

APPENDIX P FIRE PROTECTION PLAN

**County of San Diego
Public Safety Group
5510 Overland Ave., Suite 250
San Diego, CA 92123**

**Lakeside Fire Protection District
12365 Parkside St.
Lakeside, CA 92040**

February 23, 2016

SUBJECT: FIRE PROTECTION PLAN – LETTER REPORT

Project Name: El Monte Sand Mining Project

Project Number: PDS2015-P98-014W2, PDS2015-RP-15-001,

APNs: 392-050-43, 392-060-29, 392-150-17, 391-061-01, 391-071-04, 393-011-01,
390-040-51

This Fire Protection Plan (FPP) – Letter Report is submitted pursuant to the County Fire Code and County Consolidated Fire Code (CFC), 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 or death involving wildland fires.

PROJECT DESCRIPTION

El Monte Nature Preserve, L.L.C. (Proponent) is proposing the El Monte Sand Mining Project (project). The proposed project would produce 12.5-million tons of mineral resource over a 12-year period in El Monte Valley on land that is zoned for extractive use. As mining is completed in phases, the disturbed areas previously mined will be progressively reclaimed starting in year 4 of the project. Reclaimed areas will be restored to an end use of undeveloped land with recreational trail easements. The combined mineral extraction and reclamation project will affect, approximately, 262 acres of land located in El Monte Valley on approximately 479.5 acres currently owned by El Monte Nature Preserve, LLC. The project will have Major Use Permit and Reclamation Plan boundaries of 479.5 acres which includes the disturbed areas, the golf course depressions, and setbacks. A vicinity map of the El Monte Valley and the overall project is attached as Figure 1-1 and Figure 1-2.

The mineral extraction project will include the modification of an existing Major Use Permit (MUP) (PDS2015-MUP-98-014W2) which allows development and operation of golf course complex. The MUP would be modified to eliminate the golf course use and allow extraction of construction aggregates. Attendant to this action, a Reclamation Plan (PDS2015-RP-15-001) for the mining operations will need to be approved in compliance with County ordinance and the California Surface Mining and Reclamation Act of 1975 (SMARA).

Approximately 262 acres will be affected by mining and reclamation activities, including backfilling and reclaiming of about 12 acres of depressions and roads built by the golf course for water hazard. Areas disturbed by the operation will be progressively reclaimed starting in year 4 as mining proceeds to the west. Reclamation is an ongoing process that commences when mining operations have ceased within a given area and continues until all mining related disturbance is reclaimed and all equipment involved in these operations have been removed.

The project is expected to be fully completed in 16 years, i.e., mining will be ongoing for 12 years. Reclamation will commence 4 years after the start of mining and will continue over a 12 year period. As such, reclamation is expected to be concluded 4 years after the completion of mining. Associated activities include an aggregate processing facility, all support structures and buildings in the form of scales, scale house module and storage containers. Setbacks of 150 feet in width will be established along El Monte and Willow Roads prior to commencing operations. The project footprint is illustrated in Figure 1-3.

The requested MUP modification would eliminate the approved golf course use and authorize a maximum production limit of 157 one-way haul trucks per day, with 27 tons of materials per truck. Excavated material will total 13.5 million tons with approximately 12.5-million tons of construction aggregate produced (see Appendix A, Figures 1-1 through 1-6 for a site depiction).

ENVIRONMENTAL SETTING

1. Location

The site is located within the San Diego River watershed and in the floodplain of the San Diego River which flows through the central part of the properties. It is located parallel to El Monte Road and Willow Road in Lakeside, CA; an unincorporated area of San Diego County (Figures 1-1 and 1-2). It is approximately 1.5 miles east of Highway 67, where the highway crosses the San Diego River and 4.8 miles west of the El Capitan Reservoir dam.

The entrance to the project site is 0.5 miles northeast of the intersection of El Monte Road and Lake Jennings Road. El Monte Road will serve as the route used by the project and also serves as the primary route to the Van Ommering Dairy Farm, El Monte County Park and El Capitan Reservoir. Residents use both El Monte and Willow Roads to access their properties.

The project area is served by the Lakeside Fire Protection District. The nearest Fire Station is located approximately 2.3 miles from the site.

2. Topography and Geology

The site topography is generally flat. The northeast end, north of the proposed Helix parcel line there is a ridgeline extending north. The site itself is essentially the San Diego River channel and floodplain. Disturbances include previous sand mining, agriculture, partial grading for the golf course, and the reduced water flow caused by the El Capitan Dam (located approximately 2 miles east of the project site). Sand mining operations that occurred on-site approximately 30 years ago created a clearly defined river channel, which varies in width from 250 feet to nearly 400 feet. The channel is typically 10 to 20 feet lower than the elevations of the surrounding lands. There are no slopes on-site that would increase Fire Behavior and/or cause a fire to dramatically spread off site.

3. Flammable Vegetation

The current vegetation on site is comprised of mostly disturbed habitat/agriculture, non-native grasslands, and invasive plant species (tamarisk) with small areas of coastal sage scrub/baccharis scrub, riparian scrub, and riparian/oak woodland.

There is no radiant or convective heat threat to the structures near the project boundary from a wildland fire burning in the planned work area, with the exception of embers and firebrands that may land on combustible materials during a high wind event.

4. Climate

This area is typical of a Mediterranean type climate where warm wet winters and long, hot and very dry summer seasons frequently occur. Occasional multi-year droughts can cause significant plant die back. All of the native vegetation is adapted to this climate and to the intense wildfires they need for species regeneration.

Weather has a dramatic influence on wildland fire behavior. The most critical weather influence on the project area from a fire hazard perspective is an off-shore wind pattern coming out of the north/northeast typically referred to as a Santa Ana wind. Such wind conditions are usually associated with strong (> 60MPH), hot, dry winds with very low (< 15%) relative humidity. Santa Ana winds originate over the dry desert land and can occur anytime of the year; however, they generally occur in the late fall (September through November). This is also when non-irrigated vegetation is at its lowest moisture content.

The typical prevailing summer time wind pattern is out of the south or southwest and normally is of a much lower velocity (5-15 MPH with occasional gusts to 30-MPH) and is associated with higher relative humidity readings (> 30% and frequently more than 60%) due to moist air on-shore flow from the ocean. On a rare occasion, sustained winds of 30 MPH and low relative humidity may occur during the summer months. As demonstrated by fire history, high winds and low relative humidity may occur at any time of the year.

All other (northwest, south, west) wind directions may be occasionally strong and gusty. However, they are generally associated with cooler moist air and have higher relative humidity (> 40%). Weather conditions that generate wind speeds greater than 20 MPH are considered a serious wildland fire weather condition. Appendix 'C' contains Fire Behaviour calculations for the site area.

