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April 23, 2018

James Pine, Deputy Fire Marshal
San Diego County Fire Authority
Public Safety Group
5510 Overland Avenue, Suite 250
San Diego, CA 92123

Subject: **Fire Protection Plan – Letter Report**
Skyline Retirement Center, Record ID: Not Yet Assigned, **APN:** 506-140-06 and 506-140-07
Location: 11330 Campo Road, La Mesa CA, 91941

Dear Mr. Pine:

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.

This report is also submitted in response to a request from the County of San Diego Planning and Development Services for a *Fire Protection Plan – Letter Report* and is submitted as an evaluation, pursuant to Chapter 49 of the County Consolidated Fire Code, of the potential environmental effects that the proposed project may have from wildland fire. The conclusions herein represent 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 8.9 acre project site is located in the community of Rancho San Diego near the corner of Via Mercado and State Route (SR) 94/ Campo Road (**Figures 1 & 2**). The proposed Skyline Retirement Center project is a full-service senior living facility with multiple levels of care. The project is proposed to meet the requirements of Leadership in Energy & Environmental Design (LEED) Silver. The facility grounds include a pool, landscaped courtyard and social grounds, a playground and walking trails. Access to the Skyline Retirement Center will be provided from the existing private driveway that connects to Skyline Church's parking lots. The on-site access driveway is 28-feet wide.

The Skyline Retirement Center includes a main structure with a central common area, three (3) wings with 147 assisted and 75 independent living units, and a basement parking garage, as well as five (5) duplex structures (total of 10 units). Table 1 below summarizes the square footage for each building and **Figure 3** details the location on-site.

Table 1
Skyline Retirement Center Building and Parking Summary

Building	Component(s)	Floor(s)	Size/Quantity (square feet/spaces)
Central Common Area	Lobby, Offices, Clinic Services, Exercise Rooms, a Commercial Kitchen, and Dining Halls.	2	13,000 S.F. (per floor) 25,000 S.F. (total)
Wing 1 (Assisted Living)	147 assisted living units.	3	23,215 S.F. (per floor) 69,645 S.F. (total)
Wing 2 (Assisted Living)		3	20,106 S.F. (per floor) 60,318 S.F. (total)
Wing 3 (Independent Living) with Basement Parking Garage	75 independent living units.	3 (not including basement parking)	21,920 S.F. (per floor) 65,760 S.F. (total) 25,000 S.F. (basement parking garage)
Five (5) Duplex Structures	Ten (10) duplex units.	1	3,000 S.F. (per unit) 15,000 S.F. (total)
Parking Along Main Driveway	Provided off the main driveway for employees, visitors and residents.	N/A	30 spaces

Additionally, two (2) BMP basins are located on-site and one (1) BMP basin is just off-site between the two entry driveway openings. No off-site streets or widening of existing streets are proposed. No off-site drainage / storm-water facilities are proposed with the exception of the off-site BMP basin.

ENVIRONMENTAL SETTING

Location

The property is located in the community of Rancho San Diego near the corner of Via Mercado and State Route 94/ Campo Road, Rancho San Diego, San Diego County, California (Figures 1 & 2). The project area includes approximately 8.91 acres of mostly undeveloped land located within an unsectioned portion of the Jamacha Land Grant, Township 16 South, Range 1 West, on the 2010 Jamul Mountain, California, 7.5-minute U.S. Geological Survey (USGS) quadrangle.

The proposed development would support the Skyline Retirement Center, associated with the Skyline Church located just east of the project area. The project area is currently

vacant but is being used to store construction materials associated with Skyline Church, including piles of soil and leftover concrete.

The site is bordered by developed land to the north and east, Via Mercado to the west, and SR-94/ Campo Road to the south. The site is surrounded by developed or disturbed lands on all sides.

North of the project site the multi- and single-family residential neighborhoods are zoned Village Residential under the San Diego County General Plan. The slopes north of the project site and south of the existing residential development(s) are maintained by fuel management activities.

