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County of San Diego Planning & Development Services

5510 Overland Avenue, Suite 321

San Diego, CA 92123

Fire District

Valley Center Fire Protection District

28234 Lilac Road

Valley Center, CA 92082

SUBJECT: FIRE PROTECTION PLAN – LETTER REPORT (Revised from 2015 plan)

Valley Center AM / PM

PDS2015-STP-15-012

APN 188-260-31

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 AM/PM gasoline and mini market.

ENVIRONMENTAL SETTING

1. **Location:** The project site is located within a designated Wildland Urban Interface, State Responsibility Area, and “Very High” fire severity zone. The site is in northern San Diego County in the unincorporated community of Valley Center.
2. **Topography:** The site is considered flat into the property from Cole Grade Road with a slight grade change of three feet lower than Valley Center Road, with elevations ranging from 1,342 to 1,347 feet. Most of the sight is flat and supports a range of older dry farming activities or fallow land.
3. **Geology:** A drainage course is located to the west of the property. The drainage parallels the west property line for approximately 55 feet, then begins to curve to the west.
4. **Flammable Vegetation:** The site has been mowed on an annual basis and the entire lot will be impacted by the grading and development of the lot.
5. **Climate:** The temperature in the summer can easily reach into the 90’s and the winter can see occasional frosts, temperatures in the mid to low 30’s.

**SDC PDS RCVD 10-23-20
STP15-012**

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, cul-de-sacs, and intervals pursuant to the County and Consolidated Fire Code. Required fire flow in water main is 2,500 gallons per minute”. The exact location of fire hydrant / hydrants shall be determined by the Fire Marshal.

2. **Fire Access Road:**

Location: There are two access driveways proposed. One off Valley Center Road and one off Cole Grad Road.

Width: The width of both access driveways is 40 feet.

Vertical Clearance: The Canopy will provide 16 feet of vertical clearance.

Grade: The grade is flat with only 3 feet of difference across the entire lot. The grade slopes to the south and a small retaining wall will be installed along the southern property line.

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

Gate: No gates are proposed.

3. **Setback from Property Lines:** The project is infill in nature, located in the commercial area of Valley Center. The applicant is requesting a reduction from the 30-foot set back on the southern side. The previous submission offered to add fire sprinklers to the canopy as mitigation. Since that 2015 submission there is evidence that exterior fire sprinklers are not effective during a wind driven Santa Ana Fire event. The other issue is the fire sprinklers may not collect enough heat to activate the heads. There could also be an issue of water spreading a fuel fire, instead of putting the fire out. Sprinklers are no longer recommended in canopies of fuel stations.
4. **Mitigation for the reduced set back:** The applicant proposes to install a 1-hour exterior wall along with no windows to the southern wall as mitigation for the reduction in setback.

Armstrong feed store shares the property line to the south and the Eucalyptus trees and vegetation will be removed. Using Google Earth there appears to be at least 30 feet of set-back from the property line to the main Armstrong Feed building. They do have a small patio type cover connected to the main building towards the AM / PM site. The masonry wall would impede flames from direct contact with the AM / PM and prevent radiant heat from igniting the AM/PM wall (See Google Earth picture).

The masonry wall on the south side of the property along with the 1-hour exterior wall, will prevent direct flame impingement from a fire starting on the adjacent land and protect the structure from radiant heat.

5. **Building Construction:** All new structures shall comply with the ignition-resistive construction requirements: Wildland-Urban Interface areas of sections 701A-712A of the California Building Code. The structure and site shall also comply with the 2020 County of San Diego Consolidated Fire Code.
6. **Fire Protection Systems:** “All proposed structures shall have automatic fire sprinklers per County Code or County Consolidated Code requirements.”
7. **Defensible Space (Fuel Modification Zones):** The entire site will be impacted by the grading and construction of the project.
8. **Vegetation management:** The site will be landscaped following the requirements based on the County of San Diego Requirements for water conservation in landscaping ordinance, the water Efficient Landscape Design Manual. The area between the south wall of the building and the retaining wall will be planted with drought tolerant, fire resistant plants and gravel. A landscape plan will be approved.
9. **Fire Behavior Computer Modeling:** Based on the preliminary evaluation, Fire Behavior Modeling is not required for this FPP-Letter Report.



Prepared by (Signature)

Sid Morel

Printed Name

President, Santa Margarita Fire Consulting

Title

September 29, 2020

Date

Project Manager (Signature)

Title

Printed Name

Date