PROJECT EXPOSURE TO WILDLAND FIRES

1. Water Supply

The project site and surrounding area is currently serviced by the Helix Water District. Water supplies closest to the project side are both public and private. Public hydrants are located on Willow Road and El Monte Road. Water to the project site would be provided by Lakeside Water District through an existing water pipeline and meter on the project site

The Code Official will determine if Water Tanks will be required.

Any future fire department connections or hydrants located inside the project area shall comply with SEC. 96.1.507.2. TYPE OF WATER SUPPLY found in the most current San Diego County Consolidated Fire Code.

2. Fire Access Roads

Location

The project site is bordered by El Monte Road on the south and Willow Road on the north. SR67 is approximately 1.5 miles west of the project site. Existing residents in the vicinity of the project boundary take access from El Monte Road and Willow Road. Hazy Meadow Lane, which is located approximately 0.4 mile east of the project boundary, is a non-code compliant gravel/dirt road that connects El Monte Road to the east end of Willow Road and also provide access to the existing Van Ommering Dairy Farm. Ashwood Street is located approximately 0.4 mile west of the project site. There are various existing recreational trails, none of these existing recreational trails are code compliant; however, they provide general recreational access and could provide emergency vehicle if necessary. The primary use appears to be equestrian and hiking.

Project Improvements

Fire access roads shall be provided around the perimeter of the project via existing roads. In addition, dead end fire access roads leading into the interior of the project site that exceed 150 feet shall be provided with emergency vehicle turnarounds.

Depending on the overall length of the access road turnouts may be required. Specifications may be found in the County of San Diego Standards for Private and Public Roads. Signage shall be required that indicates the road has no outlet.

Grade

The existing perimeter roads and any proposed interior roads for maintenance and emergency access shall have grades that are less than 15 percent.

Surface

Proposed fire access roads shall be built to current standards or a minimum of 20 feet in width. The road surface may be compacted decomposed granite (DG) or other material capable of supporting a 75,000- pound weight load. The driving surface on all fire apparatus access roads will be all-weather and maintained for the life of the project.

Gates

Gates will provide a full 24-foot wide access through the opening. All chained gates will have a Knox Padlock.

3. Setback from Property Lines

The project is located in a Very High Fire Severity Area and in a State Responsibility Area. The minimum setback from any property line in State Responsibility Areas or wildland areas is 30 feet. All structural improvements (i.e. apparatus for extraction wells and monitoring wells), proposed for the project will comply with the 30-foot setback requirement. San Diego County zoning requirements may require a greater setback; in such cases, the greater setback shall apply.

Minimum setback from property lines abutting national forests, open space preserves, and designated riparian areas is 100 feet where required structures are protected by a 100-foot fuel modification zone. The eastern and western limits of the project boundary are adjacent to riparian

areas associated with the San Diego River (see Fuel Treatment Exhibits 1 and 3, Appendix B). In these situations, a 100-foot setback shall apply to any structural improvements.

4. Building Construction

There are no new buildings proposed as part of the project. Temporary structures that may be included as part of the project shall comply with the requirements of the Lakeside Fire Protection District. All structures shall comply with the ignition-resistive construction requirements: Those requirements and references are listed in the most current version of the Consolidated County Fire Code dated October 28, 2011. As the project progresses, the most current version of the Code shall be referenced.

5. Fire Protection Systems and Equipment

Vehicle-mounted portable fire extinguishers shall be provided on all vehicles associated with the construction, operation, and maintenance of the project.

6. Defensible Space

County Fire Code requires that a minimum 100-foot fuel modification zone be established and maintained around all structures over 250 square feet in size. No off-site clearing is required or authorized by the County. The applicant will be responsible for creating a fuel modification zone within the project boundary, and in areas along the perimeter of the project site where there are existing residences. The locations and distance requirements are noted in the Fuel Treatment Exhibits in Appendix B.

Below are the descriptions and required treatments for fuel modification zones. All distances shall be measured horizontally in the location depicted in the Fuel Treatment Exhibits in Appendix B.

The applicant shall be responsible for maintaining fuel modification requirements for the life of the project. Upon project completion, the conditions established herein may be modified upon consultation with and approval by the County of San Diego and the Lakeside Fire Protection District.

6.1 Fuel Modification Treatment

Fuel modification zones are depicted on the Fuel Treatment Exhibits 1-3 in Appendix B. Fuel modification shall only occur within the project boundary.

- **Exhibit 1 of 4, an area on the northwest project boundary.** Trees in this area may remain, and all ground fuel shall be removed to a distance as annotated on Exhibit 1 of 3. Distances will provide for approximately 100 feet of clearance to any structure, if applicable.
Required Maintenance: Mow or weed whip to 3 inches, as necessary, beginning when the vegetation starts to cure in the spring, or by a deadline of 15 May and continuing through October annually.
- **Exhibit 2 of 4, an area along the northern project boundary.** Remove ground fuel south of Willow Road for a distance of approximately 80 feet. This will provide the structures north of Willow Road with an approximate 100-foot fuel modification zone.

Required Maintenance: Mow or weed whip to 3 inches, as necessary, beginning when the vegetation starts to cure in the spring, or by a deadline of 15 May and continuing through October annually.

- **Exhibit 3 of 4, an area on the northeastern project boundary.** Remove ground fuel as designated on Exhibit 3 of 3 from 50 to 100 feet from the property line. This will provide for approximately 100 feet of clearance to structures.

Required Maintenance: Mow or weed whip to 3 inches, as necessary, beginning when the vegetation starts to cure in the spring, or by a deadline of 15 May and continuing through October annually.

- **Exhibit 4 of 4, an area on the southern project boundary.** Remove ground fuel as designated on Exhibit 4 of 4 from the development parcel line to 100. This will provide for over 100 feet of clearance to structures.

Required Maintenance: Mow or weed whip to 3 inches, as necessary, beginning when the vegetation starts to cure in the spring, or by a deadline of 15 May and continuing through October annually.

- Fuel modification zones shall be reviewed in successive years as the project develops, and may be modified or removed through consultation with the County of San Diego and the Lakeside Fire Protection District.

7. Vegetation Management

Prescribed Defensible Space (fuel modification zones) shall be maintained by the property owner at least annually or more often, if needed. Boundaries of fuel modification zones shall be clearly marked through the life of the project. Any re-vegetation of fuel modification zones during the life of the project shall be a best practice design, and reference the County of San Diego Approved and Prohibited plant lists.