The Skyline Church borders the eastern edge of the project boundary. Adjacent to the southern portion of the project site is SR-94/ Campo Road; an approximately 90-foot wide four-lane major road with associated 15-ft fuel management areas on each side of the roadway. South of SR-94/ Campo Road is an open space area with a vegetated riparian area, which is approximately 150-feet from the southern boundary of the project. Via Mercado and a Kinder Care Learning Center is located next to the west and northwestern edge of the project boundary.

The project area is served by the San Miguel Fire District. The closest fire station is San Miguel Fire District Station #15 and is located at 2850 Via Orange Way, Spring Valley, CA 91978, approximately two (2) miles from the project site. The expected emergency travel time to the proposed project site is approximately 4 minutes. The San Miguel Fire District conditions are attached to this letter (Attachment 1) in the County Fire Availability Form.

Topography and Geology

Terrain on-site is slightly sloped from 485-feet above mean sea level (msl) in the southeastern corner and 570-feet above msl along the northwestern border of the project boundary.

According to the USDA Web Soil Survey, soil on the project site is comprised of Friant rocky fine sandy loam (30 to 70 percent slopes) in the north-northeastern half of the site; Placentia sandy loam (2 to 9 percent slopes) in the southern corner; and Visalia sandy loam (2 to 5 percent slopes) in the south-southwestern half of the site. The Friant soils series consists of shallow, well drained soils that formed in material weathered from mica schist, quartz schist and gneiss (National Cooperative Soil Survey, USDA, U.S.A.). According to the Soil Survey, San Diego Area, California (Bowman 1973), the Placentia soils series consists of moderately well drained sandy loams that have a sandy clay subsoil. These soils formed in granitic alluvium. The Visalia soils series consists of moderately well drained, very deep sandy loams derived from granitic alluvium.

Flammable Vegetation

Current flammable vegetation on-site consists of approximately 4.7 acres of native Diegan coastal sage scrub, 0.5 acre non-native grassland, 3.5 acres of disturbed and 0.2 acres of developed areas. The coastal sage scrub habitat is extensively bisected by numerous dirt roads and easements. Disturbed and developed land occurs on approximately 3.7 acres of the project site with unpaved roads, trails, and easements, within the fuel management area, as well as a large dirt area including a large dirt pile, and fenced in gravel pen in the southeast corner of the subject property. These areas of disturbed land have been repeatedly used to the point that the soil has become compacted and vegetative regrowth is improbable.

A majority of the project site will be developed and landscaped with the exception of the northwestern and northeastern corners where existing native areas shall remain. Site landscaping will consist primarily of drought tolerant, irrigated ornamentals. Landscaping species are consistent with the San Diego County Landscape Ordinance and the Water Efficient Landscape Design Manual. No plants are included that appear on the “Undesirable Plants List” maintained by the County as part of the recommendations for defensible space.

The project site is surrounded by predominantly developed lands and pockets of vegetated areas currently being controlled by fuel management activities. The closest flammable vegetation that poses a threat to the project site is located over 200-ft south of on-site structures. The existing and proposed areas within the 200-ft includes over 150-ft of AC pavement for roadways, as well as drought tolerant and irrigated ornamental landscaping.

Climate

Climate conditions for the project site are generally mild with average San Diego precipitation.

In terms of fire protection, the most important wind pattern to the project area is an off-shore wind from the north / northeast, commonly referred to as a Santa Ana wind. These winds generally exhibit strong, hot, and dry conditions with very low relative humidity. Although these desert-borne winds may occur at any time of year, they are most likely to occur during the late fall months (September through November). The prevailing summer season wind pattern is from the southwest with winds that are lower in velocity and generally have higher relative humidity. During the summer months, higher velocity winds with lower relative humidity may occur. Winds from other directions (northwest, south and west) may occasionally be gusty and strong; however, these winds are most likely to contain cooler moist air with a higher relative humidity.

