GENERAL PLAN AMENDMENT REPORT

GPA-03-006

VALLE DE ORO COMMUNITY PLAN

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I. INTRODUCTION

A. Proposal

The property is located south of Interstate 8, and downtown El Cajon in central San Diego County. Fuerte Drive is designated on the County Circulation Element as a Light Collector Road, to include bike lanes, and exists today as a partially improved roadway that serves the majority of residential development in the area, provides access to the project (See Figures 1 and 2).

The 26.8-acre property is located in the Valle de Oro Community Planning area, and the existing 19-Intensive Agriculture designation was placed on the property with the adoption of the countywide system of land use designations in 1977. This designation was in recognition of the onsite poultry operation which has been in place on the site since the late 1930's. Since the application of the existing land use designation the Valle de Oro community plan has seen significant levels of development and the intensification of land uses throughout the community. The project site is located in the middle of the community planning area and is now largely surrounded by urban levels of development including lots as small as 9,500 square feet immediately to the southeast in the Rancho San Diego Specific Plan.

The development of this property will involve the concurrent processing of a General Plan Amendment, a Rezone and Tentative Map proposing the creation of 40 residential lots. The entire site will be impacted by the proposed development. The tentative map proposes a density of 2.0 dwelling units per acre, with an average lot size of 0.50 acres.

On June 2, 2003 Reynolds Development submitted a plan amendment authorization (PAA) request on a 26.8-acre parcel in the Valle de Oro Community Plan. The parcel is located south of Fuerte Drive, and north of Calle Albara. The original PAA application submitted to the Department requested authorization to file a General Plan Amendment to replace the 19-Intensive Agriculture designation to the 3-Residential designation for a 26.8-acre property in Valle de Oro. Pursuant to Board Policy I-63 the Director on January 19, 2004 approved the PAA request which is implemented by this General Plan Amendment application.

The proposed change in land use designation, to the 3-Residential (2 DU/Acre) would include the subject property in a designation permitting the same density of development as approximately forty percent of the Valle de Oro community plan (see Figure 6). The 3-Residential land use designation, which includes all of the adjacent properties to the west, north and east allows a density of two dwelling units per acre, and does not include any minimum lot size criteria.

B. Physical Setting

The site is 26.8-acres in size and elevations range from 543 feet above mean sea level (msl) to 603 feet above msl at Fuerte Drive. The northern side of the site fronts on

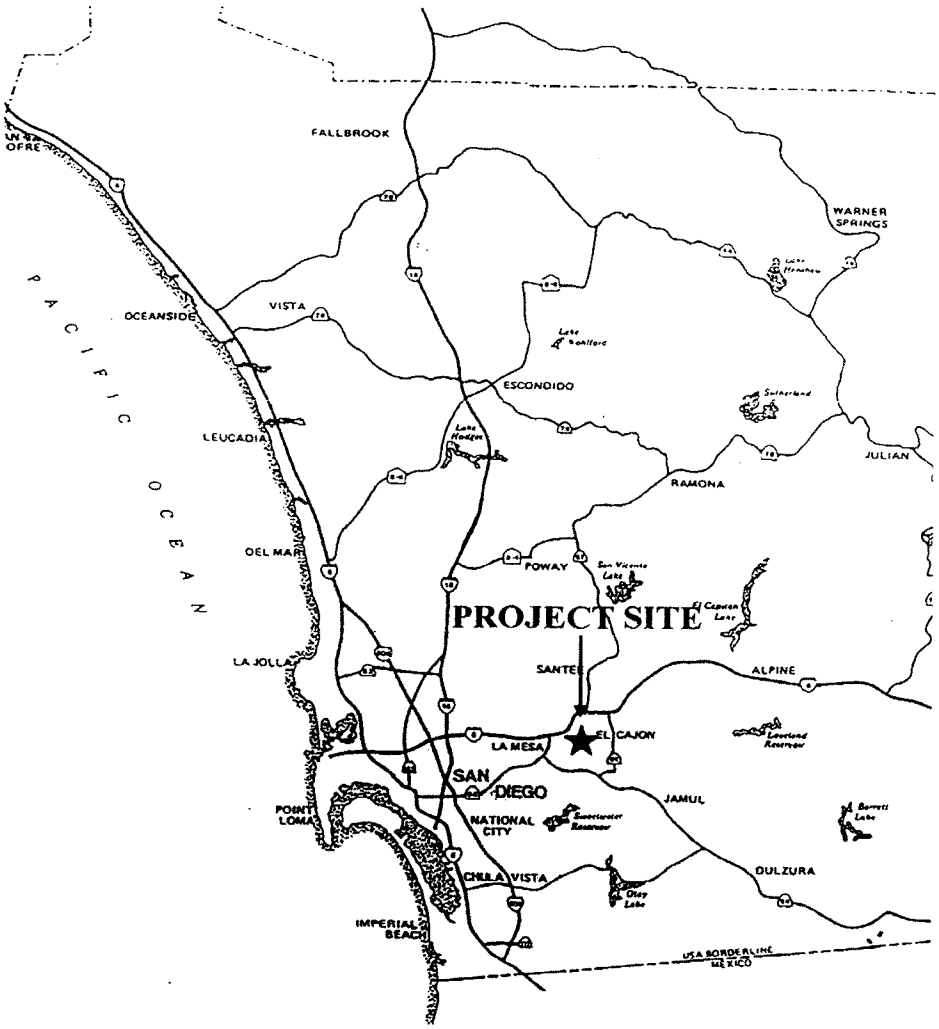
Fuerte Drive. There are no natural slopes in excess of twenty-five percent on the site, and there are no obvious onsite development constraints (see Figure 3). No portion of the site meets the steep slope standards of the Resource Protection Ordinance.