8. Emergency Procedures

Most wildfire-related deaths occur during evacuation efforts. Factors contributing to the high number of evacuation injuries and deaths include: heavy smoke, flying embers, panicked drivers and numerous cars and horse trailers on roadways. During past wildfires, dark smoke and last minute evacuations have caused panicked evacuees to drive off roads, or collide with other vehicles, trapping them in the fire's path. These incidents also compromise the evacuation of other residents, as well as delay firefighters from protecting threatened property.

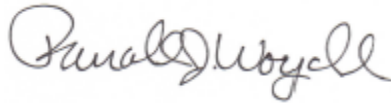
The applicant shall prepare a Site Safety and Evacuation Plan for review and approval by the County of San Diego and the Lakeside Fire Protection District prior to start of project construction. At a minimum, the Site Safety and Evacuation Plan shall include the following information:

- Fire Safety Coordinator: This position is required by the California Fire Code Section 1408.1.
- Project Fire Risks and Fire Risk Mitigation Measures
- Communications Plan
- Emergency Alarms
- Calling 911

- First Aid
- Portable Fire Extinguishers
- Construction of Access Roads Prior to On Site Construction
- Red Flag Warnings; High Fire Hazard Weather Conditions
- Hot Work (Welding, Grinding, etc.): These requirements are primarily from California Fire Code (CFC) Chapter 26, "Welding and other Hot Work," and NFPA 51-B, "Fire Prevention during Welding, Cutting and other Hot Work".
- Storage of Combustibles and Trash, Storage and Use of Hazardous Materials
- No Open Burning
- Designated Smoking Areas

Appendices

Appendix A	General Project Maps
Appendix B	Fuel Treatment Exhibits
Appendix C	Fire Behavior Modeling
Appendix D	Fire Service Availability Form
Appendix E	Lakeside Fire Protection District Conditions



23 Feb, 2016

Ron Woychak

President

Prepared By (Signature)

Date

Printed Name

Title

FIREWISE 2000, Inc.

1320 Scenic Drive

Escondido, CA 92029

(760)745-3947

Property Owner (Signature)

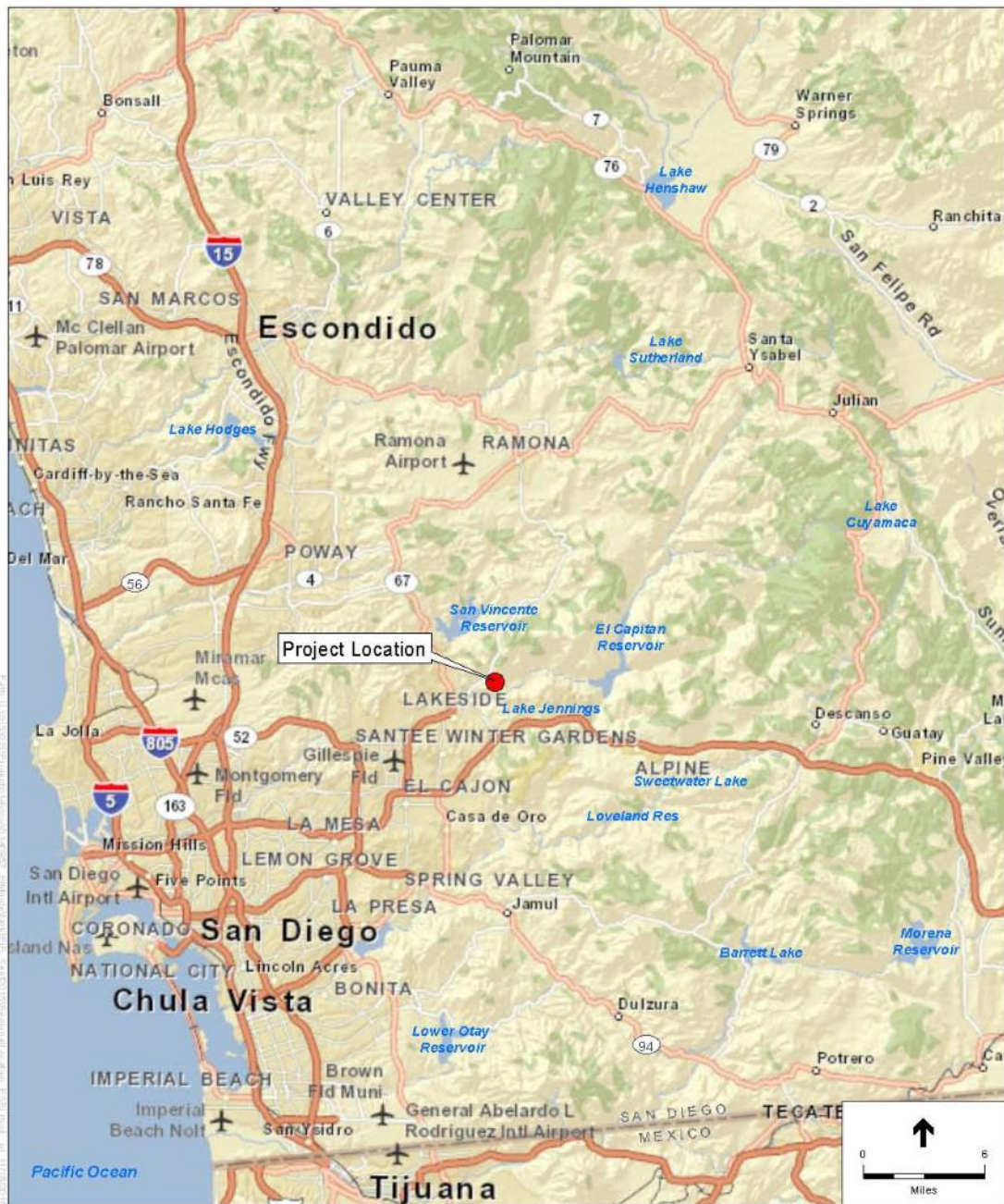
Date

Printed Name

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APPENDIX 'A'