PROJECT EXPOSURE TO WILDLAND FIRES

1. Water Supply

The project would be served by the Otay Water Improvement District for both imported water and wastewater disposal.

There are two (2) existing off-site fire hydrants located adjacent to the project site (Figure 3). One is located adjacent to the southeastern corner of the project site on the western side of the existing private driveway approximately 50-feet from the intersection with at SR-94/ Campo Road. Another is located on the east side of Via Mercado in front of Kinder Care Learning Center, approximately 200 feet from the intersection of SR-94/ Campo Road and Via Mercado.

There are four (4) fire hydrants proposed on-site (Figure 3) for the proposed project. All proposed hydrants are located adjacent to the 28-ft on-site roadway. The first proposed hydrant is located southeast of Wing 3, the second is south of Wing 1, the third is north of Wing 1 and the fourth is north of Wing 4 and south of a proposed duplex building. The water pressure for each hydrant will meet the 2,500 gallons per minute (gpm) water pressure required.

2. Fire Access Roads

The standard width of the project driveways are 28-feet and shall be constructed of materials able to support the weight of the fire apparatus (minimum of 75,000 lbs), consistent with the San Diego Consolidated Fire Code. Additionally, there is a turnaround directly in front of the common area entrance with a 52-ft radius.

3. Setback from Property Lines

The developed “footprint” of the project shall be cleared of all vegetation. When developed, the footprint shall consist of paved driveways, parking areas, buildings and irrigated landscaping. The property line building setback is 15-ft for the eastern and northern boundaries; however, the building setback from the property line ranges from 27.6’ to 114’. Figure 3 details the setback for each building.

4. Building Construction, Fire-resistance and Ignition

All structures are to be constructed per the ignition resistive standards of Chapter 7A of the County Building Code.

5. Fire Protection Systems and Equipment

A Fire Alarm and Smoke Detection System will be installed in accordance with NFPA 72 standards and will include, but not be limited to, visual / audible alarms, a Master Control Unit and Zoned / Annunciated alarms.

6. Defensible Space

Fuel management zones (FMZs), in accordance with the County of San Diego Fire Code, shall be provided by the project. Where feasible, a defensible space of 100' shall be maintained around all structures. In discussions with the San Diego County Fire Authority and San Miguel Consolidated Fire Protection District a reduction of fuel management areas has been approved in various areas on and off-site (Figure 3). All fuel management areas are located on-site; therefore, no off-site fuel management easements are required. In addition to a reduction of fuel management areas adjacent to sidewalks and roadways, a reduction will also occur north of the property line where areas are currently being maintained by fuel management by adjacent residences. An additional fuel management area being reduced is adjacent to the two duplexes in the northeastern portion of the project where fuel zones go off-site or into the drainage buffer and adjacent to the western proposed duplex and basin. The duplexes will mitigate the reduction in fuel management by utilizing approved building materials and/or windows to withstand direct exposure to heat/fire. Exact specifications of materials will be determined at the final plan check.

Development will include landscaping throughout the site with the exception of the northeast corner of the site where existing native areas shall remain. Site landscaping will consist primarily of drought tolerant, irrigated ornamentals. Landscaping species are consistent with the San Diego County Landscape Ordinance and the Water Efficient Landscape Design Manual. No plants are included that appear on the “Undesirable Plants List” maintained by the County as part of the recommendations for defensible space. Bio-retention basins will be planted in accordance with the County of San Diego SUSMP Requirements.

7. Vegetation Management and General Fuel Management Zone Requirements

On-going maintenance of the vegetation will be the responsibility of proposed retirement facility. This includes maintenance of the irrigation system, mowing and landscape trimming.

