

Valley Center Fire Protection District  
28234 Lilac Rd. Valley Center, CA 92082  
760-751-7600

FEES	
3.3.1	230
TOTAL	\$ 230

CONTACT PERSON:

Valinda Cranfill

Received by AM

PHONE: 760 949 546 0571

Date 03-18-2021

EMAIL: Valinda.cranfill@greensstorage.com

APN: \_\_\_\_\_

Approved by \_\_\_\_\_

SITE ADDRESS:

Date \_\_\_\_\_

28407 Lizard Rocks Rd.

( ) 3 / ( ) 2 Sets Plans

( ) Electronic Plans

( ) Other \_\_\_\_\_

pd  
cc  
3/18/21  
AM



March 10, 2021

Valley Center Fire Protection District  
28234 Lilac Road  
Valley Center, CA 92082  
ATTN: Community Risk Reduction



**SUBJECT: FIRE PROTECTION PLAN – LETTER REPORT**  
28435 Lizard Rocks Road, Valley Center, CA 92082

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**

Assessor's Parcel Numbers 188-250-15, 1.78 acres  
Zoning - M52

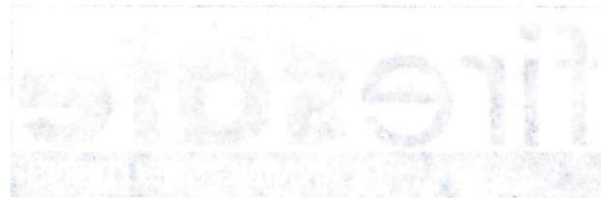
This project is for the Green Storage Valley Center Expansion. The project site will consist of one new 2 story building totaling a total of 36,724 SF of self-storage. A merger of two lots is also proposed as part of this proposed project. The project is located at 28435 Lizard Rocks Road in the Valley Center Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village, Land Use Designation Limited Impact Industrial. Zoning for the site is M52 (Limited Industrial). The project site is subject to Special Area B which requires a Site Plan and the recommendation of the Valley Center Design Review Board. The project proposes to be served by the Valley Center Municipal Water District and Valley Center Fire Protection District. The APN of the Merger Parcel to the south is 188-250-41-00.

#### **ENVIRONMENTAL SETTING**

1. Location: The project site is located east of Lizard Rocks Road, South of County Route S6, north of existing storage operation at the terminus of Lizard Rock Road and west of County Route S6 where it turns to the south at Vesper Road. The location is provided in Appendix A of this report. The zoning map is provided in Appendix B.

302 N. El Camino Real, Suite 202 San Clemente CA 92672

Phone (949)240-5911



**FIRE MARSHAL**  
Valley Center Fire Protection District  
38334 Aliso Rd.  
Valley Center, CA 92082  
760-751-7600  
**APPROVED**  
Date \_\_\_\_\_  
By \_\_\_\_\_

1. Project Name: \_\_\_\_\_  
2. Project Location: \_\_\_\_\_  
3. Project Description: \_\_\_\_\_  
4. Project Owner: \_\_\_\_\_  
5. Project Manager: \_\_\_\_\_  
6. Project Engineer: \_\_\_\_\_  
7. Project Architect: \_\_\_\_\_  
8. Project Contractor: \_\_\_\_\_  
9. Project Subcontractor: \_\_\_\_\_  
10. Project Consultant: \_\_\_\_\_

11. Project Start Date: \_\_\_\_\_  
12. Project End Date: \_\_\_\_\_  
13. Project Budget: \_\_\_\_\_  
14. Project Status: \_\_\_\_\_  
15. Project Notes: \_\_\_\_\_

16. Project Description: \_\_\_\_\_  
17. Project Location: \_\_\_\_\_  
18. Project Owner: \_\_\_\_\_  
19. Project Manager: \_\_\_\_\_  
20. Project Engineer: \_\_\_\_\_  
21. Project Architect: \_\_\_\_\_  
22. Project Contractor: \_\_\_\_\_  
23. Project Subcontractor: \_\_\_\_\_  
24. Project Consultant: \_\_\_\_\_  
25. Project Notes: \_\_\_\_\_

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28. Project Budget: \_\_\_\_\_  
29. Project Status: \_\_\_\_\_  
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34. Project Manager: \_\_\_\_\_  
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36. Project Architect: \_\_\_\_\_  
37. Project Contractor: \_\_\_\_\_  
38. Project Subcontractor: \_\_\_\_\_  
39. Project Consultant: \_\_\_\_\_  
40. Project Notes: \_\_\_\_\_

41. Project Start Date: \_\_\_\_\_  
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43. Project Budget: \_\_\_\_\_  
44. Project Status: \_\_\_\_\_  
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50. Project Engineer: \_\_\_\_\_  
51. Project Architect: \_\_\_\_\_  
52. Project Contractor: \_\_\_\_\_  
53. Project Subcontractor: \_\_\_\_\_  
54. Project Consultant: \_\_\_\_\_  
55. Project Notes: \_\_\_\_\_



2. Topography: The project site is located within a valley, which is surrounded on all sides by mountains and hills. The project site is in the bottom of this valley. The project site is essentially flat with an overall slope of approximately 4%. The project site will have slopes to existing topography at the north end and on the east side. The slope of the general area is provided in Appendix C. The current (native slope) on each side of the project site is provided below. The north end (Northwest to Northeast corners) has the greatest difference in elevation and west side, the least. Due to the lack of significant slope, aspect is not a factor in the fuel loading and curing (fuel moisture) on or near this site.

