### Document Tracking
(for use by CWPP Review Committee):

**ORIGINAL CWPP**
- Date 1st submittal received: ________  CWPP Reviewed: ________
- Revisions requested, letter to CWPP originators: ______________________
- Revisions received: ______________________
- Date CWPP approved by Committee: ______________________
- Final signatures obtained: ______________________
- CAL FIRE authorized: ______________________
- Approval letter to CWPP originators: ______________________
- PDF Posted to Website: ______________________

**CWPP AMENDMENT(S)**
- Date Amendment received: ________  Amendment Reviewed: ______________________
- Requested Amendment revisions letter to CWPP originators: ______________________
- Revisions received: ______________________
- Date Amendment approved by Committee: ______________________

Local signatures obtained on Reviewed/Approved Document: ______________________
- CAL FIRE final signature/authorization: ______________________
- Approval letter to CWPP originators: ______________________
- PDF Posted to Website: ______________________
Potrero/Tecate
Community Wildfire Protection Plan
San Diego County, CA

Introduction
This Community Wildfire Protection Plan (CWPP) was developed by Potrero/Tecate Fire Safe Council with guidance and support from the County of San Diego, California Department of Forestry and Fire Protection, the United States Forest Service, and the Bureau of Land Management. This CWPP supplements San Diego County Department of Planning and Land Use documents referenced in Appendix A.
Table of Contents

INTRODUCTION ...........................................................................................................................................

SECTION I: COLLABORATION
COMMUNITY / AGENCIES / FIRE SAFE COUNCILS ..................................................................................
COMMUNITY OVERVIEW .........................................................................................................................
IDENTIFICATION OF VALUES AT RISK .................................................................................................
LOCAL PREPAREDNESS & FIRE FIGHTING CAPABILITY ...........................................................................

SECTION II: PRIORITIZED FUEL REDUCTION TREATMENTS
PRIORITIES ................................................................................................................................................
EXISTING PROJECTS ................................................................................................................................

SECTION III: TREATMENT OF STRUCTURAL IGNITABILITY ..................................................................

SECTION IV: SIGNATURE PAGE(S)
SIGNATURE PAGE(S) .....................................................................................................................................

SECTION V: APPENDIX A – LIST OF REFERENCES ....................................................................................

SECTION V: APPENDIX B – CWPP meeting tracking documents ..............................................................

SECTION V: APPENDIX C – MAPS ..............................................................................................................

SECTION V: APPENDIX D – Amendments, etc. ..........................................................................................

ADDENDUM – AUTHORS CONTACT INFORMATION
This information is not included as part of the final public CWPP document for protection of the applicant's privacy as per the Privacy of Information Act. It will be attached as a separate document for internal use only and must be updated/revised periodically throughout the life of the document.
**SECTION I: COLLABORATION**

**A: COMMUNITY / AGENCIES / FIRE SAFE COUNCILS**

Representatives directly involved in the development of the *Potrero/Tecate CWPP* are included in the following table. Their organization, and roles and responsibilities are indicated below:

**CWPP Development Team:**

<table>
<thead>
<tr>
<th>Organization/Name</th>
<th>Roles / Responsibilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potrero/Tecate Fire Safe Council CWPP Coordinator: Robert Buerer</td>
<td>Primary development of CWPP and decision-making, community risk and value assessment, development of community protection priorities, and establishment of fuels treatment project areas and methods.</td>
</tr>
<tr>
<td>Fire Safe Council (FSC) of San Diego County/Resource Conservation: Ann Baldridge</td>
<td>Provides educational outreach and support for pre-wildfire disaster planning, defensible space, fuel reduction and hazard assessment. Assist with collaborating between agencies and Fire Safe Councils.</td>
</tr>
<tr>
<td>CAL FIRE/Rural Fire Protection District: Jeff Lannon, Gary Croucher, David Nissen</td>
<td>Facilitation of planning process and approval of CWPP process and minimum standards. Provides input and expertise on forestry, wildland urban interface, fire, fuels and FireWise concepts. Provided meeting locations and support.</td>
</tr>
<tr>
<td>Bureau of Land Management (BLM): Clay Howe</td>
<td>Provides local information and expertise for BLM lands and the wildland urban interface, including fire prevention, fuels treatment and land management activities.</td>
</tr>
<tr>
<td>US Fish and Wildlife Service (USFWS): Lee Rickard</td>
<td>Provides CWPP development guidance and funding; provides local information and expertise for USFWS lands and the wildland urban interface, including fire prevention, fuels treatment and land management activities; provides GIS support.</td>
</tr>
<tr>
<td>US Forest Service (USFS): Will Metz</td>
<td>Provides local information and expertise for USFS lands and the wildland urban interface, including fire prevention, fuels treatment and land management activities.</td>
</tr>
<tr>
<td>San Diego County Fire Authority (SDCFA): Herman Reddick, Greg Schreiner</td>
<td>Provides input and expertise on County lands as well as GIS support.</td>
</tr>
<tr>
<td>California Department of Fish and Game:</td>
<td>Provides local information and expertise for CDFG lands and the wildland urban interface, including fire prevention, fuels treatment and land management activities.</td>
</tr>
<tr>
<td>San Diego Gas and Electric (SDG&amp;E):</td>
<td>Provides local information and expertise for SDGE rights of way and the wildland urban interface, including fire prevention, fuels treatment and land management activities.</td>
</tr>
<tr>
<td>San Diego County Dept. of Parks and Recreation: Jeff Dart, George Morris</td>
<td>Provides local information and expertise for County Dept. of Parks and Recreation managed lands and the wildland urban interface, including fire prevention, fuels treatment and land management activities.</td>
</tr>
<tr>
<td>Tecate Vista Mutual Water Company: Robert Buerer</td>
<td>Provides local information and expertise for Tecate community managed areas, including hazard mitigation activities, water system integrity and environmental compliance.</td>
</tr>
<tr>
<td>United States Border Patrol (USBP):</td>
<td>Provides local information and expertise for U.S. Border Patrol jurisdictional region, including public land management activities.</td>
</tr>
</tbody>
</table>
B. **Community Overview** – (Description of topography, population, climate, land uses, businesses, schools’ infrastructure, fire safe councils, and other applicable traits specific to this CWPP area.)

Potrero and Tecate are located just north of the international border, west of Campo and east of Barrett and Dulzura. Potrero and Tecate together cover nearly 65 square miles, housing approximately 1,200 people in nearly 500 housing units.

Fire and Emergency Medical Services are provided by Rural Fire Protection District, San Diego County Fire and Cal Fire. The communities are within the Potrero/Tecate Fire Safe Council area of influence and considered Wildland Urban Interface (WUI) areas. Public lands adjacent to or within these areas include the USFS Cleveland National Forest, Bureau of Land Management, U.S. Fish and Wildlife Service, San Diego County Parks, Cal Fire areas.

Potrero and Tecate have similar vegetation types and topographical features. The region is characterized by steep slopes, rocky terrain, deep canyons and high hills with large swaths of wildlands between homes and communities. Major topographical features include Tecate Peak, Potrero Peak and Barrett Lake, which is located just south of the Cleveland National Forest. Vegetation is a mosaic of predominantly chaparral shrubs including: Chemise, Ceanothus, Manzanita, Buckwheat, Sage scrub, along with grasslands. Riparian systems line several of the valley floors. Some oak woodlands are interspersed throughout the region. The vegetation class is predominantly chaparral with oak woodlands. An especially large concentration of oaks exists in Potrero County Park.

Homes and other structures are scattered throughout the region. Local sources indicate that most of the homes in Potrero are are over 20 years old. There are some historical homes in the communities, some 100 or more years old. These were identified as old ranches.

Potrero has a U.S. Post Office, an elementary school, a grocery store, a County library, a cemetery and some smaller local businesses.

Tecate has a U.S. Post Office, an elementary school, grocery stores, a gas station and some local businesses. Tecate serves as an international border crossing point.

Key features of the Potrero/Tecate area include the type of canyons described in the history, but also large flat areas of fuel loads that can result in rapid spread of fire. Winds are common with the dry strong north and east winds (Santa Ana’s) the deadliest in relation to fire. The usual winds are from the west and south, which also can be a problem as they can be strong at times.

There are some dense clusters of housing that are highly vulnerable to fires. These include Twin Lakes, Potrero Circle, Coyote Holler, and the Tecate Mission area.

