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November 8, 2013

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

Lakeside Fire Protection District
12216 Lakeside Avenue
Lakeside, CA 92040

**SUBJECT: FIRE PROTECTION PLAN – LETTER REPORT
PANWEBSTER TENTATIVE PARCEL MAP – TPM 21204
Environmental Log No: PDS2013-ER13-14-002
Assessor Parcel Numbers: 397-060-80-00**

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

The proposed project is subdivision of a 3.56 gross acre parcel into four lots and a remainder parcel for residential uses. Proposed lot sizes range from approximately 0.28 acre to 1.44 acres gross. The proposed project will take access from Los Coches Road. The project is located within a Local Responsibility Area.

ENVIRONMENTAL SETTING

1. **Location:** The project is located on Los Coches Road between Ha-Hana Road and Bower Lane in eastern San Diego County. The site is an undeveloped parcel within residential development. The site has residential development to the east and southwest, Los Coches Road borders the property along the southwesterly property line, and Los Coches Creek is just offsite

to the north. Electrical lines run along the eastern property line. They also traverse the southwestern corner.

2. Topography: The project site is shown on the El Cajon USGS 7.5' Quadrangle. It is in Township 15 south, Range 1 East. The project is a small knoll with steep north, northwest and south west facing slopes. The onsite elevations range from approximately 480 feet above mean sea level in the northern portion of the property to 580 feet above mean sea level at the highest point along the eastern property line. The project is a steep southwesterly facing slope.

3. Geology: Steep topography constrains the proposed pad locations and access road. The proposed project is located at the base of the slope decreasing its risk in a wildfire than if it were located at the top of the slope.

4. Flammable Vegetation: The project site is generally composed of non-native grassland and dense coast live oak woodland. A portion of the dense coast live oak woodland will be preserved onsite. Offsite vegetation consists of essentially the same vegetation that is currently present onsite.

5. Climate: The project site is located within the transitional climate zone with an average rainfall of 13 inches per year. The site is subject to Santa Ana wind events.

PROJECT EXPOSURE TO WILDLAND FIRES

1. Water Supply: Water will be provided by the Lakeside Water District. Required fireflow in water main is 2500 gallons per minute.

Hydrants shall be located at the beginning of the cul-de-sac of the as yet to be named private road onsite and at the intersection of the as yet to be named private road and Los Coches Road pursuant to the County and Consolidated Fire Code requirements. Additionally, fire hydrants are to have approved blue dot markers in the street.

2. Fire Access Roads

Location. The primary access is by an as yet to be named private road from Los Coches Road.

Width: All onsite access roadways are a minimum of 24 feet in improved width with a paved surface suitable for travel by 75,000 lb. fire apparatus.

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

Grade: The maximum grade proposed by the project is 20%. Grades greater than 15% are not permitted without mitigation; grades greater than 20% are prohibited.

Surface: The project access roads will be surfaced with a minimum of 2” of asphaltic concrete over approved base or Portland cement with a rough broom finish in conformance with Consolidated Fire Code..

3. **Setback from Property Lines:** The project is in a high hazard area, as a result the minimum setback from the property line is 30 feet (even though Zoning Setback may be less). Minimum setback from property lines abutting national forests, open space preserves, and designated riparian areas is 100 feet.

4. **Building Construction:** The construction methods for exterior wildfire exposure in a wildland-urban interface fire area shall be as provided in Chapter 7A of the County Building Code.

5. **Fire Protection Systems:** All habitable structures and attached garages shall have residential fire sprinklers to NFPA 13-D and County of San Diego standards.

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 Wildland Fire and Fire Protection 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, Department of Planning and Land Use. This includes the required fuel management for offsite structures and roadways.

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.

	<u>11/8/2013</u>	<u>Robin Church</u>	<u>Principal</u>
Prepared By (Signature)	Date	Printed Name	Title

Property Owner (Signature)	Date	Printed Name
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