



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

North County Fire Protection District  
Fire Marshal Sid Morel  
330 S. Main Ave.  
Fallbrook CA 92028

Subject: **revised FIRE PROTECTION PLAN – LETTER REPORT**  
**Golf Green Estates**  
**TM 5498 S07-011**  
*APN 126-300-(various), 126-060-72, 126-070-(various)*

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**

This project is a subdivision of 29.4 acres into 94 single family residential lots with a minimum lot size of 6000 square feet and 5 lettered slope/landscaping lots all in conformance with the current RS-4 and RV-4 zones. An associated Site Plan is an additional project application as required by the zoning designator for multi-family zones. Public Streets with public water, sewer, and other utilities are proposed for interior access and circulation in conformance with applicable County Standards. The project is proposed in two phases: Phase 1 is the easterly portion of the project between Camino Del Rey and Old River Road; Phase 2 is the portion westerly of Old River Road.

#### **ENVIRONMENTAL SETTING**

##### **1. Location:**

The project site is located in Bonsall adjacent to the Bonsall School and San Luis Rey Downs Golf Course. NCFPD Station Number 5 is also adjacent to the project on Old River Road. The site has frontage and proposes public street access through a new intersection on the southerly side of Camino Del Rey approximately midway between Old River Road and West Lilac Road intersections. The new public street will also join Old River Road between existing NCFPD Fire Station and the Moosa Creek Bridge. The project includes property on the westerly side of Old River Road between the existing Bonsall Community Church and the Moosa Creek Bridge. The existing residence in that area is not a part. An additional public street is proposed to join Old River Road on the west side slightly North of the existing main entrance to the Bonsall Elementary School. The road will end in a cul-de-sac near the Northern boundary and near the narrow point between the Golf Course and adjacent property. An additional cul-de-sac road will join Old River Road on the West side opposite the Avenida de las Estrellas entrance noted above. adjacent to the existing Fire Station.

**2. Topography:**

The site is located adjacent to the San Luis Rey River and Moosa Canyon Creek confluence area. It consists of the side slopes of a prominent hill above the flood plain fringe where the top of the hill is occupied by the Bonsall School. The average slopes are moderate to flat.

**3. Geology:**

The western parts of the property are underlain ultimately by recent alluviums associated with the flood plain of the San Luis Rey River, while the eastern parts of the property are underlain by Couser Canyon Tonalite, a member of the Southern California Batholith. The western portion of the property has been graded with imported fill material in accordance with an approved County Grading Plan, L5727.

**4. Flammable Vegetation:**

Flammable Vegetation currently consists of frequently mowed short grasses, mature eucalyptus and pine trees which will be removed prior to construction of the project. Adjacent property is the fully developed and landscaped School Site, a Fire Station Site, and the San Luis Rey Downs Golf Course. The golf course area provides substantial separation from other residences. The only open space area with non-irrigated vegetation is the channel area of the San Luis Rey River to the west across the golf course.

**5. Climate:**

The climate is dry subhumid mesothermal with long dry summers and short most mild winters. Average annual precipitation is 10 to 16 inches. The average January temperature is 45 degrees, average July temperature is 70 degrees F, and the average annual temperature is 60 to 65 degrees F.

**PROJECT EXPOSURE TO WILDLAND FIRES****1. Water Supply:**

a. Hydrants are required along fire access roadways as determined by the Fire Marshal to meet operational needs, at intersections, at cul de sacs, and at intervals based on parcel size and County Fire Code Table 903.4.2-B. Minimum fire flow in wildland urban interface is 2500 GPM.

b. Rainbow Municipal Water District will provide public water service to the subject property through existing and proposed public water mains.

## 2. Fire Access Roads

### Location.

- a. Fire access roads (including driveways) must be provided so that fire
- b. apparatus may drive to within 150 foot hoseline pull along approved pathway around all ground-level exterior portions of structures. Measurement is around the exterior - not through the structure - to all ground-level exterior portions of every structure.
- c. Public roads are proposed for this development.

### Access to Multiple Evacuation Routes:

Phase 1 proposes public streets with a continuous connection between Old River Road and Camino Del Rey viz Camino De Las Estrellas-Avenida De Los Pinos-Street B as the fully complying fire access roadway. The portion of Camino De Las Estrellas serving Lots 61-67 is approximately 200 feet long with the "compliance point" located at the intersection of Camino De Las Estrellas and Avenida De Los Pinos.

Phase 2 proposes two public street access points to Old River Road. The intersections with Old River Road are the "compliance points." The cul-de-sac serving lot 18 is the longest street at about 600 feet to the compliance point.

Additional access roads would be required for evacuation and firefighting access when dead end roads exceed thresholds that are based on parcel zone size. For this project, zoned less than one acre, maximum allowable dead-end is 800 feet.

Emergency Vehicle Turnaround: Dead end driveways/roadways cannot exceed 150 feet in length without an approved emergency vehicle turnaround at the terminal end.

Width: All roads proposed for this development except driveways will meet Public Road Standards. Driveways shall be minimum 16 foot width. Fire access roads, including driveways, must have an approved paved surface suitable for travel by 75,000 lb. fire apparatus.

Vertical Clearance: Minimum vertical clearance of 13 feet 6 inches must be maintained for the entire required width of fire access roads.

Grade: Maximum grades will be less than 6%.

Surface: *All streets will be paved with at least 2" asphaltic concrete surface over 4" Class II base material and will be designed and built in accordance with the San Diego County Standards for Public Streets.*

### Maintenance:

- a. Individual property owners are responsible for maintaining driveways, gates and signs on their own parcel in compliance with fire codes. Road easements, including gates and signs within the project, must also be maintained in compliance with fire codes in perpetuity.
- b. All roads are proposed to be dedicated to the public and will be maintained as public roads by the County of San Diego.

3. **Setback from Property Lines:** The minimum setback from any property line in State Responsibility Areas or wildland areas is 30 feet (even though Zoning Setback may be less).

Exception allowed if parcels are smaller than one acre and equivalent safety level can be proven. Minimum setback from property lines abutting national forests, open space preserves, and designated riparian areas is 100 feet. The applicable statement must appear in this section, and any such forest, preserve or riparian areas must be identified.

4. **Building Construction:** All structures shall comply with the ignition-resistive construction requirements: Wildland-Urban Interface areas of Chapter 7A of the County Building Code, based on the Ordinance in effect at the time of building permit application.

5. **Fire Protection Systems:** All habitable structures and attached garages shall have residential fire sprinklers per North County FPD and 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. 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

***Individual property owners are responsible for maintaining their own parcel in compliance with fire codes. Parcels of Open Space Easements, road easements, and similar land uses within the project must also have vegetation maintained in a fire-safe manner in perpetuity.***

***Maintenance of the Fuel Management Zone around the perimeter of the property will be managed by the San Luis Rey Downs Golf Course. The portion of the Zone within the golf course property will be maintained as part of the golf course. The portion within the subject property will also be maintained by SLRD golf course with proportionate funding provided by a Home Owners Association.***

8. **Fire Behavior Computer Modeling:**

1. Computer Fire Behavior Model not required for this project per County Fire Marshal. ***Computer fire behavior modeling is not required for this project. However, if some code issues are unresolved or inadequately addressed, a full FPP, prepared by a wildland fire expert, may be required, including fire behavior modeling.***

Prepared By (Signature) *Ronald W. Wootton* Date 7/01/2010

Printed Name Ronald W. Wootton Title Consultant

Property Owner (Signature) 1 \_\_\_\_\_ Date \_\_\_\_\_

Printed Name San Luis Rey Downs Enterprises LLC  
Bill Thead, Vice President