	North	East	Diagonal	South	West
<b>Upper Elevation</b>	1,386	1,386	1,386	1,373	1,368
<b>Lower Elevation</b>	<u>1,368</u>	<u>1,373</u>	<u>1,362</u>	<u>1,362</u>	<u>1,362</u>
<b>Difference</b>	18	13	24	11	6
<b>Length</b>	<u>223</u>	<u>293</u>	<u>391</u>	<u>251</u>	<u>300</u>
<b>Slope</b>	8.07%	4.44%	6.14%	4.38%	2.00%

3. Geology: No other geological issues exist with the project site.
4. Flammable Vegetation: All of the existing vegetation will be removed from the project site. The project site will adhere to the requirements for Fire Severity Zones for plant palette in the landscape areas as it is currently within the SRA (State Responsibility Area) which is shown in Attachment D. The project is within a Very High Fire Severity Zone as shown in Attachments E and F. It is important to note that the interface to the east is shown as a high fire zone rather than a very high.

According to the Landfire Database, the areas around the project site are mostly grasses and some smaller shrubs (Appendix G). The fuel categories are GR1, GR2 and GS2. A



grid of SH7 is shown to the north of the project site on the northeast corner. This is actually eucalyptus trees and not chaparral fuels as shown in the photo to the left (taken from the NE corner of the project site)

5. Climate: The project site is within the Transitional Climate Zone in the middle of the Transition Zone (Attachment H). The Transition Zone is a marine-to-desert transition climate which is farther inland. The Transition Zone features a combination of warmer thermal belts and cold-air basins and hilltops, with occasional marine influence. The climate can vary from heavy fog to dry Santa Ana winds.

## PROJECT EXPOSURE TO WILDLAND FIRES

1. Water Supply: This project is located within the Valley Center Municipal Water District. The new structures for the project site will Type II-B. The largest of the structures on site will be 36,724 sq. ft. In accordance with Appendix B of the Adopted Fire Code, this will require 1,000 gpm capacity. This is required for a duration of two hours. The existing storage operation has a structure which is 40,650 sq. ft. that requires a base fire flow of 1,063 gpm, which would indicate that the water needed is already available within the current water delivery system. The overall fire flow required for project site is 1,250 gpm with a fire hydrant spacing requirement of 450'.

The existing storage operations has two public fire hydrants on Lizards Rocks Road and three private fire hydrants onsite (shown in Attachment I). The project site will add two additional private hydrants) as shown in Attachment J)

2. Fire Access Roads

Location: Fire Department Access Roadway are provided as shown in Attachment K of this report/letter. The primary roadways are positioned so that all portions of every new structure are within 150' of the exterior of the structures per the adopted fire code. The fire access roadway is provided as a loop road, so a turnaround is not required but a turnaround has been provided (Attachment L).

Width: The project site will construct fire access roadways with a width of 24' wide. The distance between the structures in the area of the fire access roadways will be a minimum of 40' which will allow for the loading and unloading of the storage units without compromising the fire lane.

Vertical Clearance: All fire department access roadways shall have a minimum vertical clearance of 13 feet 6 inches. As designed, the proposed project site fire access roadways will be clear to the sky.

Grade: The maximum street grade (existing street) is less than 2% and, for the fire access roadway onsite, grades will run between 1% and 2%.

Surface: Fire Department Access Roadways will conform to the standards specified in the County of San Diego Parking Design Manual. Fire apparatus access road shall be designed and maintained to support the imposed loads of fire apparatus (not less than 75,000 lbs. unless authorized by the FAHJ) and shall be provided with an approved paved surface so as to provide all-weather driving capabilities.

3. **Setback from Property Lines:** Setbacks are provided per the county approved planning standards. Three sides of the project site are developed with roads and/or buildings. The front of the project site (west) has a 60' setback to the roadway centerline. The north and south setbacks are set to zero as the south will be merged with the existing storage operation and the north interfaces with the existing retail center. The remaining side (east) is provided with a 15' setbacks but the new structure is over 90' from the property line on this side. No portion of the project site is within 100 feet of a riparian area, forest, or other native/habitat area. The parcel to the east is undeveloped but maintained under the county defensible space requirement to provide 30' of vegetation management on the interface to the proposed project site.
4. **Building Construction:** All structures shall comply with the ignition-resistive construction requirements Chapter 7A of the adopted Building Code, Section R337 of the adopted Residential Code and Chapter 49 of the adopted Consolidated County Fire Code
5. **Fire Protection Systems:** All structures shall be protected with automatic fire sprinklers per adopted Building Code and/or County Consolidated Fire Code requirements. The new installed fire protection features will be capable of engine support through the existing FDC on the existing DDC on the private water system. The wharf hydrant will be on the supply side of the DDC to provide a water source within 50 feet of the FDC.
6. **Defensible Space:** The project site has only one interface to undeveloped land (west). This area is current maintained in accordance with the County of San Diego Defensible Space Ordinance. As stated, the project site will not have any structures within 90 feet of the property line on the east side. The combination of building construction, lack of fuels in the interface and overall lack of continuous wildland fuels in the upwind area, produce a defensible space which is more than adequate to protect the project site in the event of a wildfire in the adjacent properties.
7. **Vegetation Management:** Prescribed Defensible Space will be maintained by the property owners at least annually or more often as needed. 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 (Note: Fire Authority Having Jurisdiction [FAHJ] has confirmed).

Fire Protection and Emergency Medical services are provided by the Valley Center Fire Protection District with wildland support from CalFire. The project site is located 1.56 miles from Valley Center Fire Station #1, 2.98 miles from Valley Center Fire Station #2 and 1.06 miles from Valley Center CalFire facility (Attachment M)

Firesafe Planning Solutions recommends approval of this Fire Protection Plan – Letter Form as an accurate and acceptable assessment of the hazard and risk factors for the Greens Storage Expansion in Valley Center as they relate to wildland fire protection and site development design.