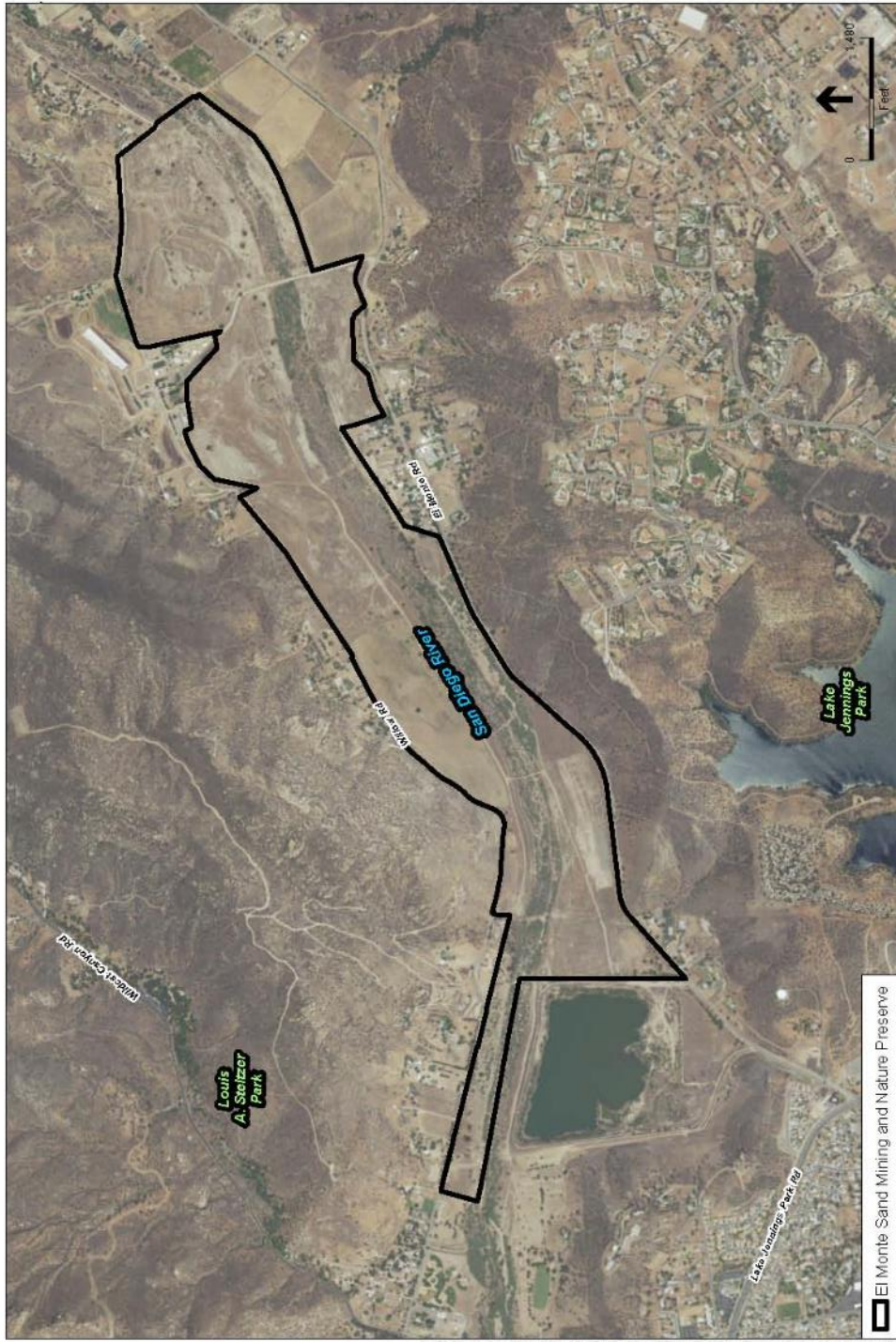
GENERAL PROJECT EXHIBITS



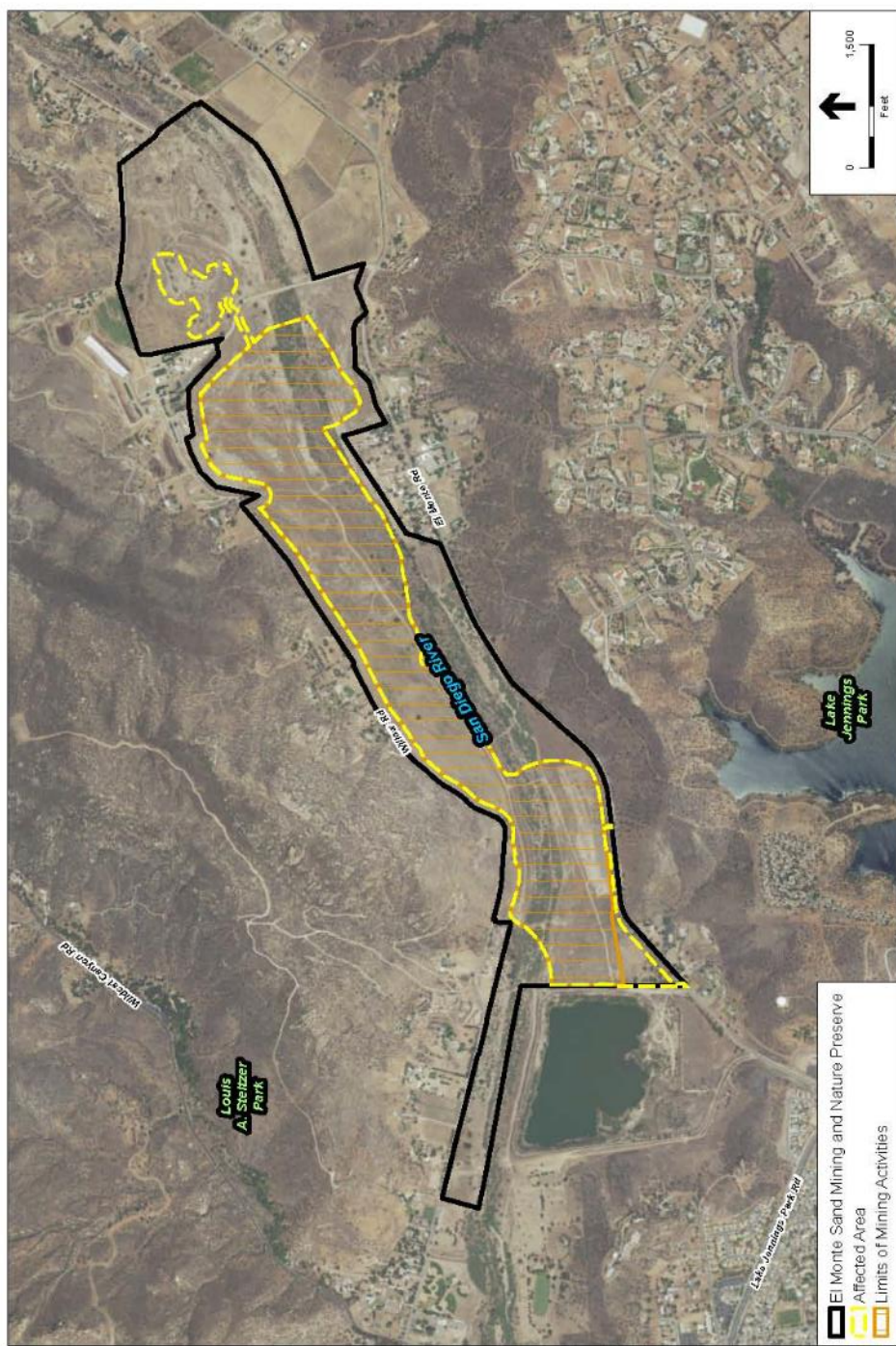
SOURCE: ESRI

El Monte Sand Mining and Nature Preserve . 140957

Figure 1-1
Regional Location

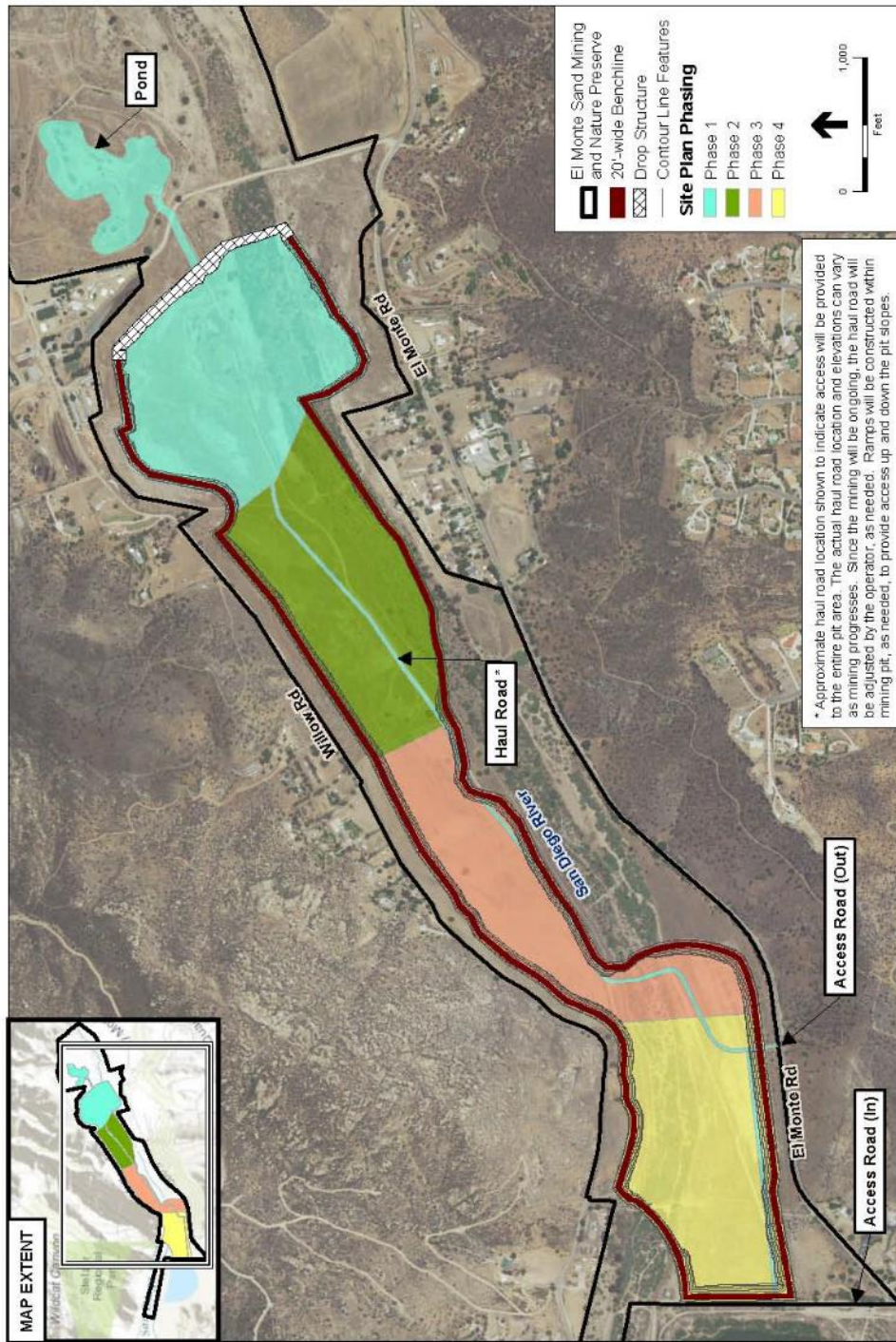


SOURCE: ESRI