Major water storage can be found at Lake Morena and Lake Barrett. In addition, the area has some small lakes and ponds. These provide the area with a potential water supply for firefighting particularly helicopters.

The railroad is a potential hazard because of the types of freight it can haul (i.e., propane tank cars). There have been situations where wheel sparks, overheated brakes, or carbon sparks from the engine exhaust have resulted in brushfires.

This area has not had a severe earthquake since about 1890. However, there are several known faults 50 to 100 miles east of here, such as the San Jacinto, Elsinore and San Andreas, that could have significant effects in this area.

Also, there is the danger posed by possible terrorist events in San Diego. A significant event could cause power outage, disease and a mass influx of people to this area in need of shelter and support.
The proximity of the U.S.-Mexico border creates its own difficulties, as fires starting in one country sometimes spread to the other. Cooperative fire efforts are encouraged via planning and communications.

One primary road, Potrero Valley Road, can be used for north/south traffic to connect with Hwy. 94, which runs east/west. This road can, and has been, blocked by natural problems of flooding, snowfall, and/or fire.

In Tecate, Highway 188 is the primary traffic route, and can easily be blocked. Tecate is a US Port of Entry.
C. Identification of Community Values at Risk

Using technology and local expertise, the sponsors of this CWPP have developed a series of maps depicting the site and situation of the Potrero/Tecate Communities (Appendix B).

(INSERT MAP HERE)

(In terms of Communities at risk, the following assessment each of the communities is of concern based on the Cal Fire Strategic plan).

**TECATE** -- Hazard: High. Burned in 2007 Harris Fire, Regular wildland fire history

**POTRERO** -- Hazard: High to extreme. Approximately 1/3 of the community was burned in 2007 Harris Fire. Community north of Potrero Park Dr and Round Potrero Rd was not impacted by the Harris fire, and has experienced typical initial attack wild land fire activity. Age class of fuels in this area is approaching 42 years.

For Both Potrero and Tecate, values at risk within the communities are:

- Homes, local businesses and other infrastructure
- Local habitats such as Manzanita Forests and Live Oak woodlands
- Sensitive species such as Tecate Cypress, Englemann Oak, Live Oak
- Mixed Chaparral and Sage Scrub habitat that host sensitive local flora and fauna
- Watershed function: public and private water system integrity and local aquifers
- Aesthetics: Preserves, Open space land trusts, Wildlife refuge, views capes, etc.
- Historical and cultural resources

The CWPP includes the following maps:

1. An overview map of region
2. A map showing inhabited areas and values that could be threatened by wildland fire.
3. A preliminary designation of the region’s wildland-urban interface (WUI) zone.
4. USGS topographic quad map or topographic contour line map that adequately depicts the topographic variation of the region.
5. A map showing the vegetation classes within and adjacent to the region.
6. A map showing publicly owned lands that are within and adjacent to the region

One additional point to note is:

The Border Agency Fire Council is an international organization with fire agencies to address the border fire issues and to ensure safety of the firefighters, citizens and unauthorized international travelers from Mexico. This organization was brought about due to the fire fatalities along the border. Additionally, this group coordinates on a firefighting operational plan, firefighter training and a resource conservation program.
D. Local Preparedness and Firefighting Capability—All fire jurisdictions within the area as identified by this CWPP are listed below with information that is available on the number of firefighting personnel and fire response vehicles:

Fire protection for the Potrero/Tecate CWPP region is provided by the Rural Fire Protection District (RFPD) in cooperation with the San Diego County Fire Authority and Cal Fire. This cooperative and collaborative group provide "One Agency" fire protection and EMS services. Only one is staffed full time, the Cal Fire/SDCo Fire Station 31 in Potrero.

Cal Fire Station 31, Potrero 25130 Highway 94 Potrero.

Next available resources include:
Cal Fire Station 30, Dulzura 17304 Highway 94
Cal Fire Station 40, Campo 31577 Highway 94
SD Rural Station 42, Lake Morena 29690 Oak Drive
Cal Fire Station 36 Jamul 14024 Peaceful Valley Ranch Rd.
Cal Fire SDCo Fire Station 44 Pine Valley 28850 Old Highway 80.
US Fish and Wildlife Service Fire 14024 Peaceful Valley Ranch Rd.