Respectfully;

Concurrence;



\_\_\_\_\_  
Gene F. Begnell  
Fire Protection Analyst



\_\_\_\_\_  
David Oatis  
Principal, Firesafe Planning Solutions

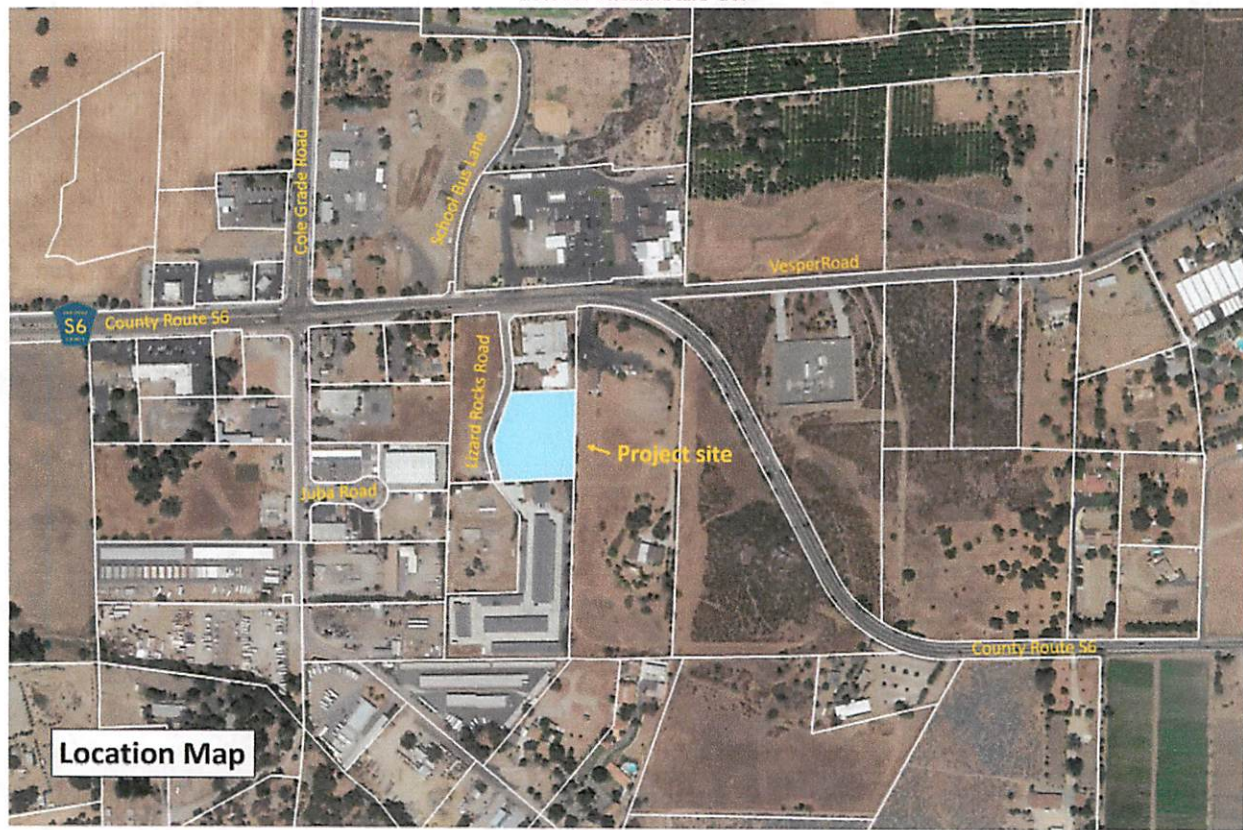
\_\_\_\_\_  
Property Owner (Signature)