 El Monte Sand Mining and Nature Preserve, 140957
Figure 1-2
 Project Vicinity



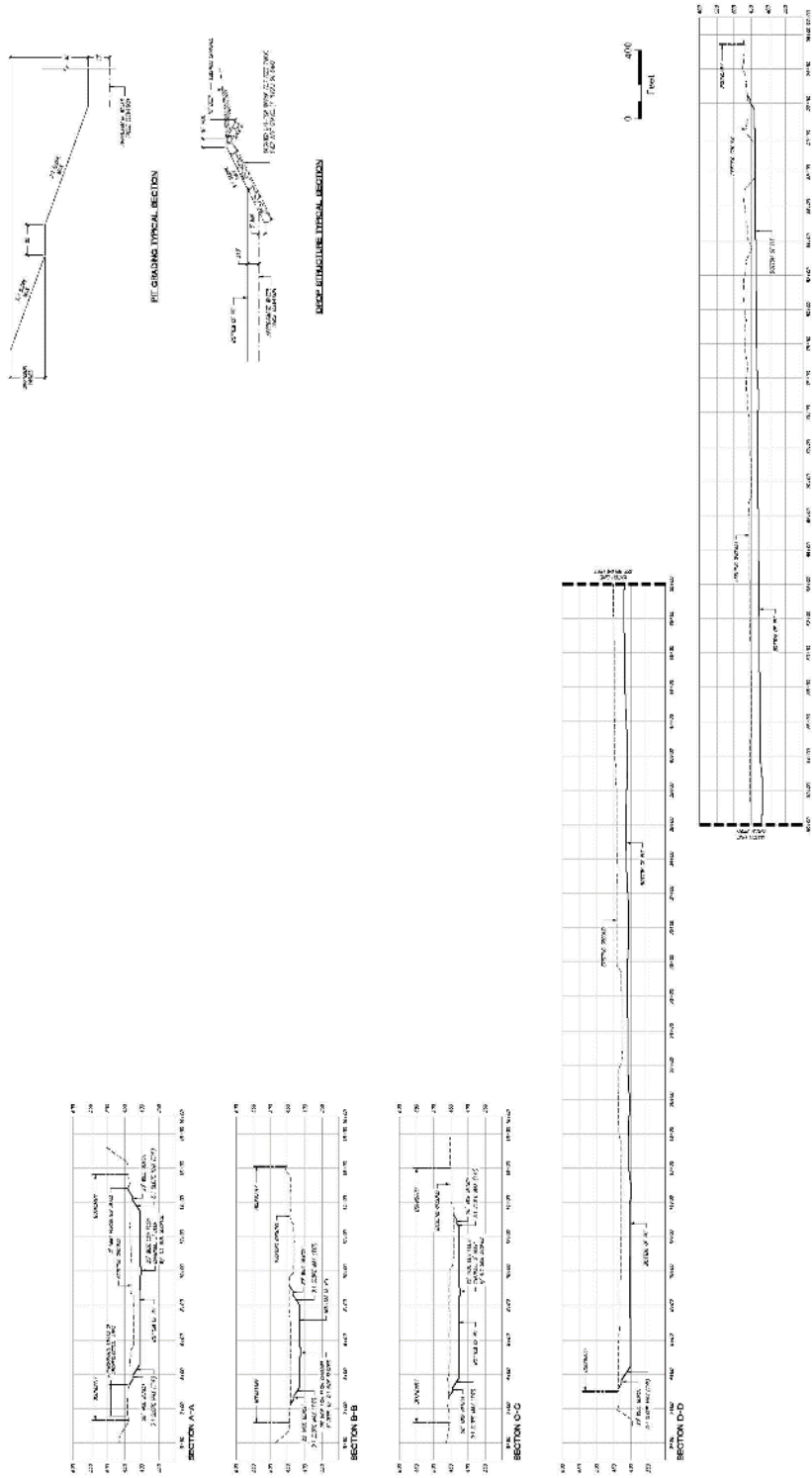
El Monte Sand Mining and Nature Preserve, 140957
Figure 1-3
 El Monte Sand Mining and Nature Preserve Area Affected by the Project

