turning radii are present at the top of the proposed driveway to allow large vehicles to safely turnaround.

The following requirements from the North County Fire Protection District (NCFPD) would be implemented by the project and as shown on site plan:~~has previously provided the project with the following requirements:~~

1. Access road to be 24-foot PCC surface width from Camino Del Rey to the northern property boundary, ~~as shown on plans.~~
2. Given that project has through access to a connecting roadway, the northern parking area will provide a sufficient hammerhead turnaround.
3. Access road serving easterly portion of project will satisfy District requirements for access.
4. Interior access roads to be identified as fire lanes, to conform to CVC 22500.1.
5. Gates ~~if~~ installed across the primary access road, ~~to~~ must conform to NCFPD standards for electric gates, including but not limited to:
  - a. Gate must be automatic, with battery back-up.
  - b. Gate must open in egress direction (not gate swing but vehicle travel direction) with loop detector sensing presence of vehicle exiting.
  - c. The public side of the gate must have provision for vehicle turnaround for anyone unable to enter. The turnaround is to prevent the vehicle from having to back onto the public road.
  - d. Knox key-operated switch overriding all gate functions and opening it, and
  - e. Emergency vehicle strobe light detector.

~~As a result of further discussions with the North County Fire Protection District in July 2010, electronic gates are no longer proposed for the project.~~ Emergency Access:

Secondary or emergency access for the project would be provided by Wrightwood Road, north of the project site. ~~As previously noted, the a~~Access to Wrightwood Road will be used for emergency access only. Access on Wrightwood Road This entry point will be gated and will only be utilized in the event of an emergency evacuation. ~~It should be noted, that unlike other gated properties, the emergency gate is proposed to restrict traffic on Wrightwood Road rather than to serve as a security gate.~~ ~~To ensure~~ increase the safety of the on-site residents, the surrounding community and ~~onsite~~ and to ensure access by emergency personnel to ~~onto~~ the project site, the Wrightwood Road emergency gate would include the following requirements from the NCFPD ~~shall include the following features:~~

1. A chain link swing gate consisting of two 12-foot panels that will swing open in either direction. The gate must be able to open to achieve a clear minimum width of 24 feet. The gate will be designed to match the existing fence as much as possible to retain a rural appearance.

2. The gate will remain closed except for emergency access and emergency egress in the event of an emergency situation.
3. The gate will remain unlocked.
4. The gate panels will consist of one panel that is held in place with a movable drop rod that will fit into a sleeve placed in the driveway. When the drop rod is raised, the panel will swing open. The other panel will swing open when unlatched.
5. The gate will be held in place with a welded fork latch that can be opened from either side of the gate.
6. The gate shall include signage identifying gate as "Emergency Evacuation Route" on both directions of approach (T-14 compliance).
7. Parking in front of the gate or within the swing length of the gate panels shall be prohibited.
8. A pedestrian gate will be installed next to the swing gate to allow for pedestrian only traffic to move through the fenced area.

This type of emergency gate would meet the objectives of restricting vehicular access on Wrightwood Road and providing an emergency egress to residents north of the proposed project. The proposed emergency gate is appropriate for the project for the following reasons:

~~1. The proposed gate is not a security gate.~~ The main access to the project site is from Camino del Rey on the south end of the property.

~~The meditation center is open to the public and anyone who wants access to the property can access the property from Camino Del Rey, where no gate is proposed.~~

2. The proposed unlocked gate eliminates the need for an electronic mechanism that is compatible with multiple fire and law enforcement jurisdictions. Because fire agencies participate in shared response to fires, it is important to have an opening mechanism that is compatible with each jurisdiction. Electronic locking mechanisms require special keys or access codes that may not be compatible with the fire apparatus of fire agencies other than the North County Fire Protection District. The unlocked gate eliminates that need for special keys or access codes. Furthermore, in the event of an emergency, an evacuee would be able to open the gate without the use of a key or access code.

3. The proposed welded fork latch is common fastener on gates and would allow the gate to be opened in a single motion. Special knowledge or equipment would not be required to open the gate.

4. The gate does not rely on electrical power or back-up power supply. In the event of a wildfire where electrical power was not available, the gate would continue operate normally and would not be more cumbersome to open without electrical power.