The project site is located on the site of an existing poultry operation and has supported this use for the past 80 years. The site is comprised of gently rolling topography except for a drainage area that will be reworked and re-vegetated with native vegetation. The area proposed for development is largely devoid of sensitive resources, primarily because of its current use. The area proposed as a natural drainage area will include an open channel and gently contoured slopes to support a revegetated plant community and aid in the goals of the County clean water program by providing a natural open space channel for storm drain runoff.

C. Merits of Proposal

The existing land use designation (19-Intensive Agriculture) was placed on the site in recognition of the poultry farming operation. Since the original application of the land use designation the neighborhoods adjacent to the project site have developed with low density urban uses to the north, west and east, and higher densities in the specific plan to the south. The General Plan Amendment application is in recognition that the intensive agricultural uses are no longer appropriate or economically feasible on the site, and that the property should be designated to allow the same land use designation with the same density of development long since applied to the central portions of the community plan.

Figure 1
Regional Location Map



R·E·C Consultants, Inc.	REGIONAL LOCATION MAP Fuerte Ranch Estates	Figure 1

Figure 2
Aerial Map

Figure 3
Slope Map

II. PROJECT DESCRIPTION

A. Project Site:

1. Present Setting

The property is located south of Interstate 8, and downtown El Cajon in central San Diego County. Fuerte Drive, designated on the County Circulation Element as a Light Collector Road, to include bike lanes, and exists today as a partially improved roadway that serves the majority of residential development in the area, provides access to the project (See Figures 1 and 2).

2. Past Use of the Site

The site has been previously disturbed and is currently occupied by Hooper Farms. This existing poultry operation has supported this use for the past 80 years. The site is comprised of gently rolling topography except for a drainage area that will be reworked and re-vegetated with native vegetation. The area proposed for development is largely devoid of sensitive resources, primarily because of its current use. The site slopes down from the north to the south with an average slope of approximately 6.3 percent. However, 1.58 acres of man-made slope exists onsite as part of the existing poultry coops, with a maximum height of 16 feet.

B. Characteristics of the Surrounding Area

1. Land Use

This project is located in the unincorporated area of the County of San Diego, immediately north of the Rancho San Diego Specific Plan between Avocado Boulevard on the west and Jamacha Drive on the east... The area in the vicinity of the project is characterized by urban levels of development with a variety of lot sizes ranging from 10,000 square feet to 2-acres in size.

An existing area with the 3-Residential designation extends for miles to the west, the north and the east. The Rancho San Diego Specific Plan is adjacent to the south. The specific plan land uses to the south include both an open space area, and a relatively intense residential neighborhood with lots as small as 9,500 square feet.

The project site is located in the middle of the community plan. The County of San Diego Regional Land Use Element designates the site as Current Urban Development Area (CUDA). General Plan and zoning designations adjacent to the site include: (3) Residential (RR2 zone with half acre minimum lot sizes) and (21) Specific Plan Area (10,000 square foot minimum lot size) (See Figure 6).

An existing area with the 3-Residential designation extends for miles to the west, the north and the east. The Rancho San Diego Specific Plan is adjacent to the south. The

specific plan land uses to the south include both an open space area, and a relatively intense residential neighborhood with lots as small as 9,500 square feet.