SOURCE: ESAI



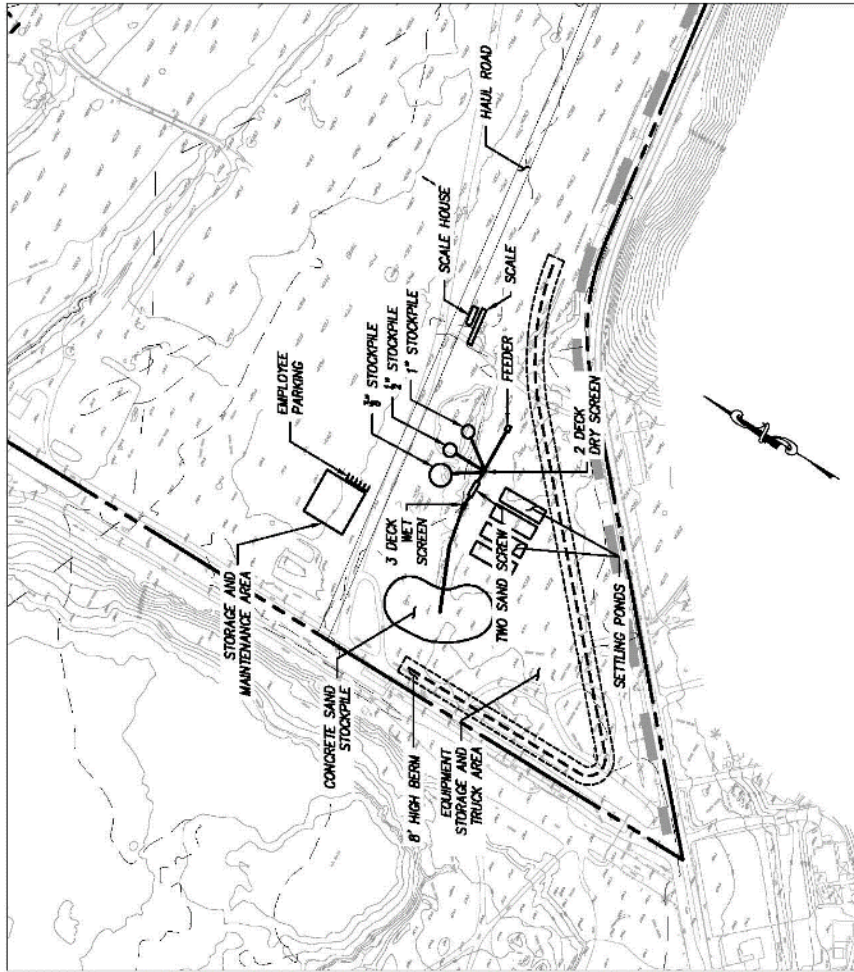
El Monte Sand Mining and Nature Preserve, 140957
Figure 1-4
 Site Plan and Phasing

