



COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE: Zoning
PROJECT FACILITY AVAILABILITY FORM, Fire

Please type or use pen

Accretive Investments, Inc.	858-546-0700	ORG _____	F
Owner's Name	Phone	ACCT _____	
12275 El Camino Real, Suite 110		ACT _____	
Owner's Mailing Address	Street	TASK _____	
San Diego	CA 92130	DATE _____	
City	State Zip	AMT \$ _____	

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

<p>A. <input checked="" type="checkbox"/> Major Subdivision (TM) <input checked="" type="checkbox"/> Specific Plan or Specific Plan Amendment <input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Certificate of Compliance: _____ <input type="checkbox"/> Boundary Adjustment <input checked="" type="checkbox"/> Rezone (Reclassification) from <u>A-70 & RR</u> to <u>RU & C34</u> zone. <input checked="" type="checkbox"/> Major Use Permit (MUP), purpose: <u>water reclamation</u> <input type="checkbox"/> Time Extension... Case No. _____ <input type="checkbox"/> Expired Map... Case No. _____ <input checked="" type="checkbox"/> Other _____</p> <p>B. <input checked="" type="checkbox"/> Residential Total number of dwelling units <u>1,746</u> <input checked="" type="checkbox"/> Commercial Gross floor area <u>90,000</u> <input type="checkbox"/> Industrial Gross floor area _____ <input checked="" type="checkbox"/> Other Gross floor area _____</p> <p>C. Total Project acreage <u>608</u> Total lots <u>1,746</u> Smallest proposed lot <u>n/a</u></p>	<p align="center">Assessor's Parcel Number(s) (Add extra if necessary)</p> <table border="1" style="width:100%; height: 100px;"> <tr><td align="center" colspan="2">See Attached</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> <p>Thomas Bros. Page _____ Grid _____ <u>32444 Birdsong Drive, Escondido</u> Project address _____ Street _____ <u>Bonsall & Valley Center</u> _____ 92026 Community Planning Area/Subregion _____ Zip _____</p>	See Attached							
See Attached									

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.
Applicant's Signature: [Signature] Date: 12/18/13
Address: 12275 El Camino Real, Suite 110 Phone: 858-546-0700
(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 Deer Springs Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project: DSFPD Station 1, 8709 Circle "R" Drive, Escondido CA 92026 - 5 miles to primary access to project

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 7 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: 4
 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 the Department of Planning and Land Use.

Within the proposed project _____ 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.

[Signature] Chris Amestoy, Fire Chief (760)749-8001 2/12/14
Authorized signature _____ Print name and title _____ Phone _____ Date _____

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123



Deer Springs Fire Protection District

8709 Circle R Drive • Escondido, CA 92026 • tel 760-749-8001 • fax 760-749-6572

February 12, 2014

Dear Applicant,

In review of the project proposal, the Deer Springs Fire Protection District has determined that the following conditions shall apply to your development:

The DSFPD requires that this site will comply with the following and adhere to any and all current Fire codes, Building codes and County codes applicable at the time of

Project start:

Fire Apparatus Access Roads. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term that includes, but is not limited to a fire lane, public street, private street, driveway, and parking lot lane and access roadway.

Dimensions.- (a) Fire apparatus access roads shall have an unobstructed improved width of not less than 24 feet, except for single-family residential driveways; serving no more than two single-family dwellings, shall have a minimum of 16 feet of unobstructed improved width. Any of the following, which have separated lanes of one-way traffic: gated entrances with card readers, guard stations or center medians, are allowed, provided that each lane is not less than 14 feet wide.

(b) All fire apparatus access roads and driveways shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. Vertical clearances or width shall be increased when, in the opinion of the fire code official, vertical clearances or road widths are not adequate to provide fire apparatus access.

Exception:

1. Upon approval by the fire code official, vertical clearances or road width may be reduced, as long as the reduction does not impair access by fire apparatus. In cases where the vertical clearance has been reduced approved signs shall be installed and maintained indicating the amount of vertical clearance.

Roadways are to be completed prior to the allowance of combustibles onsite.

One way streets are a fire department access issue.

Additional access- The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

Authority to increase minimums- The fire code official shall have the authority to require an increase in the minimum access road widths where the fire code official determines the minimum are inadequate for fire or rescue operations.

Surface- Fire apparatus access roads 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.