Volunteer Community Emergency Response Team (CERT) is active in the Potrero/Tecate Communities.
SECTION II: PRIORITYTED FUEL REDUCTION TREATMENTS

The partnership that exists between the listed organizations and citizens in this CWPP allows the community of Potrero/Tecate to reduce hazardous vegetative fuels that could ignite residences and commercial facilities, particularly, during Santa Ana wind fire conditions. Maintaining properties with the appropriate defensible space is a key factor to protecting lives and properties.

The CWPP is not to be construed as indicative of project “activity” as defined under the “Community Guide to the California Environmental Quality Act, Chapter Three, Projects Subject to CEQA.” Any actual project activities undertaken that meet this definition of project activity and are undertaken by the CWPP participants or agencies listed shall meet with local, state and federal environmental compliance requirements.

A. Priorities

Regional & Local Projects. The Potrero/Tecate Fire Safe Council supports:

- Chipping for fuel reduction and abatement
- Assist with 100’ defensible space around structures
- Roadside vegetation management along roads
- Removal or treatment of dead and diseased trees
- Wood splitting as part of fuels management, local firewood use only (containment of potentially contaminated wood)
- Develop program to educate residents about defensible space and natural fire resistive vegetation concepts
- Research and identify resources for maintaining defensible space and vegetation reduction
- Assist seniors and disabled in creating defensible space (including power lines)
- Perform hazardous brush abatement around homes – reservoirs, tanks, pump stations and distribution facilities.
- Pursuit of bio-waste and or vegetation reduction transfer station in East County, Campo
- Continuing our program to educate our residents on Sempra Energy “Sunrise Power Link” grant programs including structure hardening, defensible space improvements and fire safety items
- Purchase and installation Smokey Bear signs for Fire Danger warnings. Community education for fire danger awareness and limitations
- Installation and maintenance of emergency water supply firefighting storage tanks
- Continued partnership with SD County Library for Fire Safe Council education programs and meetings

Potrero/Tecate:

- Fuel breaks – Yerba Santa/ Hartley Hill project around Potrero in cooperation with BLM, Cal Fire and USFS.
- Fuel breaks. Develop Potrero Peak fuel break, Improve as per Cal Fire plans
- Fuel breaks. Develop Yerba Santa fuel break, Improve clearances and for escape.
- Improve road between Potrero Valley Rd. & Harris Ranch Rd. for alternate escape route. Encourage SD County Graded road improvements for Harris Ranch Extension, Horizon View, Coyote Holler, Hartley Hill and Yerba Santa roads.
• Maintain roadside vegetation along Stagecoach Road, Grapevine Road and the unpaved road between Horizon View & Barrett Smith (Crosses BLM land; BLM does not recommend this road as an escape route).

B. Existing Projects
The Potrero/Tecate FSC, along with our collaborators, are working on:
• Assisting homeowners with defensible space
• Assisting homeowners with structure hardening
• Assisting homeowners with natural fire resistive vegetation landscaping.
• Improved reflective code compliant road and address signs.
• The BLM and Cal Fire to developed the Yerba Santa/ Hartley Fuel Break
• Eucalyptus removal (various sites).
• Future USFWS projects may include fuel break construction.
• Working with Cal Fire and BLM on the International fuel break, extending 40 miles, including over Otay Mountain.
• Dulzura Community Fuel Break (Cal Fire)
• Hazardous vegetation removal Letter of Authorization (where 100’ defensible space includes BLM land)
• Harris Ranch Rd Brushing (BLM w/Cal Fire)
• Rattlesnake fuel break (BLM)
• Horse Thief Fuel Treatment (Outside PTR/TKT area but has great potential impact) (Cal Fire)
• Bell Bluff Fuel Treatment (Cal Fire)
• Lawson Valley Vegetation Management Plan (Cal Fire)
• Ongoing Utility safety programs provided by contractors for SDG&E, AT&T and Cable providers.
SECTION III: TREATMENT OF STRUCTURAL IGNITABILITY

In cooperation with the County of San Diego, the Potrero/Tecate Fire Safe Council supports and promotes fire safe activities and supports and educates its citizens in ways to reduce structure ignitability (structure flammability) through meeting the requirements of the County of San Diego Building and Fire Code.

