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February 15, 2019

County of San Diego Planning & Development Services
5510 Overland Avenue, Suite 321
San Diego, CA 92123

Fire District

North County Fire Protection District
330 South Main Avenue
Fallbrook, CA 92028

SUBJECT: FIRE PROTECTION PLAN – LETTER REPORT

Bonsall Assisted Care Facility
PDS2018-MPA-18-019
APN 126-230-55

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

PROJECT DESCRIPTION

This facility will be a new state-of-the-art residential care facility for the elderly (RCFE) and is licensed by the department of social services, community care licensing, specifically under title 22 division 6, chapter 8. The site is subject to the General Plan Regional Category Village, Land Use Designation Office Professional. Zoning for the site is C-30.

ENVIRONMENTAL SETTING

1. **Location:** The project site is located within the southwestern portion of the unincorporated community of Bonsall, in northwestern San Diego County (County), approximately 13 miles inland from the Pacific Ocean, 6 miles south of Riverside County, and 3 miles west of Interstate 15. The project site is immediately adjacent to residential tract housing and a small strip mall with the Bonsall Post Office to the south.
2. **Topography:** The property slopes approximately 40 feet from north to south. A retaining wall will be installed to assist with creating the building pad. Earthwork will consist of cut and fill of 47,925 cubic yards of material.
3. **Geology:** Thoroughbred Lane and Mission Road are already installed with flat access coming off Mission Road.

4. **Flammable Vegetation:** The property consists of invasive non-native weeds that are annually mowed and meets compliance with North County Fires weed abatement mandates. The entire site burned over during the Lilac Fire.
5. **Climate:** The site is 13 miles inland from the ocean and typically has mild weather, however as evident from the Lilac Fire, is subject to Santa Ana Wind events.

PROJECT EXPOSURE TO WILDLAND FIRES

1. **Water Supply:** "Hydrants shall be located along fire access roadways as determined by the Fire Marshal to meet operational needs, at intersections, at cul-de-sacs, and at intervals pursuant to the County and Consolidated Fire Code. Required fire flow in water main is 2,500 gallons per minute".

Bonsall Carefield proposes to install two (2) commercial type hydrants: One commercial type hydrant shall be installed 125 feet from the intersection of Mission Road and Thoroughbred Lane. This hydrant shall be within 100 feet of the fire department connection. One commercial type hydrant shall be installed at the north/ east side of the main access driveway and the west side of Old Mission Road.

The hydrant needs to be 125 feet from the corner of Mission Road and Thoroughbred Lane due to a gas line and stormwater drainage system currently located at the corner. There currently is a hydrant at the corner of Rio Valle and Thoroughbred Lane, approximately 350 feet away from the intersection of Old Mission Road and Thoroughbred Lane that would serve the residential tract homes. There is only one home along Mission Road and they will benefit from the additional hydrant installed by Bonsall Carefield.

Fire Flow:

The water system will be a public system supplied by the Rainbow Municipal Water District. The available static water pressure of the nearest hydrants, obtained from the Water District, is as follows: Static pressures: 265 psi. and 278 psi. These hydrants are supplied by 8-inch water mains, however; there is a 14-inch main line on Old Mission Road. This indicates there should be plenty of fire flow and pressure for the development. Appendix I11-A of the Fire Code requires 7,000 GPM fire flow for 4 hours for a Type 5-B building. The code allows a 25% reduction for a sprinklered building resulting in a required fire flow of 5,250 GPM for a duration of 4 hours at 20 psi residual.

2. **Fire Access Road:**

Location: The main entrance to the facility will come off Old Mission Road and will have a circular driveway. The driveway will continue north around the building to the west side with another entry /exit provided to Old Mission Road.

Width: The main access driveway is 28 feet wide and the rest of the driveways shall be a minimum of 24 feet wide with an approved fire department turnaround at the terminus.

Vertical Clearance: A "minimum vertical clearance of 13 feet 6 inches shall be maintained for the entire required width of fire access roads".

Grade: The grade at the intersection, (angle of approach / departure) of Mission Road and the driveway will be 6.5 %. The rest of the driveway will be flat with 2 % provided for drainage.

Surface: The surface shall be an approved all-weather surface installed to the current 75,000 lb requirement.

Gate: All gates, if proposed, shall meet the current North County Fire requirements for Knox Box access.

3. **Setback from Property Lines:** The entire lot will be modified due to grading and construction. The location, just west of Highway 76, provides over 300 feet of flammable vegetation clearing to the east. To the south across Thoroughbred Lane is a cleared vacant lot that adjoins the strip mall. Directly to the west are residential tract homes and one residence is north east of the site.
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."
5. **Fire Protection Systems:** "All proposed structures shall have automatic fire sprinklers per County Code or County Consolidated Code requirements."
6. **Defensible Space (Fuel Modification Zones):** "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." The entire site will be impacted by the building of this project.
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 and 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, Planning & Development Services."
8. **Fire Behavior Computer Modeling:** Based on the preliminary evaluation, Fire Behavior Modeling is not required for this FPP-Letter Report.



Prepared by (Signature)

President, Santa Margarita Fire Consulting

Title

Sid Morel

Printed Name

February 15, 2019

Date



Property Owner (Signature)

Title

GARY ELAM

Printed Name

Date