5. The proposed gate does not restrict a primary access route for emergency vehicles. Emergency vehicles responding to an incident on the property would enter the site from Camino Del Rey.
4. 6. The gate would not be blocking an existing ingress and egress route between Wrightwood Road and Camino Del Rey because currently the connection between these two roads does not exist. ~~The~~Therefore, the placement of a gate in this location will not require residents of the area to change their habits or find alternative routes.
2. 7. The emergency egress for the proposed project does not result in a shorter driving distance from Wrightwood Road to Interstate 15 and does not substantially reduce the distance from Wrightwood Road to Bonsall.

~~Access to Multiple Evacuation Routes: There will be two points of entry for emergency access. One point of entry will be the main point of entry off Camino del Rey at the southern end of the property. The other point of entry will be an emergency only access point at the northern boundary which connects to Wrightwood Road, which in turn connects to West Lilac Road. Both Camino del Rey and West Lilac Road provide access to Interstate 15 and State Route 76. Legal access to Wrightwood Road is demonstrated by the attached receipt showing proof of payment to the County of San Diego for maintenance of Wrightwood Road.~~

~~The proposed access roads are shown on the attached site plan.~~

Emergency Vehicle Turnaround: The project includes two turnaround points, one within the parking lot and a second near the emergency access at Wrightwood Road. Dead end driveways/roadways cannot exceed 150 feet in length without an approved emergency vehicle turnaround at the terminal end. It should be noted that there are no dead end driveways onsite.

Width: All fire access roads will be a minimum 24-foot width with all weather surface (PCC pavement) suitable for travel by a 75,000 pound fire apparatus.

Vertical Clearance: A minimum vertical clearance of 13 feet, 6 inches will be required for the entire width of fire access road.

Grade: All road and street grades shall be 20% or less. Those sections of the road that are over 15% shall meet the additional requirements listed in the County Fire Code for roads over 15%. (i.e. 3.5 inches of Portland Cement (concrete) surface and have a deep broom finish perpendicular to the direction of travel to enhance traction).

Surface: All roads and driveways within the project site will be constructed to the standard specified in Section I-M of the County of San Diego Off-street Parking Design Manual. Grade for the fire access drive isles vary throughout the project site. All fire access ways will be paved with a deep broom finish perpendicular to the direction of travel to enhance traction.

**3. Setback from Property Lines:** The project as designed meets the minimum 30-foot setback from the property line. Please see attached site plan. As shown on the site plan, Building 3 will be modified by removing an existing porch to comply with the 30-foot fire clearing setback.

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**4. Building Construction:** All structures shall comply with the ignition-resistive construction requirements:

1. ~~All structures shall be constructed pursuant to Wildland-Urban Interface areas of Chapter 7A of the County Building Code.~~
2. Construction of all roofs shall be to Class A Standards.
3. Project shall install exterior wall-wetting sprinklers on all east facing walls.

**5. Fire Protection Systems:** All habitable structures and attached garages shall have NFPA 13 Standard fire sprinkler systems per County Code requirements.

**6. Defensible Space:** ~~A minimum 100-foot Fuel Management Zone will be established and maintained around all structures over 250 square feet in size.~~ Project shall comply with the Conceptual Landscape Plan (attached). No off-site clearing is required or authorized.

**7. Vegetation Management:** Prescribed Defensible Space (fuel management zones) will be maintained by the property owners at least annually or more often as needed. Boundaries of fuel management zones will be clearly, permanently marked. Plants used in the Defensible Space will be from an approved fire-resistant planting materials list that is maintained by County of San Diego, Department of Planning and Land Use.

**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.~~ The calculated flame for the property east of the project site is estimated to be approximately 12 feet.