\_\_\_\_/\_\_\_\_/\_\_\_\_  
Date

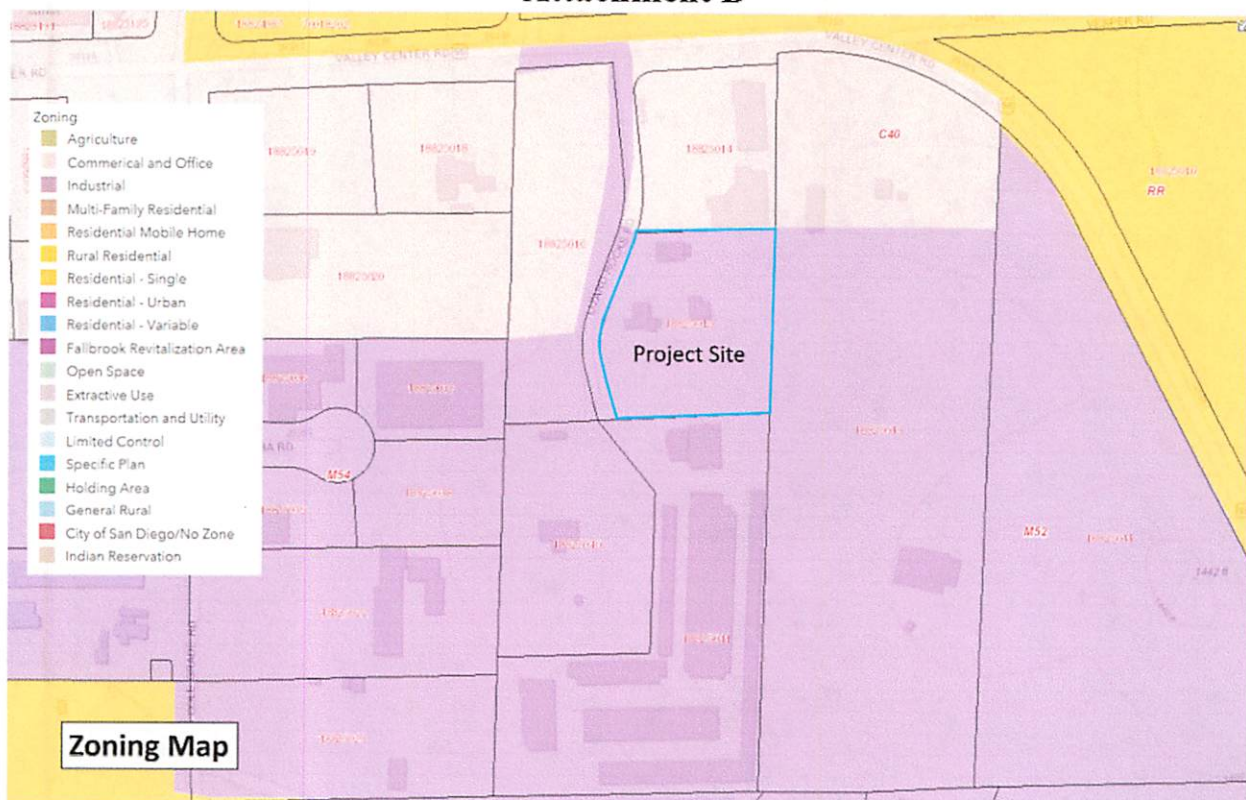
\_\_\_\_\_  
Printed Name



### Attachment A

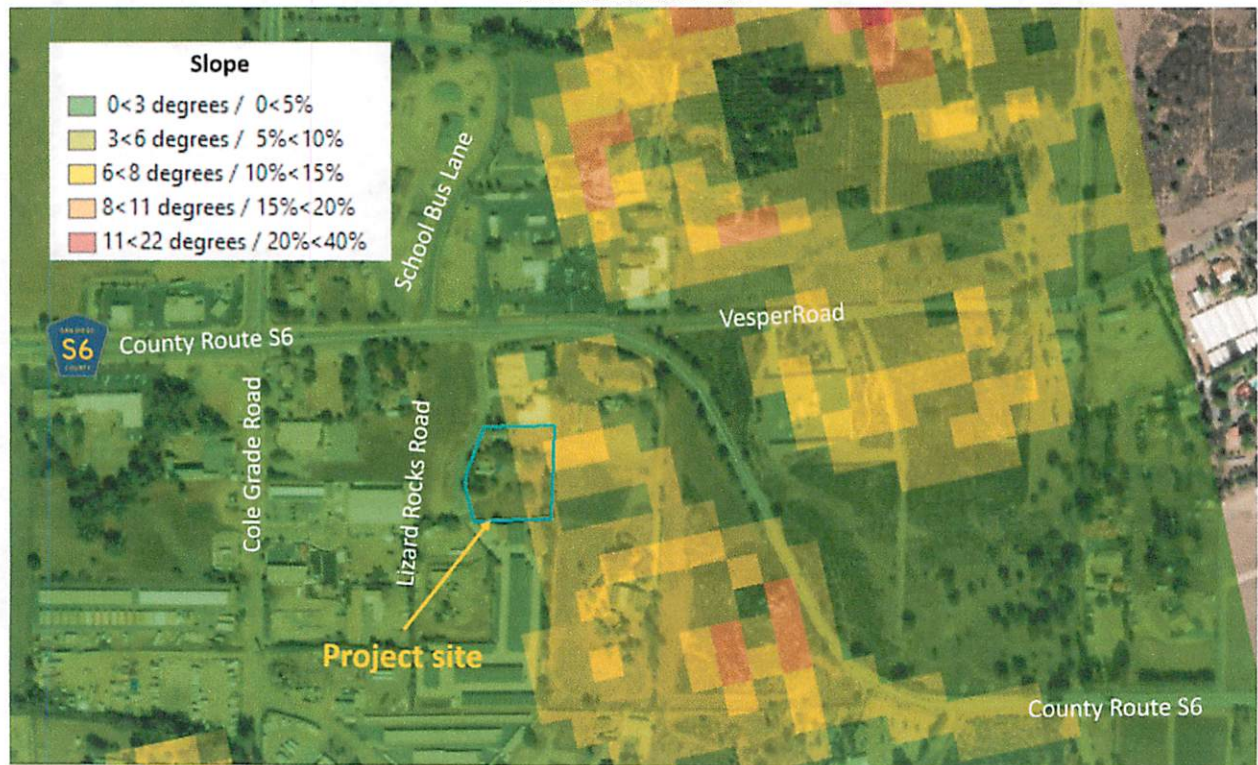


