

Hunt Research Corporation

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JAMES W. HUNT, President

5-5-14

ADDENDUM TO CONCEPTUAL FIRE PROTECTION PLAN FOR TM 5505; OTAY BUSINESS PARK

This shall serve as an Addendum to the Conceptual Fire Protection Plan (FPP) for the Otay Business Park in East Otay, dated June 2008. This plan was prepared by the undersigned, as President of Hunt Research Corporation. This Addendum is required by the County Fire Marshal due to a revision in the Tentative Map (TM) dated February 2014. The revision resulted in a smaller number of buildable lots.

In order to prepare this Addendum, I have reviewed the revised drawing C-1, Vesting Tentative Map, and drawing C-3; Preliminary Grading Plan, both dated February 2014. I also reviewed the FPP and various applicable sections of the 2013 California Fire Code and the County Consolidated Fire Code. I find that the Conceptual Fire Protection Plan is very comprehensive and was forward-looking when developed. Therefore, it remains applicable. I do have the following comments which can simply be memorialized in this Addendum.

My comments are as follows:

1. Since the plan was developed and approved, there are new editions of the Fire and Building Codes in effect. They are the 2013 editions of the California Fire Code (CFC) and California Building Code (CBC). The County of San Diego will probably also adopt new editions of their Consolidated Fire Code and County Building Code. The new codes include Chapter 7-A of the CBC, and similar mirrored requirements in the County Building Code, for construction in High Fire Hazard Areas and the Wildland Urban Interface. The FPP basically addressed these comments as they were upcoming at the time and known to the author of the FPP. These codes will need to be followed at the time of development on individual lots.
2. Section 8;A: Page 19 of the FPP: On site roads will now need to support an 80,000 pound (approximate weight) Fire Truck (rather than 75,000 pounds) as the Rural Fire Protection District (RFPD) now has an Aerial Ladder Truck in service in East Otay, which is a first responder to this development. The Truck is a Paramedic Quint Fire Company. This has significantly improved emergency response to this area.
3. Section 10; G: Page 28 of the FPP: As there is now a Ladder Truck in service, the conceptual recommendation for smoke detection systems in buildings over 40,000 square feet, for early detection of a fire and transmittal of an alarm, could now also propose equivalent detection devices which would satisfactorily detect smoke or other products of combustion and activate a remotely supervised alarm. Such devices could be part of a security monitoring alarm system.
4. Section 10; P: Page 29; Class A Roof Assemblies: As required by CBC Chapter 7-A, are now available on the market and will be required per Code.
5. The new Fire Code addresses requirements for Solar Arrays and the State Fire Marshal has published a Solar Installation Guideline. These should be followed for all Solar Arrays.

6. The previously approved Addendum dated June 2010, regarding the need for reduced Fuel Modification zones on certain lots due to Biological issues, no longer applies per T & B Planning, the project planner for the applicant. The 100 foot Fuel Modification Zones required by the Fire Code can now be complied with on all lots. In addition , I understand from T&B Planning that if part of the required 100 feet from a structure falls within the proposed Drainage Channel, on the east side of the development, that fuel modification can be legally be done in the proposed drainage channel. If this is beyond the private property line of this development, or beyond a private lot in this development, legal, written permission will be needed from the offsite land owner, and/or adjacent lot owner in the development, and any applicable Governmental agencies having jurisdiction. As a recommendation, Fuel modification should be done on an ongoing basis in any Drainage Channels and Retention basins where allowed by the applicable agencies and land owners.
7. Attachment J in the FPP Appendix and which is dated 1-31-07 (Approvals and requirements of the RFPD and the Fire Services Section of the DPLU which is now called the San Diego County Fire Authority; SDCOFA) will need to be followed. This included annexation to the RFPD.
8. At time of development on individual lots, Focused Fire Protection Plans are required for those developments, per Section 1, Page 1 of the FPP.
9. The RFPD is currently developing a Warehouse Fire Protection Standard for new warehouses. The undersigned is providing Fire Protection Consulting services to the RFPD regarding development of the new standard. At time of adoption of that standard, all new Warehouses may also be required to comply with applicable Fire Protection related items in that standard at time of their construction.
10. The Landscape Architect, Teshima Design Group, proposes to follow the County of San Diego East Otay Mesa Business Park Specific Plan for tree spacing. That plan requires spacing to be 25 to 30 feet on center. The tree spacing within the building setbacks would also meet the same spacing. The Fire Protection Plan recommended 30 foot between mature canopies on roadsides. The 25-30 feet on center, as proposed by the Landscape Architect, is acceptable for this location as long as no trees are of a flammable type such as palms, eucalyptus, pine, etc., and if tree canopies do not reach within 10 feet of any exterior wall on a building. There also shall be no tree canopies over on site fire access roads and fire lanes. Onsite roads are to be clear to sky per the Fire Protection Plan.
11. This Addendum must also be submitted directly to the RFPD by the Applicant or Applicant's Engineer or Planners for approval as the development is in their Fire District and they are the first responders.

With these comments, I find that the Fire Protection Plan dated June 2008 continues to provide a thorough and relevant Fire Analysis and sets forth very adequate and state-of-the-art conceptual Fire Mitigations for the revised TM. Therefore, the Fire Protection Plan does not require revision. All official approvals of course, must come from the RFPD and the SDCOFA Fire Marshal.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jim Hunt", is written over the text "Respectfully Submitted,".

Jim Hunt, President

Hunt Research Corporation