Prepared By (Signature): *Alex H. Jewell* Date: August 10, 2010 December 16, 2011  
 Printed Name: Alex H. Jewell Title: Project Manager

Property Owner (Signature): *John Nguyen* Date: Dec. 20, 2011  
 Printed Name: John Nguyen

**Attachments:**

- MUP Site Plan
- Conceptual Landscape Plan
- Water Service Availability Letter
- Receipt of Payment to Wrightwood Road Benefits District
- NCFPD Letter of Approval of Fire Protection Plan





**PROJECT FACILITY AVAILABILITY FORM**

**WATER**

Please type or use pen

Dai Dang Meditation Center (760) 743-1118  
 Owner's Name Phone

6326 Camino del Rey  
 Owner's Mailing Address Street

Bonsall CA 92003  
 City State Zip

ORG \_\_\_\_\_  
 ACCT \_\_\_\_\_  
 ACT \_\_\_\_\_  
 TASK \_\_\_\_\_  
 DATE 6/24/10 AMT \$ 30



DISTRICT CASHIER'S USE ONLY

**SECTION 1. PROJECT DESCRIPTION**

**TO BE COMPLETED BY APPLICANT**

- A.  Major Subdivision (TM)  Specific Plan or Specific Plan Amendment  
 Minor Subdivision (TPM)  Certificate of Compliance: \_\_\_\_\_  
 Boundary Adjustment  
 Rezone (reclassification) from \_\_\_\_\_ to \_\_\_\_\_ zone  
 Major Use Permit (MUP), purpose: Meditation Center/Monastery  
 Time Extension ... Case No. \_\_\_\_\_  
 Expired Map ... Case No. \_\_\_\_\_  
 Other \_\_\_\_\_
- B.  Residential ..... Total number of dwelling units 30 -bed monastery and  
 Commercial ..... Gross floor area approximately 28,000 square feet of  
 Industrial ..... Gross floor area \_\_\_\_\_  
 Other ..... Gross floor area \_\_\_\_\_
- C. Total Project acreage 8.94 acres Total number of lots 1
- D. Is the project proposing the use of groundwater?  Yes  No  
 Is the project proposing the use of reclaimed water?  Yes  No

Assessor's Parcel Number(s)  
 (Add extra if necessary)

1	2	7	4	6	0	1	4

Thomas Bros. Page 1068 Grid B1  
 Project address 6326 Camino Del Rey Street  
 Bonsall 92003  
 Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.  
 OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Alex H. Jewell Date: June 9, 2010  
 Address: 9755 Clairemont Mesa Boulevard, Suite 100, San Diego, CA 92124 Phone: (858) 614-5085  
 (On completion of above, present to the water district to establish facility availability. Section 2 below.)

**SECTION 2. FACILITY AVAILABILITY**

**TO BE COMPLETED BY DISTRICT**

District name: Rainbow Municipal Water District Service area BONSALL

- A.  Project is in the district.  
 Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.  
 Project is not in the district and is not within its Sphere of Influence boundary.  
 The project is not located entirely within the district and a potential boundary issue exists with the \_\_\_\_\_ District.
- B.  Facilities to serve the project  ARE  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)  
 Project will not be served for the following reason(s): \_\_\_\_\_
- C.  District conditions are attached. Number of sheets attached: \_\_\_\_\_  
 District has specific water reclamation conditions which are attached. Number of sheets attached: \_\_\_\_\_  
 District will submit conditions at a later date.
- D.  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.

Authorized signature: Brian C. Lee Print name: Brian C. Lee  
 Print title: District Engineer Phone: (760)728-1178 Date: 6/24/10

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT.  
 On completion of Section 2 by the district, applicant is to submit this form with application to the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123.

PRD 125 - "Wrightwood Rd"