Following is a description of structural challenges, including proposed methods of improvement and implementation proposed for the community:

In cooperation with the County of San Diego Rural Fire Protection District, Potrero/Tecate Fire Safe Council support and promote natural fire resistive vegetation concepts. The Fire Safe Councils support and educate their citizens in ways to reduce structure ignitability through meeting County of San Diego Building and Fire Code requirements.

The partnership that exists between the listed organizations (federal, state, and local) allows the Potrero/Tecate Fire Safe Council to reduce hazardous vegetative fuels that could ignite residences and commercial facilities during wildfires. The Natural Resource Conservation Service has already declared removal of dead, dying, and diseased trees an "exigency" task. Maintaining properties with the appropriate defensible space and utilizing fire-resistant building materials are key factors to protecting lives and property in the wildland urban interface (Fire Defensible Space and You..., 2005).

Additionally, the following actions were identified as steps the communities can take to reduce structural ignitability:

- Retrofit homes to meet natural fire resistive vegetation and structural hardening standards, making it more difficult for fire to ignite homes or businesses
- Community education regarding reducing structural ignitability, enhancing wildfire readiness, proper defensible space, yard maintenance. And other natural fire resistive vegetation practices
- Educate homeowners about proper storage of hazardous/flammable materials
- This material and education be provided in English and Spanish

The following actions were identified as steps the community can take to further prepare for wildfire:

- Standardize addresses, street names and use non-combustible signage with reflective lettering; include color-coded signage indicating water availability
- Educate residents about proper vegetation management that maintains and/or restores native habitats
- Ensure adequate fuel supply for emergency generators
- Institute functional system of tracking and updating home locations, water availability and ingress/egress status
- Obtain community portable water tank and necessary hardware supply for fire suppression
- Create fire gel cache and appropriate equipment for application. Make available for purchase at sliding scale. Cooperate with local fire agencies to determine proper/effective usage and train users
- Switch water tanks from plastic to metal and use non-combustible piping. Reduce fuels around plastic tanks. Have 4” male national hose (NH) adapter and 4” to 2.5” national hose (NH) reducer
- Ensure firefighters have access to accurate local resource and access maps
- Create and maintain list of qualified/licensed vegetation management and/or fire resistive building construction contractors for each Fire Safe Council
- Purchase emergency generator for community
- Purchase plants and/or hire crews to plant natural fire resistive vegetation in defensible space zone.
The Community Wildfire Protection Plan as developed for Potrero/Tecate Fire Safe Council:

- Was collaboratively developed, and meets the intent of the Healthy Forest Restoration Act (HFRA) in emphasizing the need for agencies to work collaboratively with communities in developing hazardous fuel reduction projects, and places priority on treatment areas identified by communities themselves in a CWPP. Interested parties and federal land management agencies in the vicinity of this CWPP have been consulted.
- Identifies and prioritizes areas for hazardous fuel reduction treatments and recommends the types and methods of treatment that will protect areas within this CWPP.
- Recommends measures to reduce ignitability of structures throughout the area addressed by the plan.
- This CWPP is intended for use as a planning and assessment tool only, utilizing a compilation of community issues/goals and projected fire mitigation strategies. The CWPP is not to be construed as indicative of project “activity” as defined under the “Community Guide to the California Environmental Quality Act, Chapter Three, Projects Subject to CEQA.” Per the Community Guide, Section 3.1.1, “CEQA only applies to public agency decisions to approve, or actions to carry out, a discretionary project.” Any actual project activities meeting this definition of project activity and undertaken by the CWPP participants or agencies listed shall meet with local, state and federal environmental compliance requirements.
- Was reviewed on the following dates by the San Diego Community Wildfire Protection Plan Review Committee:
  - Date of 1st CWPP Review Committee review & recommendation for changes:
  - Date of 2nd/final CWPP Review Committee review and recommendation for authorization by CAL FIRE:

- Committee members include:

<table>
<thead>
<tr>
<th>Name</th>
<th>Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Don Butz, CWPP Review Committee Chair,</td>
<td>Tribal Representative</td>
</tr>
<tr>
<td>Clay Howe, Bureau of Land Management</td>
<td></td>
</tr>
<tr>
<td>Sheryl Landrum, Resource Conservation</td>
<td>District of San Diego County</td>
</tr>
<tr>
<td>Tony Mechum, Cal Fire</td>
<td></td>
</tr>
<tr>
<td>Lee Rickard, US Fish &amp; Wildlife Service</td>
<td></td>
</tr>
<tr>
<td>Greg Schreiner, SD Co Fire Authority</td>
<td></td>
</tr>
<tr>
<td>Eddie Villavicencio, San Diego Fire Rescue</td>
<td></td>
</tr>
<tr>
<td>Will Metz, US Forest Service</td>
<td></td>
</tr>
</tbody>
</table>
This Community Wildfire Protection Plan has been developed for the communities of Potrero/Tecate.

The following entities attest that the standards listed above are proposed to be met and mutually accept the content of this Community Wildfire Protection Plan:

San Diego Rural Fire Protection District
Chief David Nissen

STATE AGENCY (authorizing entity — required for finalization)

California Department of Forestry and Fire Protection (CAL FIRE)
Monte Vista Unit
Tony Mecham, Unit Chief

Other signatures are desirable to show collaboration and acknowledgement. Add additional signatures as needed (volunteer fire chief, Fire Safe Council, others as identified) — see next page.
This Community Wildfire Protection Plan has been developed for the communities of Potrero/Tecate. The following entities attest that the standards listed above are proposed to be met and mutually accept the content of this Community Wildfire Protection Plan:

LOCAL FIRE SAFE COUNCIL CHAIR
(Robert Buerer, Potrero/Tecate FSC)

LOCAL FIRE SAFE COUNCIL SECRETARY
(Lisanna Lopez, Potrero/Tecate FSC)

LOCAL FIRE SAFE MEMBER
(Bob Uribe, Potrero/Tecate FSC)
LIST OF REFERENCES:

2. County of San Diego Fire Code, Attachment A (current adopted code: www.sdcounty.ca.gov)
SECTION V: Appendix B: Meeting Tracking Documents

Potrero/Tecate Fire Safe Council

Members contributing to this document.
Mr. Robert Buerer
Ms. Lisanna Lopez
Mrs. Doreen Ortmeier
Mr. Frank Ortmeier
Mr. Bob Uribe
Mr. Ken Hansen
Mrs. Micki Hansen
Mr. Ed Boryla
Mrs. Marilyn Boryla
Mr. John Fontain
Mr. Eric Berger

Fire Representatives:
Battalion Chief Jeff Lannon, Cal Fire
Fire Captain Kari Thompson, Cal Fire
Battalion Chief Clay Howe, BLM

Meeting Dates:
August 2015 meeting on CWPP, Potrero Library
September 23, 2015 Initial Meeting CWPP
October 12, 2015 Fire Safe CWPP workshop
October 13, 2015 CWPP Prep
October 20, 2015 CWPP Prep
November 13, 2015 CWPP Final Draft
January 10, 2016 CWPP Response Review
February 4, 2016 Fire Safe, CWPP Final Revision, Potrero Library
Figure 1: Area Map

Figure 2: Communities Map

Figure 3: Assets at Risk

Figure 4: USGS Topographic Map

Figure 5: Fire Threat (modeled by CDF FRAP)

Figure 6: Fire History 1910 – 2015 (CDF FRAP)

Figure 7: Wildland-Urban Interface Zone Designations (CDF FRAP)

Figure 8: Vegetation Classification
Legend

Potrero/Tecate FSC Planning Area

Potrero/ Tecate Fire Safe Council
Fire History

This map data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.
Legend

- Potrero/Tecate FSC Planning Area
- WUI Area

Potrero/ Tecate Fire Safe Council
Wildland Urban Interface (WUI)

This map data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.
Potrero/Tecate Fire Safe Council

Vegetation

Legend

- Potrero/Tecate FSC Planning Area
- Vegetation
  - Vegetation Class:
    - Conifer forest/woodland
    - Hardwood forest/woodland
    - Herbaceous
    - Mixed conifer and hardwood forest/woodland
    - Non and Sparsely Vegetated - Urban, Agriculture or Aquatic
    - Shrub

THIS MAP DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.