Turning Radius- The turning radius of a fire apparatus access road shall comply with the County public and private road standards approved by the Board of Supervisors. The turning radius for a private residential driveway shall be a minimum of 28 feet, as measured on the inside edge of the improvement width or as approved by the fire code official.

Grade- The gradient for a fire apparatus access roadway shall not exceed 20.0%. Grades exceeding 15% shall not be allowed without mitigation measures. The fire code official may require additional mitigation measures where he deems appropriate. The angle of departure and the angle of approach of a fire access roadway shall not exceed 7 degrees (12 percent) or as approved by the fire code official.

Marking- When required by the fire code official, approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and is replaced or repaired when necessary to provide adequate visibility. All new public roads, all private roads within major subdivisions, and all private easements serving four or more parcels shall be named. Road name signs shall comply with County of San Diego Department of Public Works Design Standard #DS-13.

Fire Lane Designation- Where the fire code official determines that it is necessary to ensure fire access, the fire code official may designate existing roadways as fire access roadways as provided by Vehicle Code Section 22500.1(public) or 22658 (private).

Roadway Design Features- Roadway design features (speed bumps, speed humps, speed control dips, etc.), which may interfere with emergency apparatus responses shall not be installed on fire access roadways, unless they meet design criteria approved by the fire code official.

Dead ends- All dead-end fire access roads in excess of 150 feet in length shall be provided with approved provisions for turning around emergency apparatus. Hammerheads do not serve as a desirable turnaround design for DSFPD.

Gates- All gates or other structures or devices which could obstruct fire access roadways or otherwise hinder emergency operations are prohibited unless they meet standards approved by the fire code official, and receive Specific Plan approval.

All automatic gates across fire access roadways and driveways shall be equipped with approved emergency key-operated switches overriding all command functions and opening the gate(s).

Gates accessing more than four residences or residential lots, or gates accessing hazardous institutional, educational or assembly occupancy group structures, shall also be equipped with approved emergency traffic control-activating strobe light sensor(s), or other devices approved by the fire code official, which will activate the gate on the approach of emergency apparatus with a battery back-up or manual mechanical disconnect in case of power failure. All automatic gates located within the development are required to have a Knox® key switch override system along with an approved emergency traffic control-activating strobe light sensor(s), i.e.; Opticom.

Fuel Modification- 100 foot fuel modification **minimum** will apply throughout entire project in accordance with the specification of County Consolidated Fire Code §96.1.4907.2. Additional clearance may be required as necessary depending on specific conditions on site.

Fuel Modification of combustible vegetation from sides of roadway- Combustible vegetation will be modified 20 feet from each side of the road or driveway to establish a fuel modification zone.

Required Installations- The location, type and number of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public or private street, or on the site of the premises to be protected, or both, as required and approved by the fire code official. Fire hydrants shall be accessible to the fire department apparatus by roads meeting the requirements of Section 503. For fire safety during the construction, alteration or demolition of a building, see Section 1412.1.

Fire Hydrants- Fire hydrants shall be installed as required by the fire code official, using the following criteria and taking into consideration departmental operational needs. Hydrants shall be located at intersections, at the beginning radius of cul-de-sacs and at intervals identified in the following tables and criteria. Hydrants located across heavily traveled roadways shall be not considered as serving the subject property. All hydrants shall be installed and serviceable prior to the delivery of combustibles.

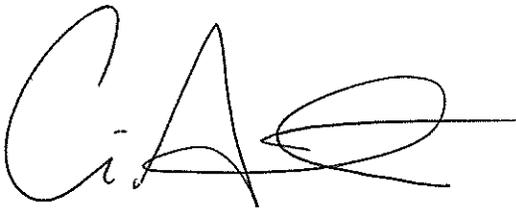
Waterline Extensions- The fire code official may require a waterline extension for the purpose of installing a fire hydrant if the water main is 1,500 feet or less from the property line.

Fire Sprinkler Systems- Approved automatic fire sprinkler systems will be required throughout all structures in this development.

Community Recreational Elements/Community Trail Network- With a proposed trail network of over 16 miles there needs to be several areas that will be accessible to the fire department for emergency incidents on the trails. Please add these access points to the plan for District approval.

Fire Protection Response Agreement: Separate from the above conditions, the District will require a memorandum of agreement to be settled prior to the initial phase of the development. The conditions of the agreement will not set aside or alter the above listed conditions.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Amestoy', with a long horizontal flourish extending to the right.

Chris Amestoy
Fire Chief
Deer Springs Fire Protection District