



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

Please type or use pen

Sweetwater Vistas LLC 619.906.4352

Owner's Name Phone

1620 Fifth Avenue, Suite 400

Owner's Mailing Address Street

San Diego, CA 92101

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

F

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 Spec Plan to RU zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

- B. ☒ Residential Total number of dwelling units 255 multi-family
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage 51.9 Total lots 5 Smallest proposed lot 3.74 ac

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

505-672-03

505-672-09

505-672-10

505-672-37

505-672-07

505-672-23

Thomas Guide. Page _____ Grid _____

NW Corner Sweetwater Springs & Jamacha Blvds
Project address Street

Spring Valley 91977

Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Tony R. P2 Date: 7/14/15

Address: 1620 Fifth Avenue, Ste 400 San Diego, CA 92012 Phone: 619.906.4352

(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 Miguel Consolidated Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project:

Sta. 15 2850 Via Orange Way, Spring Valley, CA 91978

- 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 2 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: 3
☐ 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: Tony Morgan

Print Name and Title: Tony Morgan DFM

Phone: 614-660-5356

Date: 7-15-15

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



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

SDC PDS RCVD 08-24-15
SPA15-002



San Miguel Consolidated Fire Protection District

Serving the communities of Bostonia, Casa de Oro, Crest, Grossmont/Mt. Helix, La Presa, Rancho San Diego, Spring Valley, and unincorporated areas of El Cajon and La Mesa

July 15, 2015

San Diego County
Department of Planning and Land Use
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Re: Sweetwater Vistas LLC, APN 505-672-03,07,09,10,23,37

Project Service Availability Letter Additional Conditions Attachment

As applicable the following is a list of conditions of approval for the attached Project Service Availability Letter:

- ***Fire Sprinklers:*** Structures shall have an automatic fire sprinkler system installed per NFPA 13-D standards and San Miguel Consolidated Fire Protection District standards. Fire sprinkler plans shall be submitted and approved by the San Miguel Consolidated Fire Protection District prior to framing inspection.
- ***Site Inspections:*** At any time until project has received final approval, a site inspection may reveal conditions that have changed since service availability letter or plan review. When such discrepancies arise, field inspections shall take precedence.
- ***Street Numbers/Premises Identification:*** Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Street numbers shall be in accordance with San Miguel Consolidated Fire Protection District Ordinance No. 2013-1.
- ***Fire Apparatus Access:*** Plans for fire apparatus access roads or for their modification shall be submitted to the fire department for review and approval prior to construction or modification.
- ***Fire Apparatus Access Roads,*** including private residential driveways, shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from the closest point of fire department vehicle access.

2850 Via Orange Way, Spring Valley, California 91978-1746
(619) 670-0500 • (619) 670-5331 Fax • www.smgfire.org

- **Marking Fire Apparatus Access Roads:** Approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.
- **Dead Ends:** Fire apparatus roads, including private driveways, more than 150 feet in length shall be provided with an approved means for turning the fire apparatus around. Turnaround requirements shall be in accordance with San Miguel Consolidated Fire Protection District Ordinance No. 2013-1. Clearly show the turnaround on the plot plan when submitting plans.
- **Dimensions:** Fire apparatus access roads shall have an unobstructed improved width of not less than twenty-four feet except for single-family residential driveways serving no more than one single-family dwelling shall have a minimum of sixteen feet of unobstructed improved width. All fire apparatus access roads shall have an unobstructed vertical clearance of not less than thirteen feet, six inches.
- **Surface:** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (not less than 75,000 lbs.) and shall be provided with an approved paved surface so as to provide all-weather driving capabilities.
- **Fire Access Road Name:** All private roads within major subdivisions and private roads serving four or more parcels shall be named. The developers shall install one road name sign at each intersection as a part of the improvements. Installation shall be in accordance with San Diego County Design Standard Number DS-13.
- **Turning Radius:** The turning radius of a fire apparatus access road shall be 28 feet or as approved by the Chief.
- **Grade:** The gradient for a fire apparatus access roadway shall not exceed 20.0%. Grades exceeding 15.0% (incline or decline) shall not be permitted without mitigation. Minimal mitigation shall be the installation of a surface of Portland cement concrete with a heavy-broom finish, perpendicular to the direction of travel to enhance traction. The angle of departure and angle of approach of a fire access roadway shall not exceed 7 degrees or 12% or as approved by the Chief.
- **Roadway Design Features:** Roadway design features (speed bumps, speed humps, speed control dips, etc.) that may interfere with emergency apparatus responses shall not be installed on fire access roadways, unless they meet design criteria approved by the Chief.
- **Knox Switch:** Automatic gates must have Knox-brand key switches that override all functions and opens the gate.
- **Gates:** All gates or other structures or devices that could obstruct fire access roadways or otherwise hinder emergency operations are prohibited unless they meet standards approved by the Chief and receive Specific Plan Approval.

- **Response Map Updates:** Any new developments that necessitate updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in a format compatible with current department mapping services, and shall be charged a reasonable fee for updating the response maps.
- **Fire Hydrants:** The location, number and type of fire hydrant connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both to be protected as required and approved by the Chief. Fire hydrants shall be accessible to the fire department apparatus by roads meeting the requirements of Section 503.1.
- **Clearance of Brush or Vegetative Growth From Structures:** Clearance of brush or vegetative growth from structures, roadways, and improved property lines shall meet San Miguel Consolidated Fire Protection District Ordinance No. 94-3.
- **Additional Requirements:** There may be further conditions applied to this project at a later date.

If you have any questions, please contact me at 619-660-5356.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tony Morgan".

Tony Morgan
Deputy Fire Marshal