### Attachment B





### Attachment C

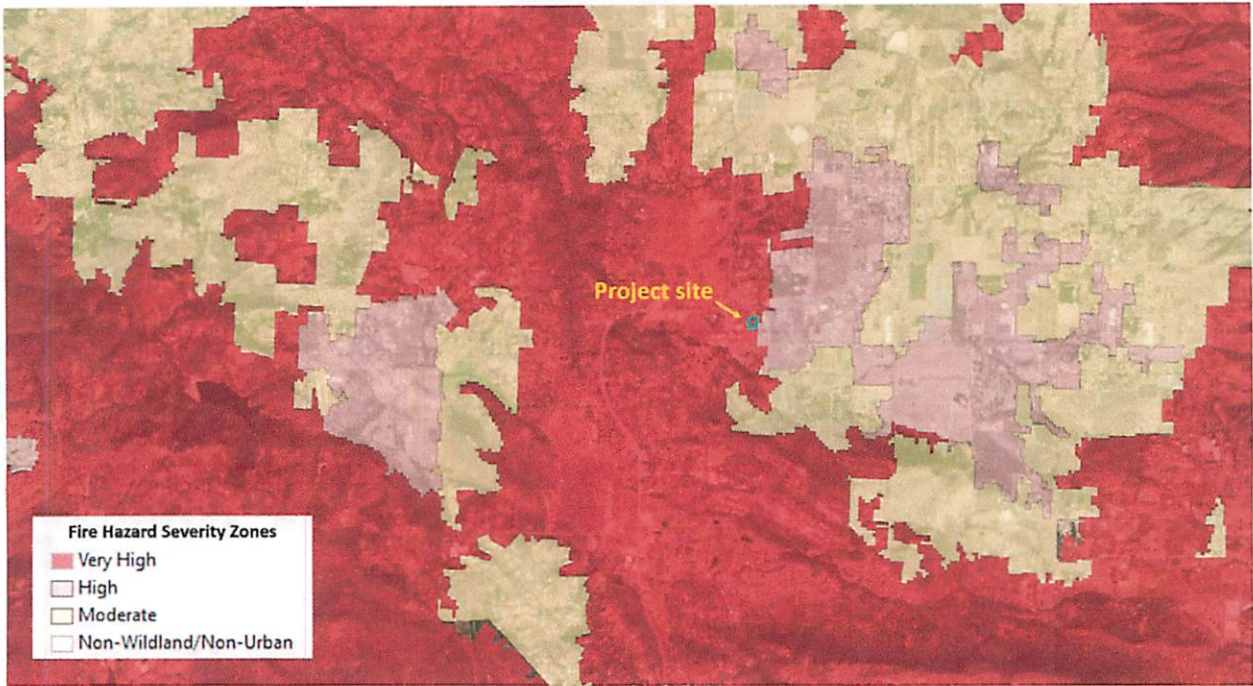


### Attachment D

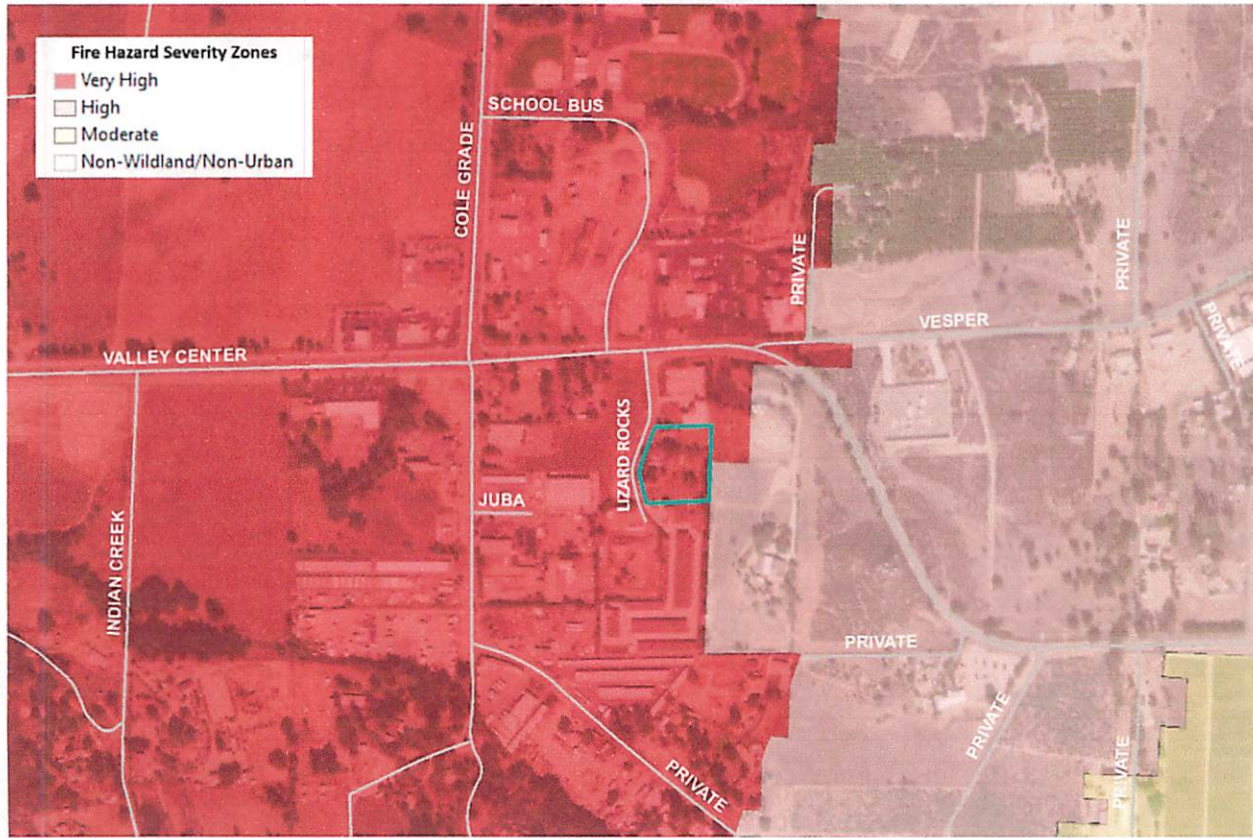