FC1803-02		SAN DIEGO COUNTY BENEFIT SERVICES - LIEN OWNER BENEFIT FEES PER PARCEL IN NAME SEQUENCE			PAGE 1	
FORMULA SET 1	RATE 100.00	FUND 2925-01 PERMANENT ROAD DIVISION 125 - WRIGHTWOOD ROAD			RUN DATE 07/26/05	
OWNER NAME	MULT	PARCEL	TAXES	BEN UNITS	BEN FEE	
ADJCOFF ANN R		127-180-18-00	31675	WRIGHTWOOD RD	2.00	\$200.00
ANDREWS ANTHONY J+PATRICIA K		127-180-04-00	31620	WRIGHTWOOD RD	2.00	\$200.00
ARABSHAMI MOHSEN S+CARMEN S		127-180-16-00	31763	WRIGHTWOOD RD	2.00	\$200.00
AUSTELL JEFFREY B, BESSIE DOREEN		127-330-09-00	31918	WRIGHTWOOD RD	4.00	\$400.00
BERNS FAMILY TRUST 06-18-90		127-090-33-00	31846	COTTONTAIL LN	3.00	\$300.00
BURNTHON COLLIS+M A LIVING		127-180-41-00	31601	WRIGHTWOOD RD	3.00	\$300.00
CHRISTENSEN FAMILY TRUST		127-330-22-00	31854	WRIGHTWOOD RD	2.00	\$200.00
CISAR DAVE W+CHERYL A		127-330-03-00		WRIGHTWOOD RD	2.00	\$200.00
COSTA FAMILY TRUST 11-07-91		127-330-19-00	31857	WRIGHTWOOD RD	2.00	\$200.00
DIAZ FAMILY TRUST 01-24-03		127-330-13-00	31845	WRIGHTWOOD RD	3.00	\$200.00
ERAMO MARTIN+SHIRLEY		127-170-32-00	31971	WRIGHTWOOD RD	2.00	\$200.00
FOLSTROM DANA J+JADE		127-170-15-00	31954	WRIGHTWOOD RD	2.00	\$200.00
GONDEY DANIEL+PAULINE		127-330-05-00	31888	WRIGHTWOOD RD	2.00	\$200.00
GRAFF FAMILY TRUST 06-14-02		127-180-13-00		WRIGHTWOOD RD	1.00	\$100.00
GRANT FAMILY 2000 TRUST		127-180-11-00	31624	WRIGHTWOOD RD	2.00	\$200.00
GRAVLIN ROBERT L+DIANE W		127-180-03-00	31612	WRIGHTWOOD RD	2.00	\$200.00
HONG FAMILY 2000 TRUST 12-22-00		127-380-04-00	31946	WRIGHTWOOD RD	2.00	\$200.00
* HULSIZER MICHAEL S+TAMERA J		127-330-17-00	31887	WRIGHTWOOD RD	2.00	\$200.00
HURLLEY DEBORAH A		127-330-07-00	31928	WRIGHTWOOD RD	2.00	\$200.00
HURLLEY PATRICK T		127-180-10-00		WRIGHTWOOD RD	1.00	\$100.00
KEITH FAMILY TRUST 04-23-91		127-180-51-00	31628	WRIGHTWOOD RD	2.00	\$200.00
KSIDNSKI FAMILY TRUST 12-01-97		127-180-14-00	31888	WRIGHTWOOD RD	2.00	\$200.00
LLOYD GINDY T TRUST 11-09-93		127-330-16-00		WRIGHTWOOD RD	1.00	\$100.00
MCGREGOR JON R+KIMBERLEE D		127-330-11-00		WRIGHTWOOD RD	2.00	\$200.00
METCALF FAMILY TRUST 05-15-97		127-330-20-00	31905	WRIGHTWOOD RD	2.00	\$200.00
MORGAN MONICA L		127-180-08-00	31608	WRIGHTWOOD RD	2.00	\$200.00
MORGAN PHILIP J+NAOMI P TRS		127-180-60-00		WRIGHTWOOD RD	2.00	\$200.00
MORRISON JUNE R LIVING TRUST		127-180-12-00	31658	WRIGHTWOOD RD	2.00	\$200.00
MUSGROVE BRETT J+STACEY A		127-180-02-00	31682	WRIGHTWOOD RD	2.00	\$200.00
NEWTON HENRY T+ELLIOTT DEBORAH		127-180-17-00		WRIGHTWOOD RD	1.00	\$100.00
ORNELAS STEVE		127-330-14-00	31640	WRIGHTWOOD RD	2.00	\$200.00
PAYNE KEVIN M+MARILYN		127-180-01-00	31684	WRIGHTWOOD RD	2.00	\$200.00
POVONORA ASSET PROTECTION TRUST		127-330-21-00	31991	WRIGHTWOOD RD	2.00	\$200.00
SCHROYER HOWARD B+MARIA T		127-180-07-00		WRIGHTWOOD RD	1.00	\$100.00
SHIRLEY JENSEN H+KAREN P LIVING		127-180-62-00	31665	WRIGHTWOOD RD	2.00	\$200.00
STEVERDING CORY L+HEATHER L		127-180-69-00	31664	WRIGHTWOOD RD	2.00	\$200.00
SMITH GEOFFREY R+DIANA R		127-180-52-00	31680	WRIGHTWOOD RD	2.00	\$200.00
SOLOL GARY W		127-330-06-00	31882	WRIGHTWOOD RD	2.00	\$200.00
SPIVEY DAVID L+SHERRY H		127-180-61-00	31667	WRIGHTWOOD RD	2.00	\$200.00
STANFIELD LAUREN D FAMILY TRUST		127-330-23-00	31828	WRIGHTWOOD RD	2.00	\$200.00
SULLIVAN JOANN, KLODELL		127-170-31-00	31951	WRIGHTWOOD RD	2.00	\$200.00
SULLIVAN NORMAN L+VIRGINIA		127-330-08-00		WRIGHTWOOD RD	2.00	\$200.00
SVAB JAMES R		127-330-02-00	31880	WRIGHTWOOD RD	3.00	\$300.00
* VIETNAMESE BUDDHIST MEDITATION		127-460-14-00	6328	CAMINO DEL REY	3.00	\$300.00
WILBERT RICHARD A JR		127-180-47-00	31740	WRIGHTWOOD RD	2.00	\$200.00
YAP JOAN P, KARR MARIE A		127-330-10-00	31912	WRIGHTWOOD RD	2.00	\$200.00