Fuel Management Zone 1

Fuel Management Zone 1 (irrigated zone) comprises the first defensible space surrounding a building and has a minimum width of 25 feet. Plants in this irrigated Zone will no include and pryophytes, which are high in oils and resins, including eucalyptus, cedar and juniper species. Trees must be planted and maintained of that when they reach maturity their branches are at least 10 feet away from any structure.

This fire-resistant landscaped Zone is permanently irrigated and will consist of fire resistant and maintained plantings. Thick succulent or leathery leaf plant species are the most fire resistant plants with paper-thin leaves and small twiggy branches are the least fire resistant.

Fuel Management Zone 2

Fuel Management Zone 2 (thinning zone) extends from Zone 1 outward for an additional 75 feet to the maximum depth of 100 feet from the building footprint. Zone 2 thins out approximately 50% of vegetation in addition to removal of dead and dying materials in vegetation canopies. Landscaping and maintenance of plantings will include limited irrigation to ensure establishment of fire-resistant landscaping (groundcover, shrubs and trees).

8. Fire Behavior Computer Modeling

Based on preliminary evaluation by the County Deputy Fire Marshal, computer fire behavior modeling is not required for this Fire Protection Plan – Letter Report.

9. Attachment

A site plan of proposed project with site-specific fire protection measures is attached to this report (Figure 3).