Attachment E



Attachment F

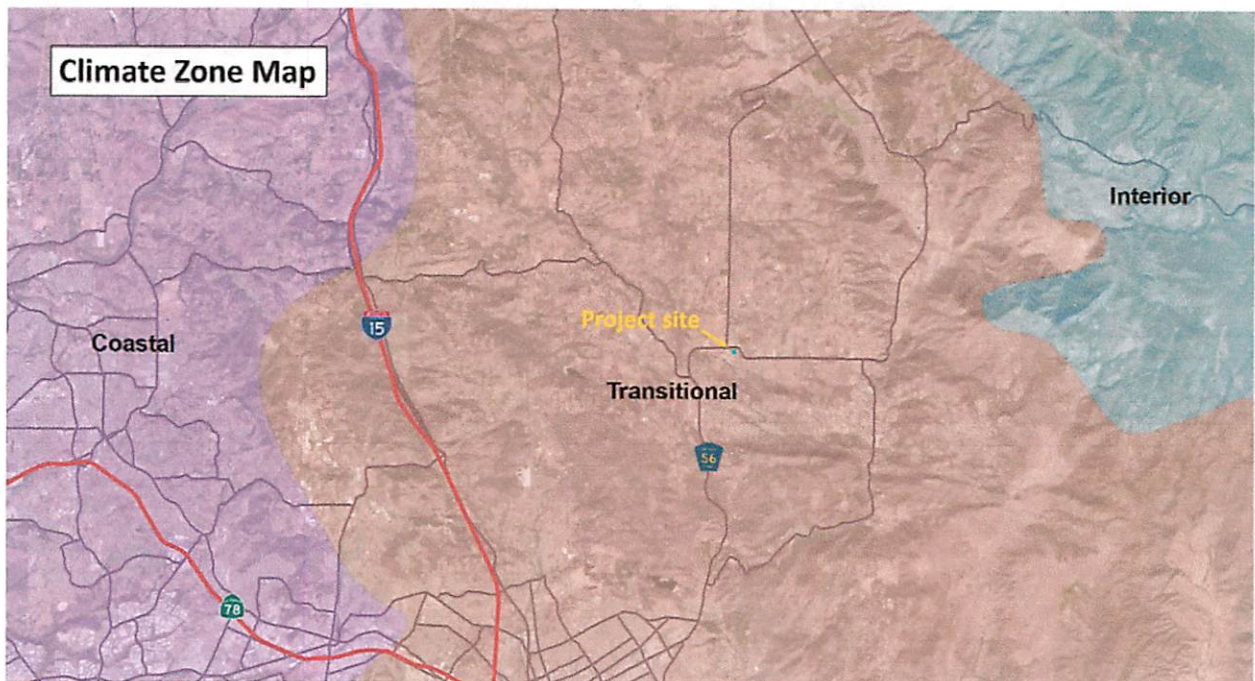




## Attachment G

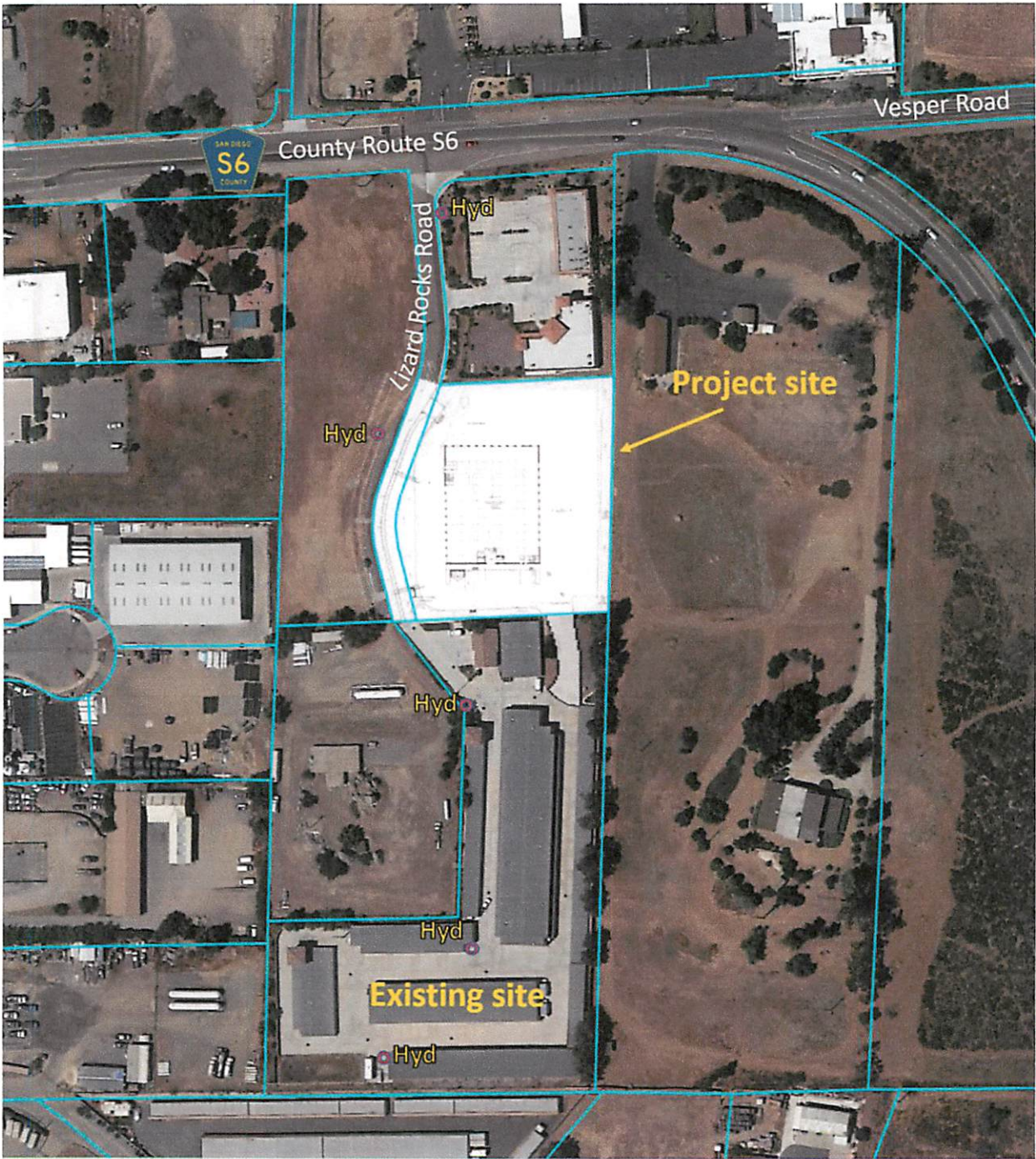