SOURCE: ESRI, EnviroMine 2016



El Monte Sand Mining and Nature Preserve . 140957
Figure 1-5
Cross Sections

SOLIDPC, County of San Diego Department of Public Works



El Morito Sand Mining and Nature Preserve . 140957

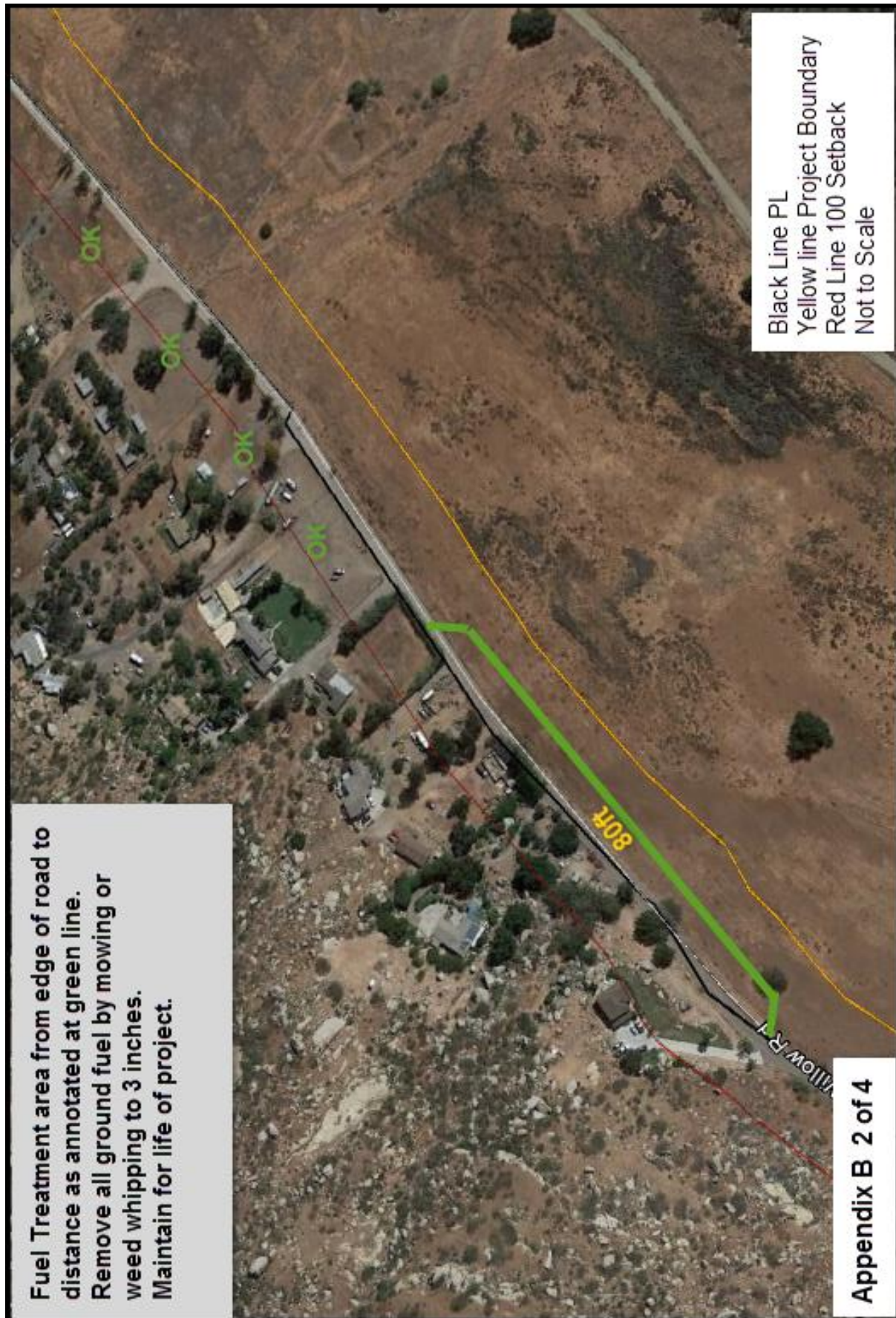
Figure 1-6
Typical Processing Plant Detail

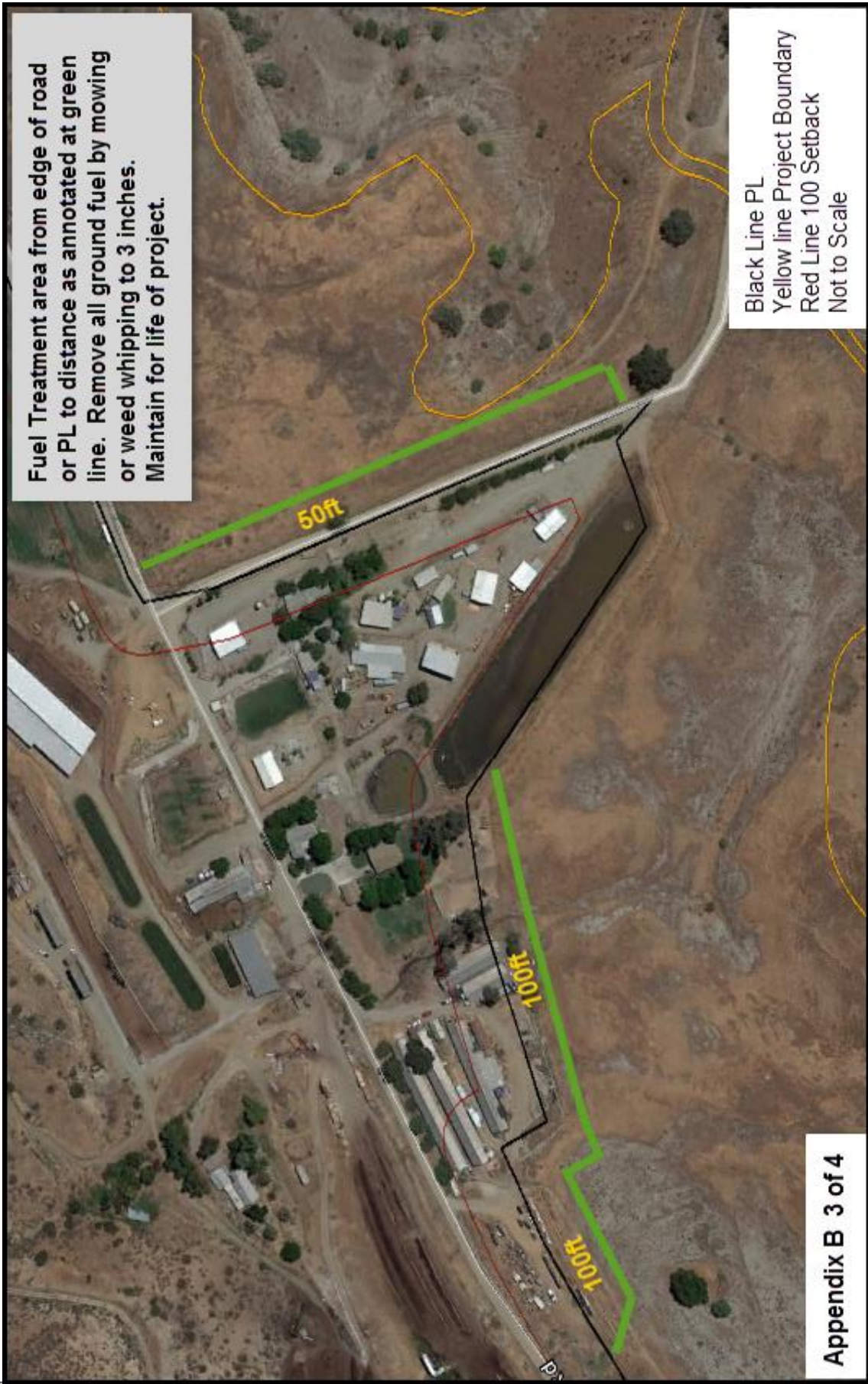
SOURCE: County of San Diego Department of Public Works

APPENDIX 'B'

FUEL TREATMENT EXHIBIT









APPENDIX 'C'

FIRE BEHAVIOR MODELING

Fire Behavior Modeling

Based on a preliminary evaluation by the County Fire Marshal, Computer Fire Behavior Modeling is not required for the proposed project and for this FPP – Letter Report. However, the following modeling information is provided to better understand fire behavior associated with project site conditions.