Name of Person Preparing this Report



April 23, 2018

Signature

Date

Erin Crouthers

Senior Project Manager

Printed Name

Title

Name of Property Owner



4/24/2018

Signature

Date

Dan Grant

CFO

Printed Name

Title

Figures

Figure 1

Regional Map

Figure 2

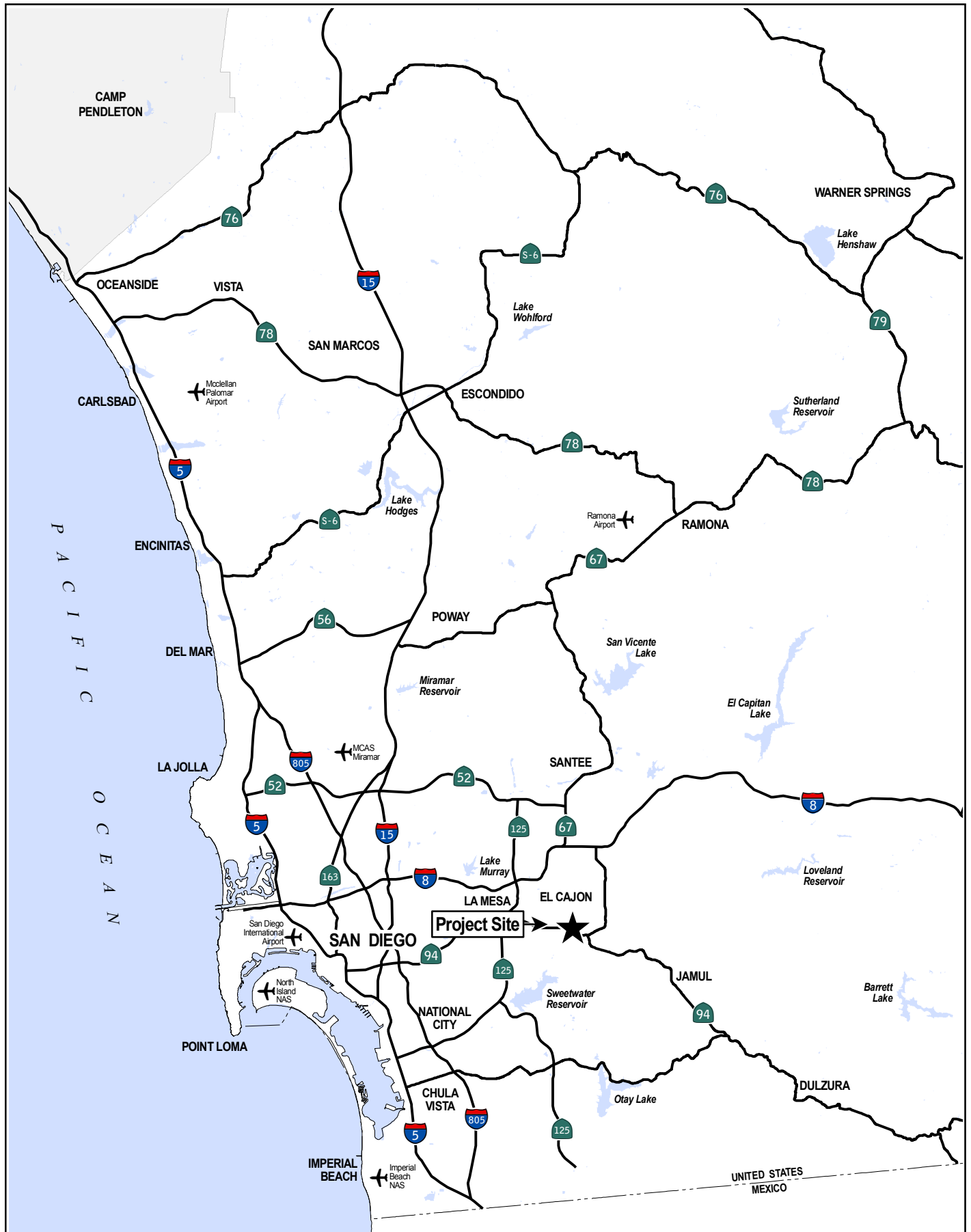
Vicinity Map

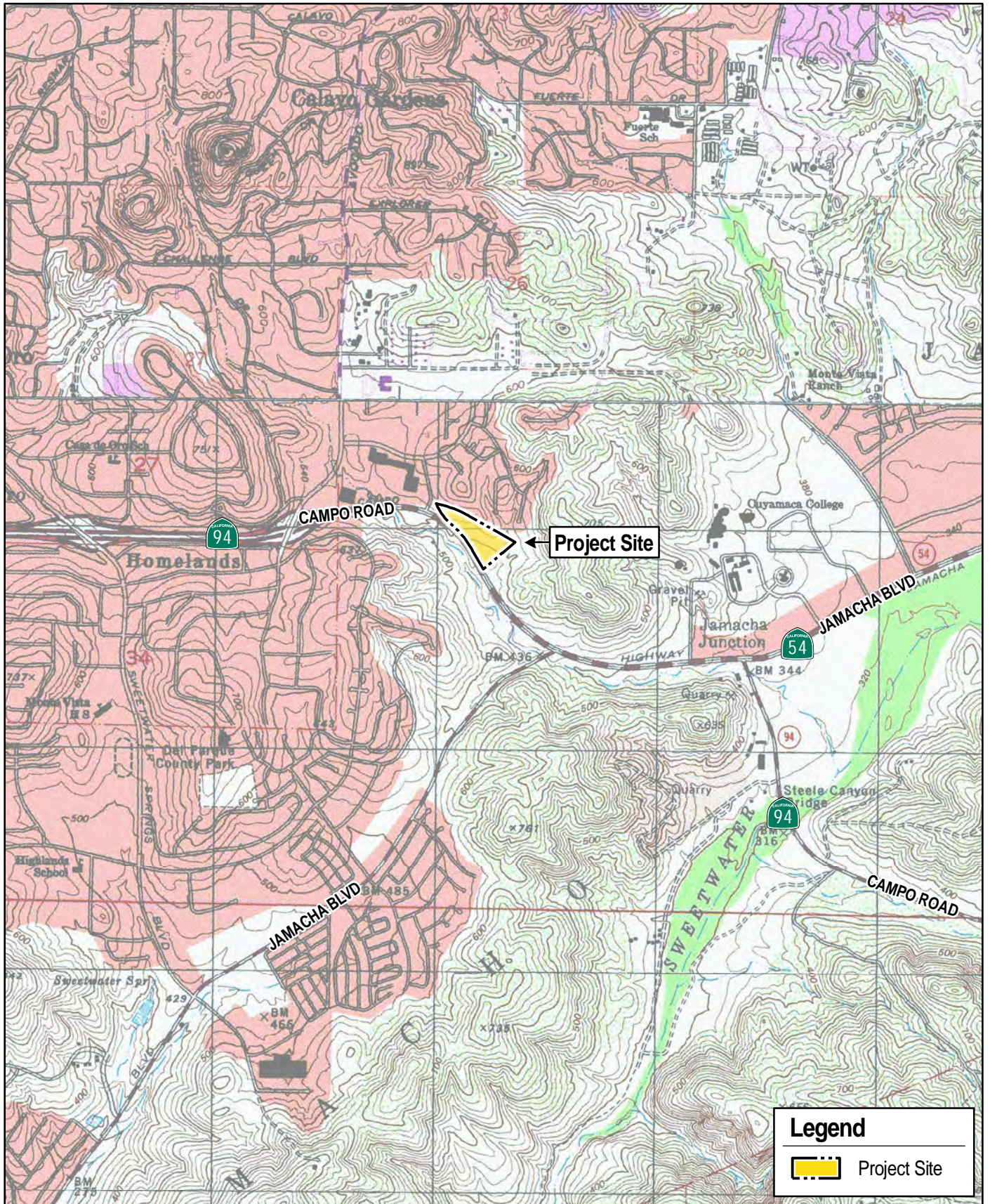
Figure 3

Fuel Management Areas and Fire Hydrant Locations

Attachments Attachment 1 Fire Availability Form

Figures





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T:\Project_Data\Skyline_Retirement_Center\Final_Maps\FPP_April2018\SRC_Fig-03_PlanFMZsHydrants_042318.mxd



Attachment 1

Fire Availability Form and District Conditions



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen

Skyline Church 619-600-5000
Owner's Name Phone
11330 Campo Road
Owner's Mailing Address Street
La Mesa, Ca 91941
City State Zip

ORG _____
ACCT _____
ACT _____
TASK _____
DATE _____ AMT \$ _____

DISTRICT CASHIER'S USE ONLY

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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: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☒ Other Plot Plan _____
- B. ☒ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☒ Other Gross floor area N/A, Retirement Facility
- C. Total Project acreage 8.91 Total lots 1 Smallest proposed lot _____

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

506-140-06	506-140-07

Thomas Guide. Page 1271 Grid G5
Campo Road, La Mesa, CA
Project address Street
Valle De Oro 91941
Community Planning Area/Subregion Zip

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

Applicant's Signature: Tommy Morgan Date: March 3, 2016
Address: 2442 Second Ave, San Diego, CA 92101 Phone: 951-693-2400
(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: San Miguel Consolidated Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project:
2850 Via Orange Way, Spring Valley. Station 15 One Mile.

- 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 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 4 minutes.
- C. ☒ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
☒ District conditions are attached. Number of sheets attached: 3
☐ 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 Planning & Development Services.

- ☒ 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: Tony L. Morgan Print Name and Title: Tony L. Morgan DFM Phone: 619-660-5356 Date: 3/8/16

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123





San Miguel Consolidated Fire Protection District

Serving the communities of Bostonia, Casa de Oro, Crest, Grossmont/Mt. Helix, La Presa, Rancho San Diego, Spring Valley, and unincorporated areas of El Cajon and La Mesa

March 8, 2016

San Diego County
Department of Planning and Land Use
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Re: APN 506-140-06,07
11330 Campo Rd, Skyline Retirement Center

Project Service Availability Letter Additional Conditions Attachment

As applicable the following is a list of conditions of approval for the attached Project Service Availability Letter:

- ***Fire Sprinklers:*** Structures shall have an automatic fire sprinkler system installed per NFPA 13-D standards and San Miguel Consolidated Fire Protection District standards. Fire sprinkler plans shall be submitted and approved by the San Miguel Consolidated Fire Protection District prior to framing inspection.
- ***Site Inspections:*** At any time until project has received final approval, a site inspection may reveal conditions that have changed since service availability letter or plan review. When such discrepancies arise, field inspections shall take precedence.
- ***Street Numbers/Premises Identification:*** Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Street numbers shall be in accordance with San Miguel Consolidated Fire Protection District Ordinance No. 2013-1.
- ***Fire Apparatus Access:*** Plans for fire apparatus access roads or for their modification shall be submitted to the fire department for review and approval prior to construction or modification.

- **Fire Apparatus Access Roads**, including private residential driveways, shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from the closest point of fire department vehicle access.
- **Marking Fire Apparatus Access Roads:** Approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.
- **Dead Ends:** Fire apparatus roads, including private driveways, more than 150 feet in length shall be provided with an approved means for turning the fire apparatus around. Turnaround requirements shall be in accordance with San Miguel Consolidated Fire Protection District Ordinance No. 2013-1. Clearly show the turnaround on the plot plan when submitting plans.
- **Dimensions:** Fire apparatus access roads shall have an unobstructed improved width of not less than twenty-four feet except for single-family residential driveways serving no more than one single-family dwelling shall have a minimum of sixteen feet of unobstructed improved width. All fire apparatus access roads shall have an unobstructed vertical clearance of not less than thirteen feet, six inches.
- **Surface:** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (not less than 75,000 lbs.) and shall be provided with an approved paved surface so as to provide all-weather driving capabilities.
- **Fire Access Road Name:** All private roads within major subdivisions and private roads serving four or more parcels shall be named. The developers shall install one road name sign at each intersection as a part of the improvements. Installation shall be in accordance with San Diego County Design Standard Number DS-13.
- **Turning Radius:** The turning radius of a fire apparatus access road shall be 28 feet or as approved by the Chief.
- **Grade:** The gradient for a fire apparatus access roadway shall not exceed 20.0%. Grades exceeding 15.0% (incline or decline) shall not be permitted without mitigation. Minimal mitigation shall be the installation of a surface of Portland cement concrete with a heavy-broom finish, perpendicular to the direction of travel to enhance traction. The angle of departure and angle of approach of a fire access roadway shall not exceed 7 degrees or 12% or as approved by the Chief.
- **Roadway Design Features:** Roadway design features (speed bumps, speed humps, speed control dips, etc.) that may interfere with emergency apparatus responses shall not be installed on fire access roadways, unless they meet design criteria approved by the Chief.
- **Knox Switch:** Automatic gates must have Knox-brand key switches that override all functions and opens the gate.

- **Gates:** All gates or other structures or devices that could obstruct fire access roadways or otherwise hinder emergency operations are prohibited unless they meet standards approved by the Chief and receive Specific Plan Approval.
- **Response Map Updates:** Any new developments that necessitate updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in a format compatible with current department mapping services, and shall be charged a reasonable fee for updating the response maps.
- **Emergency Responder Radio Coverage:** Emergency responder radio coverage shall be provided for all new structures in accordance with California Fire Code Section 510.
- **Fire Hydrants:** The location, number and type of fire hydrant connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both to be protected as required and approved by the Chief. Fire hydrants shall be accessible to the fire department apparatus by roads meeting the requirements of Section 503.1.
- **Clearance of Brush or Vegetative Growth From Structures:** Clearance of brush or vegetative growth from structures, roadways, and improved property lines shall meet San Miguel Consolidated Fire Protection District Ordinance No. 94-3.
- **Additional Requirements:** There may be further conditions applied to this project at a later date.

If you have any questions, please contact me at 619-660-5356.

Sincerely,



Tony Morgan
Deputy Fire Marshal