## Attachment H





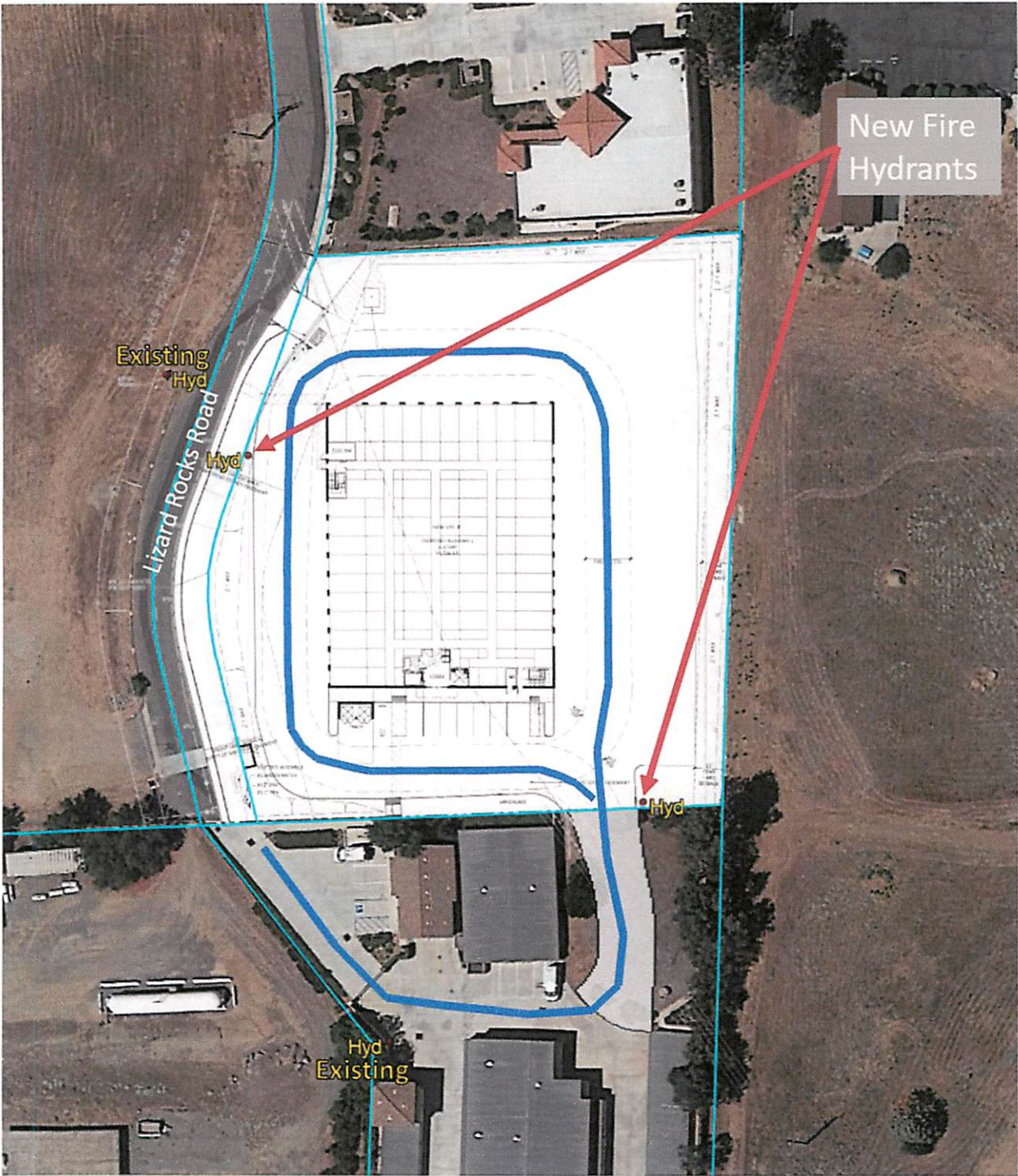
Attachment I



Existing Fire Hydrant Locations



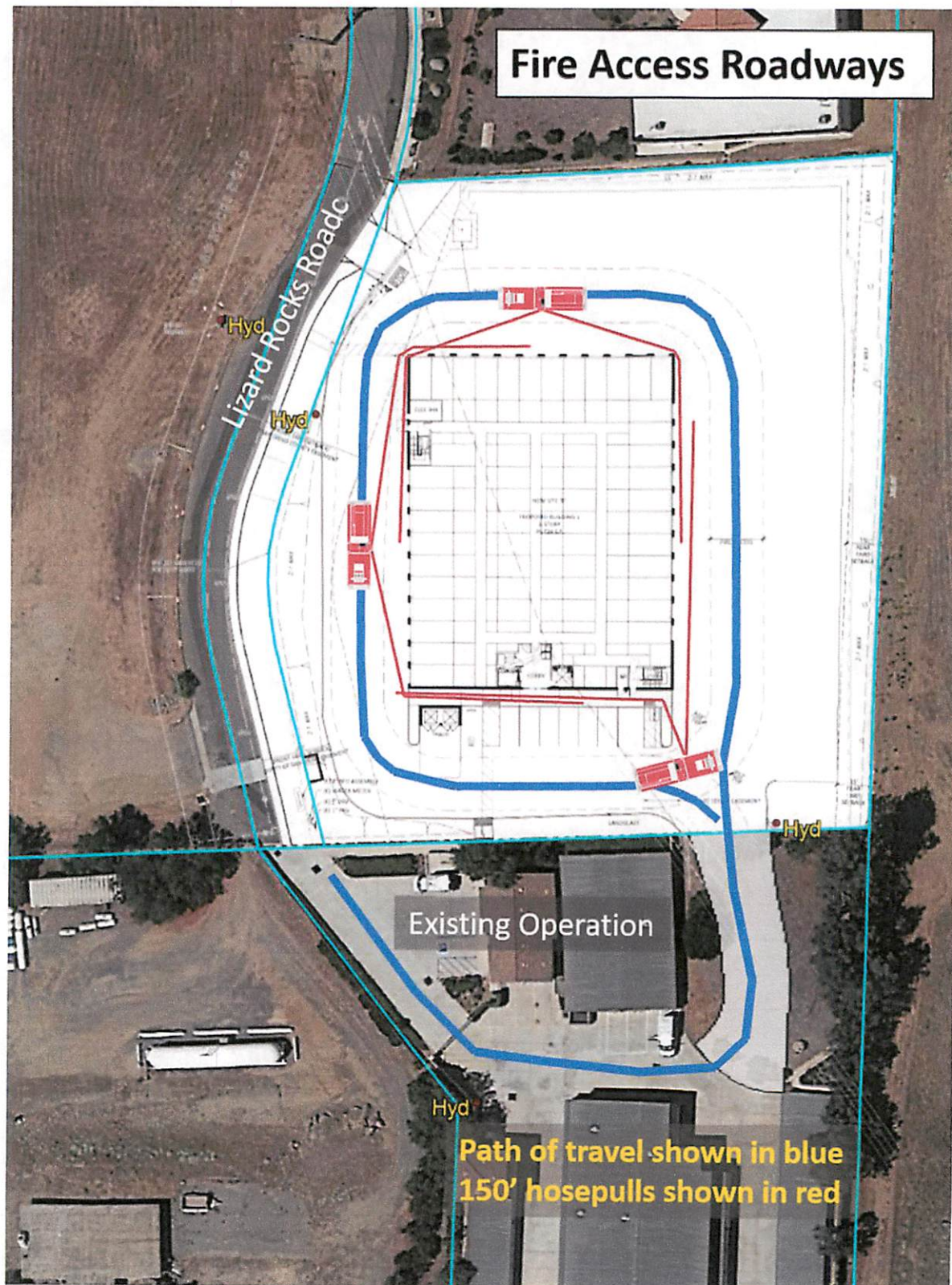