The following Table depicts Flame Lengths of various fuel types on the property. The analysis was done on BehavePlus v5.0.3. The project site is relatively flat; values for slope and aspect were not included in the model results. A possible fire burning from off-site was not modeled.

Fuel moisture assumptions are concurrent with San Diego County guidelines.

South, Southwest, West, and Santa Ana Worst Case

- 1-Hour Fine Fuel Moisture of2%
- 10-Hour Fuel Moisture of.....3%
- 100-Hour Fuel Moisture of.....5%
- Live Herbaceous Fuel Moisture of.....30%
- Live Fuel Moisture of.....50%

Riparian

- 1-Hour Fine Fuel Moisture of2%
- 10-Hour Fuel Moisture of.....4%
- 100-Hour Fuel Moisture of.....6%
- Live Herbaceous Fuel Moisture of.....60%
- Live Fuel Moisture of.....100%

Flame Lengths and Rates of Spread							
Fuel Type	Fuel Model	Typical 15mph SW		Atypical 30mph SW		Santa Ana 70mph	
		FL	ROS	FL	ROS	FL	ROS
Grasslands	GR4	17.4	299	27.5	809.3	41.4	1946.5
Coastal Sage Scrub	SCal18	26.9	100.5	35.9	187.8	51.3	407.1
Invasives	GR4/SH2	17.4	189	27.5	510	41	1248
Riparian	GR2/TL9	8.1	63.6	12.5	164.2	21.5	221.2

Notes:

Flame Lengths (FL) in feet, Rate of Spread (ROS) in feet per minute

GR4 Heavy Grass Load

GR4 Heavy Grass Load/SH2 Moderate Load Dry Climate Shrub. Models most resemble invasive fuel load on site.

GR2@60%/TL9@40% GR2 Low Load Dry Climate TL9 Broadleaf Heavy Litter

APPENDIX 'D'

FIRE AVAILABILITY FORM



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen

Helix Water District Owner's Name 7811 University Avenue Owner's Mailing Address La Mesa, CA 91942 City	(619) 466-0585 Phone Street State Zip	ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ AMT \$ _____ DISTRICT CASHIER'S USE ONLY
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SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance:
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☒ Major Use Permit (MUP), purpose: Sand extraction, reclamation
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

B. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage 580 Total lots n/a Smallest proposed lot n/a

Assessor's Parcel Number(s)
(Add extra if necessary)

392-050-47	393-011-01
392-050-42	390-040-51
391-061-01	392-050-29
391-071-04	392-150-17

Thomas Guide. Page 1212 Grid G7
14000 El Monte Road
Project address Street
Lakeside 92040
Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.
Applicant's Signature: Warren Date: 5/7/2015
Address: 3511 Camino Del Rio S., #403, San Diego, CA 92108 Phone: (619) 284-8515
(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District Name: Lakeside FPD
Indicate the location and distance of the primary fire station that will serve the proposed project:
FS 3, 14008 Highway 8 Business, 4.5 miles

A. ☒ Project is in the District and eligible for service.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 8.5 minutes.
☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C. ☐ District conditions are attached. Number of sheets attached: _____
☒ District will submit conditions at a later date

SECTION 3. FUELBREAK REQUIREMENTS
Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

☒ Within the proposed project 100 feet of clearing will be required around all structures.
☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: James Pine, DFM Phone: 858.495.5434 Date: 5/8/15
Print Name and Title
On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



PDS-399F (Rev. 09/21/2012)

APPENDIX 'E'

PROJECT CONDITONS



County of San Diego

HERMAN REDDICK
PROGRAM MANAGER
(858) 974-5999
FAX (858) 467-9662

Public Safety Group
San Diego County Fire Authority
5510 Overland Ave, Suite 250, San Diego, CA 92123-1239
www.sdcountyfire.org

SUSAN QUASARANO
PROGRAM COORDINATOR
(858) 974-5924
FAX (858) 467-9662

July 24, 2015

County of San Diego
Planning & Development Services
5510 Overland Ave., Suite 321
San Diego, CA 92123

Attn: Jim Bennett, Project Planner

Ref: **MUP98-014W2 – El Monte Sand Mining and Nature Preserve Project**
Multiple APNs
Lakeside Fire Protection District
Project Conditions

FIRE ACCESS ROADWAYS - Road design

1. Fire access roadways shall be extended to within 150 feet of acceptable fire fighter/ hose/line access to all ground level exterior portions of structures.
2. On-site fire access roads shall be a minimum of 20 feet in width and have an all-weather D.G. surface capable of supporting the imposed loads of fire apparatus (not less than 75,000 lbs.).
3. Fire access roadways shall not exceed 20% grade.
4. A vertical clearance of not less than 13 feet 6 inches shall be maintained.

FIRE ACCESS ROADWAYS - Turnarounds

Dead-end fire apparatus roads more than 150 feet in length shall be provided with approved means for turning fire apparatus around. Turn-arounds must not be used for parking of vehicles, or otherwise obstructed.

FIRE ACCESS ROADWAYS – Gates or other obstructions

Any gate or other obstruction which could delay or otherwise impede emergency response must meet County Consolidated Fire Code and be approved by the County Fire Marshal. Knox padlocks will be acceptable on manual gates.

FUEL MODIFICATION ZONE—Structures

A fuel modification zone of not less than 100-foot is required around all structures, in accordance with the County Consolidated Fire Code. This does NOT authorize clearing beyond property lines.

FIRE PROTECTION – Fire Protection Plan

A Fire Protection Plan—Letter Report shall be provided and be formatted per the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements—Wildland Fire and Fire Protection.

FIRE PROTECTION – Fire Extinguishers

All earthmoving equipment working in proximity of vegetation are to have at a minimum one multi-purpose (2A:10B:C) fire extinguisher installed on the equipment.

WATER SUPPLY

Water storage tanks may be required onsite, at locations to be determined by the Fire Code Official.

BUILDING PLAN REVIEW (informational only)

At the time of building plan review, the Fire Marshal will check for fire code compliance with the County Consolidated Fire Code, County Building Codes, and other applicable standards. Plans will be reviewed for elements including (but not limited to):

- Class A roofing
- Non-combustible exterior walls
- Dual pane/tempered glazing
- Vent restrictions
- Eaves enclosed, not vented
- Smoke alarms
- Spark arresters
- Deck restrictions

Additional requirements or modification of these requirements may result from more detailed review. Please call or email me if you have any questions or need clarification – (858) 495-5434 or James.Pine@sdcounty.ca.gov.

Best Regards,



James Pine, Deputy Fire Marshal
San Diego County Fire Authority
Public Safety Group