



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

Please type or use pen

F

Sunroad Olay Partners, L.P. Owner's Name	(858) 362-8400 Phone	ORG _____
4445 Eastgate Mall, Suite 400 Owner's Mailing Address	Street	ACCT _____
San Diego City	CA State	92121 Zip
		AMT \$ _____

DISTRICT CASHIER'S USE ONLY

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 SSA (Teah Park) to emphasize zone.
SSA (MU Residential with Employment or Retail)
 Major Use Permit (MUP), purpose: _____
 Time Extension...Case No. _____
 Expired Map...Case No. _____
 Other _____
- B. Residential Total number of dwelling units 3,158
 Commercial Gross floor area 84,942
 Industrial Gross floor area 1,389,564
 Other Gross floor area _____
- C. Total Project acreage 238 Total lots TBD Smallest proposed lot _____

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

646-240-30	646-080-26
646-080-32	646-080-27
646-080-33	646-080-28
646-310-17	646-080-29

Thomas Gulde, Page 1351/52 Grid J-1/A-1
 Northeast corner of Olay Mesa Rd & Harvest Rd
 Project address _____ Street _____
East Olay Mesa Specific Plan _____ 92154
 Community Planning Area/Subregion _____ Zip _____

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.
 Applicant's Signature: [Signature] Date: 4/29/15
 Address: 4445 Eastgate Mall, Suite 400 Phone: (858) 362-8400
 (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: San Diego Rural FPD

Indicate the location and distance of the primary fire station that will serve the proposed project:
New fire station to be located within the specific plan area.

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 5 minutes. * New fire station to be funded by the development.

C. Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
 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 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: [Signature] Print Name and Title: JAMES PINE, DFM Phone: 858-495-5434 Date: 6/22/15

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



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

June 22, 2015

Sunroad Otay Partners, L.P.
4445 Eastgate Mall, Ste. 400
San Diego, CA 92121

Ref: **Project Facility Availability Form (399F)**
APNs 646-240-30, 646-310-17, 646-080-26-29,32,33
East Otay Mesa SPA Conditions

Following are the County Fire Marshal's Office comments in response to a request for a Project Facility Availability Form, and are preliminary in nature.

FIRE & EMERGENCY SERVICES - Availability

The project will be served by a new fire station to be located centrally within the East Otay Mesa Specific Plan. The project will be conditioned to funding for the construction, equipping and the ongoing operations and maintenance of the new fire station.

FIRE ACCESS ROADWAYS - Road design

1. Fire access roadways are required from building pads to a public way. The fire access roadway (including driveways) shall be extended to within 150 feet of acceptable fire fighter/ hose line access to all ground level exterior portions of proposed buildings.
2. Proposed on-site roadways will be required to meet DPW Public or Private Road Standards and designed to support the imposed load of fire apparatus (not less than 75,000 lbs).
3. Where serving more than two dwellings, the minimum unobstructed width is 24 feet. If a paved width of at least 32 feet is proposed, parking is permitted on one side only. Plans should designate which side is for parking, and which side is posted FIRE LANE. If a paved width of at least 36 feet is proposed, parking is permitted on both sides.
4. Fire apparatus roadways providing access for aerial fire apparatus operations shall be a minimum of 28 feet wide.

5. Fire access roadways and driveways shall not exceed 20% grade.
6. Percent grade of roadways and driveways must be shown on the plot plan, along with paving material: an approved paved all-weather surface capable of supporting the imposed loads of fire apparatus (not less than 75,000 lbs.).
7. A vertical clearance of not less than 13 feet 6 inches shall be maintained.
8. All new public roads, all private roads within major subdivisions, and all private road easements serving four or more parcels shall be named. Standard street name signs complying with DPW Design Standard DS#13 shall be provided at each intersection. Signs shall display both street names.
9. No construction involving combustible materials on the subject property can take place until fire access roads are installed and fully meet code requirements. (Exception: If prearranged with the fire authority having jurisdiction, asphalt paving may be installed with the exception of the final lift, which may be postponed until just before building final if desired for roadway cosmetic purposes.)

FIRE ACCESS ROADWAYS - Turnarounds

1. Dead-end fire apparatus roads more than 150 feet in length, including private driveways, shall be provided with approved means for turning the fire apparatus around. Turn-arounds must not be used for parking of vehicles, or otherwise obstructed.
2. For driveways serving not more than two dwellings, hammerhead turnarounds meeting County of San Diego Fire Marshal's Office standards shall be provided near the building pad which meets these distance criteria. Fire access roadways serving more than two dwellings must have a paved, unobstructed cul-de-sac with minimum radius 36 feet, with no parking permitted. Cul-de-sacs with a paved radius of 42 feet will allow for on street parking in the cul-de-sac.
3. Turnarounds must be kept clear of all obstructions to fire department access. Road easement design must include emergency vehicle turnarounds within specified road easements.

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.

FIRE ACCESS ROADWAYS – Maintenance

1. Ownership of roads (except individual driveways) must be such that all property owners within the project share in legal and fiscal responsibility for maintaining such roads in compliance with fire codes, both those codes

currently in effect, and future code changes. The obligation must be legally binding on property owners and convey with ownership transfer.

