

April 03, 2014

County of San Diego
Planning and Development Services
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San Diego, CA 92123

James Pine: Deputy Fire Marshal
San Diego County Fire Authority
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Ramona, CA 92065
San Diego, CA 92123-1239

SUBJECT: FIRE PROTECTION PLAN – LETTER REPORT
Lakeside Tractor Supply Company
Record ID: PDS2014-MPA-14-001
Trust Acct. No: 2022211-D-01895
APN # 395-250-21

This Fire Protection Plan (FPP) – Letter Report is being submitted as an evaluation, pursuant to Chapter 49 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 expose people or structures to a significant risk of loss, injury or death involving wildland fires.

PROJECT DESCRIPTION:

The project is a Major Use Permit to authorize a retail store with outdoor display on 3.86 undeveloped acres. The project consists of 1) 19,169 square foot commercial retail building; 2) 13,337.5 square feet of enclosed outdoor display and storage with drive-thru (*5,000 display, 7,087.5 drive thru and storage and 1,250 hay storage building*) for merchandise, hay and propane sales; 3) 4,620 square feet of unenclosed outdoor display area, parking for 72 vehicles, landscaping and signage. The project site is located 14140 Olde Highway 80 in the Lakeside Community Plan Area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village, Land Use Designation General Commercial. Zoning for the site is C36 (General Commercial).

**SDC PDS RCVD 04-16-14
MUP14-015**

ENVIRONMENTAL SETTING:

1. **Location:** The project is located at 14140 Olde Hwy 80 in the community of Lakeside, CA, County of San Diego. It's bounded by developed property to the East, developed property to the West, Interstate 8 to the North and Olde Hwy 80 to the South. Surrounding land use is: M52 to the East, C36 to the West, Specific Plan Area to the North (*other side of I-8*) and VR15 to the South (*other side of Olde Hwy 80*).
2. **Topography:** The project parcel is sloping upward from West to East and South to North. There is an approximate existing elevation change of 70' from the existing low point to the existing high point. The proposed project will have a flat graded pad with minimal slopes for drainage.
3. **Geology:** The existing project site will be graded to accommodate the proposed commercial development and all related parking. There are no geological features that will affect access roads, building pad designs or increase or reduce wildfire potential on the site.
4. **Flammable Vegetation:** The entire parcel will be approximately 90% developed; the remaining undeveloped balance (+/- 10%) contains mostly sections of non-native grassland and sporadic coastal sage scrub. The undeveloped balance is at an elevation approximately 43' higher than the developed pad and approximately 150' away from the building. All new landscape vegetation will be approved by the County of San Diego.
5. **Climate:** The project is located within the transitional climate zone. It is located in an area that receives an average of 13 inches of rainfall annually. (Climates of San Diego County, Agricultural Relationships, University of California, Agricultural Extension Service, and U.S. Weather Bureau). This climate zone typically receives rain between October and March followed by hot dry summers.

PROJECT EXPOSURE TO WILDLAND FIRES:

1. **Water Supply:** The project is located within the Padre Dam Municipal Water District. A copy of the Water Services Availability Letter is attached. Extension of approximately 600 In. feet of water line will be required in order to serve the project. The project will install all fire hydrant(s) according to the requirements set forth by the Fire Marshal of the San Diego County Fire Authority.

2. Fire Access Roads:

Location: The project is located off of Olde Hwy 80 and will have two access driveways. The main customer access driveway will be located on the South / West side of the property with a total unobstructed driveway width of 30' and a secondary delivery truck driveway located at the South / East side of the property with a total unobstructed driveway width of 40'. The two driveways will be connected by a 14' wide unobstructed drive-thru lane.

- i. Access to Multiple Evacuation Routes: Each driveway leads to a location that allows drivers the ability to exit the project site in a distance that is less than the distance thresholds that are based on parcel sizes.
- ii. Dead Ends: Dead end driveways / roadways cannot exceed 150 feet in length without an approved emergency vehicle turnaround at the terminal end.

Width: All private driveways / access roadways will be a minimum 24' wide and suitable for travel by 75,000 lb fire apparatus.

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

Grade: The site is relatively flat with an average pad slope of 5% or less. The maximum driveway slope will not exceed 12%.

Surface: All roads will be paved with asphalt and or concrete.

3. **Setback from Property Lines:** The project is located on an infill site that is surrounded by development on all sides. In addition, two sides of the development (North and South) are bordered by State and County road-ways with the other remaining sides being developed with structure(s). The project will meet or exceed all minimum setback requirements. This project does not abut a national forest, open space preserve or any designated riparian area.
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 habitable structures and attached garages shall have residential fire sprinklers per 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.
8. **Fire Behavior Computer Modeling:** Based on preliminary evaluation by the County Fire Marshal, Computer Fire Behavior Modeling is not required for this FPP – Letter Report.

STEVE POWELL
Prepared By

Steve Powell, Authorized Owner's Agent

Steve Powell
Authorized Owner's Agent (Hix Snedeker Lakeside, LLC)

Steve Powell