# NORTH COUNTY FIRE PROTECTION DISTRICT

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330 S. Main Avenue • Fallbrook, California 92028-2938 • (760) 723-2005 • Fax (760) 723-2072 • [www.ncfireprotectiondistrict.org](http://www.ncfireprotectiondistrict.org)

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[wmetcalf@ncfire.org](mailto:wmetcalf@ncfire.org)  
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LOREN A. STEPHEN-PORTER - Board Secretary  
[lstephen@ncfire.org](mailto:lstephen@ncfire.org)

August 10, 2010

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

RE: Dai Dang revised fire protection plan

The revised fire protection plan dated August 10, 2010 is approved by this agency. This report is being revised to address the second egress gate that connects the project with Wrightwood. The project representatives, Paul Dawson and I met to discuss the gate issue and this agency was in support of a gate that would not be locked in any manner. This revised Fire Protection plan addresses the issue by confirming the gate will not be locked and will be able to open without special knowledge.

Feel free to contact me if you have any questions,



Sid Morel  
Fire Marshal



PROUDLY SERVING THE COMMUNITIES OF FALLBROOK, BONSALE AND RAINBOW

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# NORTH COUNTY FIRE PROTECTION DISTRICT

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315 East Ivy Street · Fallbrook, California 92028-2138 · (760) 723-2005 · Fax (760) 723-2004 · www.ncfire.org

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August 24, 2010

County of San Diego  
Department of Planning & Land Use  
5201 Ruffin Rd., Suite B  
San Diego, CA 92123-1666

RE: P04-016RPL, 6326 Camino Del Rey

Please review the following comments pertaining to fire protection for this proposed development. This project has developed a fire protection plan that has been approved by this agency.

### Access:

- Access road to be 24' AC surface width from Camino Del Rey to the northern property boundary, as shown on plans.
- Given that project has through access to a connecting roadway, the northern parking area will provide a sufficient hammerhead turnaround.
- Access road serving easterly portion of project will satisfy District requirements for access.
- Interior access roads to be identified as fire lanes, to conform to CVC 22500.1.
- Gates if installed across access road, to conform to NCFPD standards for electric gates.

Water Supply: Install four commercial fire hydrants, with drip caps and blue dot markers, capable of flowing 1500 GPM, in accordance with NCFPD and Rainbow Municipal Water District standards, in the following locations:

- Intersection of access road and Camino del Rey.
- Eastern side of access road prior to parking stalls (approximately 720' north of Camino del Rey on access road), as shown on plans.
- In the vicinity of the northerly portion of the access road and the project's northern boundary (as shown on plans).
- Eastern side of access road approximately 300 feet north of hydrant at the top of the hill.

### Fire Protection:

- Provide a commercial automatic fire sprinkler system in accordance with NFPA-13 for all structures.
- Double check valve, back flow prevention will be required for water supply to sprinkler system.
- Main drain & ITV to discharge onto a hard surface.
- Provide exterior access door to fire sprinkler riser room.
- Provide a fire department connection within 50' of fire hydrant.