FUEL MODIFICATION ZONE—Structures

1. A fuel modification zone of not less than 100-foot is required around all structures, in accordance with the specification of the County Fire Code. Additional clearance may be required after review and approval of a fire protection plan (discussed below.)
2. The fuel modification zone must be established and maintained by thinning, clearing away or modifying combustible vegetation within the zone. The fuel modification zone may be re-planted with either approved irrigated, fire-resistant planting material or approved non-irrigated, drought-tolerant, fire-resistant plant material. Re-planting with approved plant material may be required for erosion control.

EXCEPTIONS:

- a) Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.
 - b) Grass and other vegetation located more than 50 feet from buildings or structures and less than 18 inches in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion.
3. This does NOT authorize clearing beyond property line.
 4. Fuel clearance meeting at least County Fire Code standards are required to protect off-site structures and roads adjacent to the parcels. The fire protection plan (discussed below) must address those adjacent off-site structures and roadways.

FIRE PROTECTION – Fire Protection Plan

A Fire Protection Plan, prepared by a PDS-approved consultant, 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 – Automatic fire sprinklers

All new structures shall be equipped with automatic fire sprinklers designed and installed to applicable NFPA 13 and County of San Diego standards.

WATER SUPPLY—Fire hydrants and water mains

1. Fire hydrants shall be installed at intersections, at the beginning radius of cul-de-sacs and every 300 feet of fire apparatus access roadways.
2. The fire flow capacity for the water main serving the hydrants shall be a minimum of 2,500 gallons per minute.

3. Fire hydrants are to be identified by a reflectorized blue marker, with a minimum dimension of 3 inches, in the center of the travel lane adjacent the water source, or by other methods approved 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.

Sincerely,



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



MARK WARDLAW
Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

DARREN GRETLER
Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/pds

LAW ENFORCEMENT SERVICES

PDS2015-SPA-15-001

Otay 250 Sunroad and Business Park

Case Number

Project Name

Planning and Development Services (PDS) is responsible for processing projects in accordance with all applicable policies, ordinances, and regulations. When reviewing a discretionary project, the Department is charged with determining if adequate law enforcement services are or will be available to the project concurrent with need and if new or expanded law enforcement facilities are needed as a result of the subject project or as a result of the cumulative projects in the vicinity. The adequacy of law enforcement services is determined by considering the project's consistency with the Safety Element of the San Diego County General Plan (Law Enforcement). Policy S12-1 of the Law Enforcement Section speaks to coordinating new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County. The issue with respect to the California Environmental Quality Act (CEQA) is whether the project alone, or cumulatively, generates the need for new or physically altered law enforcement facilities. CEQA requires the environmental impacts associated with the provision of new or altered facilities to be analyzed.

To assist the PDS in evaluating a project's compliance with the Safety Element and determining the project's environmental impacts, please provide answers questions 1-7 below:

- 1) The project is within the Sheriff's Imperial Beach command area.
- 2) The existing facility within the command area is currently the East Otay Mesa Sheriff's (Temporary) Substation.
- 3) Estimated population in the command area is 38,862 (*Source: 2010 US Census*)
- 4) Number of sworn personnel currently serving in the command area is 41.
- 5) The project will result in the need for additional sworn personnel. The additional staffing for the unincorporated East Otay Mesa (EOM) area was originally estimated to be 11 deputies in 2008. This estimate should be revised upward once the impact of the proposed change in land use on the permanent (i.e., residential) and transient population

forecast is determined. Currently only two Deputy Sheriffs are assigned to patrol Bonita, Otay Mesa and all the unincorporated areas within the Imperial Beach Command. It can be assumed that calls for service will increase as more commercial and residential units are developed.

- a. If additional staff is needed, would this necessitate new or expanded facilities? In 2009, a JCFA was executed (with the County of San Diego as a signatory to the agreement), which established Community Facilities District No. 09-1 to fund a temporary and a permanent future Sheriff's Substation in EOM. The program for the permanent facility was incorporated as an exhibit to the JCFA, and the Sheriff's Department does not anticipate that the size of that facility will need to be adjusted as a result of the Specific Plan Amendment proposal. However, as previously noted in correspondence from the San Diego County Fire Authority (letter dated September 10, 2015):

"This project, along with all other development, has a cumulative impact on the emergency services for this community. To mitigate for this impact, the project will be conditioned to participate in the existing SDRFPD Community Facilities District No. 09-1 (CFD No. 09-1) for this area. This Specific Plan Amendment is proposing significant changes to the allowable uses within this area of the East Otay Mesa Business Park Specific Plan. Therefore, an amendment to CFD No. 09-1 will likely be necessary."

The CFD apportionment should be revisited to ensure that the proposed Otay 250 Sunroad project is assigned the appropriate proportionate fair share of the cost to develop the future Sheriff's facility. In the event that the Otay 250 Sunroad project begins to develop in advance of construction of the permanent substation, the Project should be assigned a similar fair share of the cost for the leased temporary facility located on the southeast corner of the intersection of Enrico Fermi and Otay Mesa Road.

- 6) Provide any recommendations on design criteria and/or comments relative to other law enforcement concerns specific to the project.
- Provide adequate light for nighttime use of paths to and from entrances and exits of buildings and throughout the project or neighborhood.
 - Make entrances clearly visible to patrols and the public.
 - The Sheriff's Crime Prevention Unit is available for design and development consultation throughout the project.