County of San Diego, Planning & Development Services

PROJECT FACILITY AVAILABILITY - FIRE

ZONING DIVISION

Please type or use pen

RLM Westhill, LLC-Richard Moore, Managing Member 619-253-9342
Owner's Name Phone

19919 Fortuna El Este
Owner's Mailing Address Street

Escondido CA 92029
City State Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____ AMT $_____

F

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A.
- ☐ Major Subdivision (TM)
- ☒ Minor Subdivision (TPM)
- ☐ Boundary Adjustment
- ☐ Rezone (Reclassification) from_____ to_____ zone.
- ☐ Major Use Permit (MUP), purpose:_____
- ☐ Time Extension...Case No._____
- ☐ Expired Map...Case No._____
- ☐ Other_____
- ☐ Specific Plan or Specific Plan Amendment
- ☐ Certificate of Compliance:_____

B.
- ☒ Residential ..... Total number of dwelling units 5
- ☐ Commercial ..... Gross floor area_____
- ☐ Industrial ..... Gross floor area_____
- ☐ Other ..... Gross floor area_____

C. Total Project acreage 5.68 Total lots 4+r Smallest proposed lot 1 AC

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

PORTION OF	385-023-19
PORTION OF	385-023-20

Thomas Guide. Page 1231 Grid H-6

Vacant
Project address Street

Lakeside 92040
Community Planning Area/Subregion Zip

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

Applicant's Signature: [signature] Date: 4/29/2016

Address: 19919 Fortuna El Este, Escondido CA, 92029 Phone: 619-253-9342

(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 1, 8066 Winter Gardens Blvd., 1.8 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 3.8 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	Print Name and Title	Phone	Date
[signature]	JAMES PINE, DFM	858.495.5434	5/4/16

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 05-25-16

TPM21238

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

County of San Diego

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

May 4, 2016

RLM Westhill, LLC
19919 Fortuna El Este
Escondido, CA 92029

Ref: **Project Facility Availability Form (399F)**
APNs 385-023-19,20
Westhill Terrace TPM

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 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/ hoseline 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. Both Westhill Terrace and the new proposed onsite roadway are proposed to be 24 feet in width, which does not allow for on street parking. Both private roads are to be posted FIRE LANE on both sides of the street.

4. Fire access roadways and driveways shall not exceed 20% grade.

5. Private residential driveways serving not more than 2 dwellings shall be a minimum of 16' wide.

6. A vertical clearance of not less than 13 feet 6 inches shall be maintained.

7. 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.

8. 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 minimum 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- residences

1. A fuel modification zone of not less than 100 feet is required around all structures in accordance with the specifications of the County Consolidated Fire Code.

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 Consolidated Fire Code standards are required to protect off-site structures and roads adjacent to the parcels.

FIRE PROTECTION – Automatic fire sprinklers

New residential buildings and attached garages shall be equipped with fire sprinklers to NFPA 13-D and County of San Diego standards.

WATER SUPPLY—Fire hydrants and water mains

The existing fire hydrant located on APN 385-021-38 shall be acceptable to serve the proposed project.

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