Attachment J



Proposed Fire Hydrant Locations

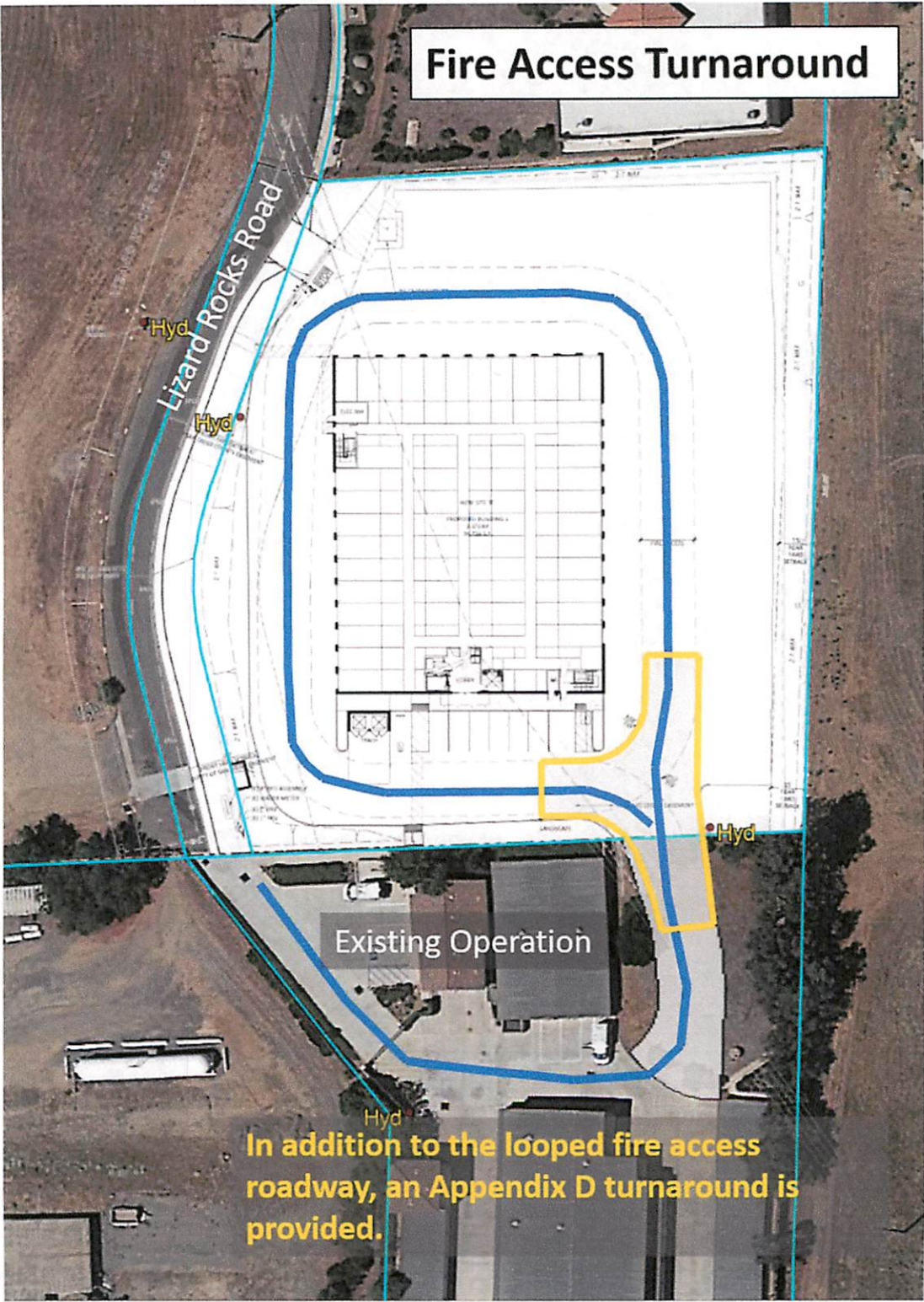


## Attachment K





Attachment L





Attachment M