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PROUDLY SERVING THE COMMUNITIES OF FALLBROOK, BONSALE AND RAINBOW

# NORTH COUNTY FIRE PROTECTION DISTRICT

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315 East Ivy Street · Fallbrook, California 92028-2138 · (760) 723-2005 · Fax (760) 723-2004 · www.ncfire.org

## BOARD OF DIRECTORS

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## Combustible Vegetation Clearance:

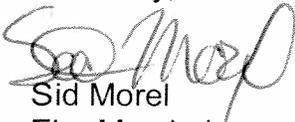
- Provide 100' native vegetation clearance around all structures and 16' along access road.
- Vertical clearance of access road to be 13'6" along entire width.
- Where building setbacks are less than 100' from native vegetation, written permission must be obtained from the adjacent property owner for annual off-site clearing.

## Other:

- Road and hydrant improvements to be installed prior to completion of framing inspection.

Should you have any questions, please contact me at (760) 723-2015.

Sincerely,

  
Sid Morel  
Fire Marshal



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PROUDLY SERVING THE COMMUNITIES OF FALLBROOK, BONSALE AND RAINBOW

# PROJECT FACILITY AVAILABILITY FORM

**FIRE**

Please type or use pen

Vietnamese Buddhist Meditation 619-743-1118  
 Congregation, Inc.  
 Owner's Name Phone  
 6326 Camino del Rey  
 Owner's Mailing Address Street  
 Bonsall CA 92003  
 City State Zip

ORG \_\_\_\_\_  
 ACCT \_\_\_\_\_  
 ACT \_\_\_\_\_  
 TASK \_\_\_\_\_  
 DATE \_\_\_\_\_ AMT \$ \_\_\_\_\_  
 DISTRICT CASHIER'S USE ONLY



## SECTION 1. PROJECT DESCRIPTION

## TO BE COMPLETED BY APPLICANT

- A.  Major Subdivision (TM)  Specific Plan or Specific Plan Amendment  
 Minor Subdivision (TPM)  Certificate of Compliance: \_\_\_\_\_  
 Boundary Adjustment  
 Rezone (reclassification) from \_\_\_\_\_ to \_\_\_\_\_ zone  
 Major Use Permit (MUP), purpose: Meditation Center  
 Time Extension ... Case No. \_\_\_\_\_  
 Expired Map ... Case No. \_\_\_\_\_  
 Other \_\_\_\_\_
- B.  Residential ..... Total number of dwelling units 50 beds  
 Commercial ..... Gross floor area 30,796 +/- SF  
 Industrial ..... Gross floor area \_\_\_\_\_  
 Other ..... Gross floor area \_\_\_\_\_
- C. Total Project acreage 8.94 Total lots 1 Smallest proposed lot \_\_\_\_\_

Assessor's Parcel Number(s)  
 (Add extra if necessary)

1	2	7	4	6	0	1	4

Thomas Bros. Page 1068 Grid B1  
 Project address 6326 Camino del Rey  
 Street  
 Bonsall 92003  
 Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Nicole Marotz Date: 8/20/2010  
 Address: 9755 Clairemont Mesa Boulevard, Suite #100, San Diego, CA 92124 Phone: 858-614-5090  
 (On completion of above, present to the district that provides fire protection to complete Sections 2 and 3 below.)

## SECTION 2. FACILITY AVAILABILITY

## TO BE COMPLETED BY DISTRICT

District name: North County Fire Protection District  
 Indicate the location and distance of the primary fire station that will serve the proposed project: F.S. # 5 31403 Old River Road, Bonsall, CA. Travel distance 2 miles

- A.  Project is in the District and eligible for service.  
 Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.  
 Project is not in the district and is not within its Sphere of influence boundary.  
 Project is not located entirely within the district and a potential boundary issue exists with the \_\_\_\_\_ District.
- B.  Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 5 minutes.  
 Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
- C.  District conditions are attached. Number of sheets attached: 2  
 District will submit conditions at a later date.

## SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by the Department of Planning and Land Use.

- Within the proposed project 100 feet of clearing will be required around all structures.  
 The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

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.

Authorized Signature: [Signature] Print name and title: Sid Morel / Fire Marshal / 760-723-2015 Phone: 8/24/10 Date

On completion of Sections 2 and 3 by the District, applicant is to submit this form with application to:  
 Zoning Counter Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123