



January 31, 2018

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

Subject: Fire Protection Plan-Letter Report
El Nopal TM
PDS2017-TM-5619
APN 379-023-39-00

This Fire Protection Plan (FPP) – Letter Report is being submitted pursuant to the County Fire Code and the County Consolidated Fire Code, to address of 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 project proposed is a Tentative Map in the VR-7.3 General Plan Land Use Designation off El Nopal in Lakeside. The 3.85 acre property is proposed to be subdivided into 17 lots ranging in sizes from 6,000 to 8,000 square feet. There is an existing 20 foot wide private road on-site. The road will be widened to a paved width of 36 feet within a 40 foot wide easement and will serve as access for the new lots. The proposed road is approximately 730 feet long with a proposed 36 foot radius cul-de-sac.

Environmental Setting

Location

The project is located at 11320 El Nopal in Lakeside. It is surrounded by residential development to the north, west, and east. To the south is farmland.

Topography

The site slopes north to south, with slopes ranging from 5% to 15%.

Geology

There are no known geological features that will affect wildfire potential on the site.

Flammable Vegetation

There is some flammable vegetation present on site. The site is composed of mostly dirt with sparse dry weeds and shrubs.

Climate

The climate in the project area is characterized as a Mediterranean type climate with hot and dry summers followed by mildly wet winters with the majority of the rainfall falling between December and March. Long, hot, and very dry summer seasons occur frequently with occasional multi-year droughts. The most critical wind pattern in the area is a Santa Ana wind, in which off-shore wind is coming out of the north/northeast. Such wind conditions may produce strong (> 60mph), hot, dry winds with very low (<15%) relative humidity. Santa Ana winds generally occur in the late fall (September through November).

The typical prevailing summer time wind pattern is out of the south or southwest and is normally of a much lower velocity (5-19 mph with occasional gusts up to 30 mph) and has a higher relative humidity (>30% and frequently more than 60%) due to a moist air on-shore flow from the ocean.

All other (northwest, south, and west) wind directions may be occasionally strong and gusty. However, they are generally associated with cooler moist air and often have higher relative humidity (>40%). Serious wildland fire conditions are reached when wind speeds are >20mph.

Project Exposure to Wildland Fires

Water Supply.

The project is located in the Padre Dam Municipal Water District. Hydrants shall be located along fire access roadways as determined by the Fire Marshal to meet operational needs, at intersections, at cul-de-sacs, and at intervals pursuant to the County and Consolidated Fire Code. Required fire flow in water main is 2,500 gallons per minute.

Fire Access Roads.

Location:

Access to the project will come from the improved Street "A". There is a proposed 36' radius cul-de-sac to be used as a Fire Turnaround.

Width:

Proposed access road is 36' wide. Fire access roads must meet County Fire Code requirements and be a minimum of 24 feet wide with all-weather surface suitable for travel by 75,000 lb fire apparatus. Driveways must be a minimum of 16 feet wide with all-weather 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 proposed Street "A" will have grades ranging from 6% to 12% maximum. Grades will not exceed 15%.

Surface:

The proposed Street "A" will be AC paved road. The driveways for the individual lots will be AC or PCC concrete.

Setback from Property Lines:

This property is not adjacent to any open space or native vegetation. Standard building setbacks will be observed.

Building Construction:

All structures shall comply with the ignition-resistive construction requirements: Wildland-Urban Interface areas of Chapter 7A of the County Building Code.

Fire Protection Systems:

All habitable structures and attached garages shall have residential fire sprinklers per County Code or County Consolidated Code requirements.

Defensible Space:

The typical 100 foot on-site Fuel Management Zone is not applicable in this case due to the development on all sides and no native vegetation.

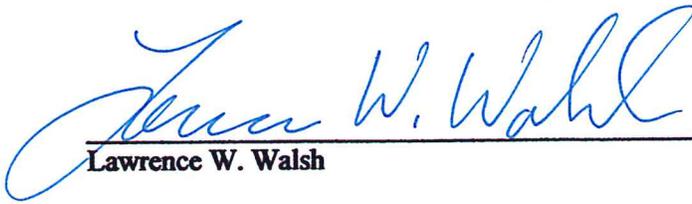
Vegetation Management:

N/A (see Defensible Space above).

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.

Prepared by:

 1/31/18

Lawrence W. Walsh Date

 1-31-2018

Salim Miro, Managing Member
SCSS Development, LLC
12905 Sedge Ct.
San Diego, Ca 92129
(858) 922-6424 Date