2. Regional and Local Setting

The VDO Community Planning Group is responsible for overseeing land use and planning issues in this area and making recommendations to the decision-making bodies. This area is almost exclusively devoted to urban residential uses. Existing land uses in the vicinity of the Fuerte Ranch Estates are for the most part residential in nature. The project site is situated adjacent to the northwest corner of the Rancho San Diego Specific Plan.

The 3-Residential Land Use Designation extends from the project boundary to the west, north and east for literally miles in all three directions (see Figure 5). There are only two exceptions. Immediately to the west is the Fuerte Hills Elementary School which appropriately is designated as 22-Public-Semi Public on the Valle de Oro plan map. Approximately one half mile to the east is the McGrath mining operation which is designated as 1-Residential. The project site is bounded by a subdivision on the north and one on the west which include well over one hundred lots which are virtually identical in size and design with the project proposal.

Land immediately south of the site is within the Rancho San Diego specific plan. The specific plan provides for both development and open space preservation. While this plan has an overall density of 2.2 dwelling units per-acre the residential development within the plan which is adjacent to the southwest of the project site includes lots as small as 9,500 square feet. Directly south of the project site is one of the RSD open space lots know as the Damon Lane County Park.

3. Planning and Zoning

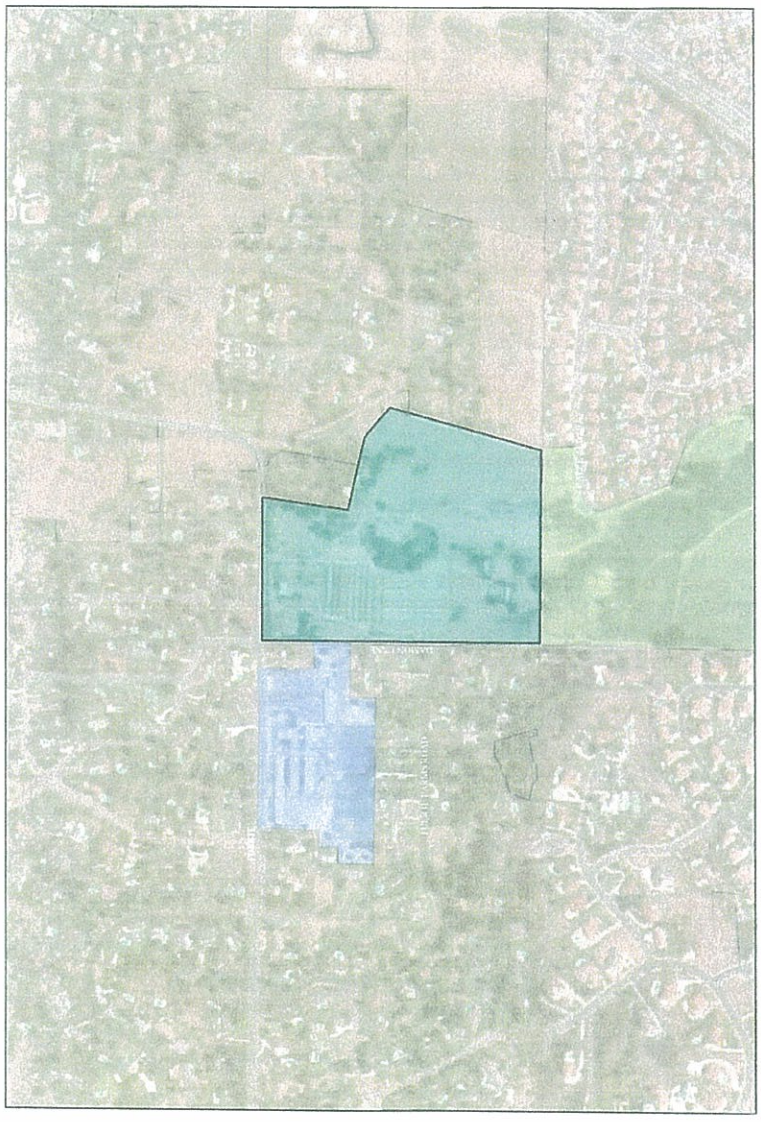
The entire property has an existing A72, General Agriculture Use Type Regulation which currently requires a 4-acre minimum parcel size (see Figure 7). Generally, uses other than agricultural and single family dwellings are not permitted unless a use permit has been granted. Property to the west, southwest, and north are RR-2 which allows for residential development with half acre minimum lot sizes. The areas to the east are zoned A70 with minimum parcel size of 2-acres.

C. Proposed Project

This project consists of the following components:

1. A General Plan Amendment pursuant to Board Policy I-63. (See Figure 6)
2. A Reclassification from the A 72 to the RR2 Use regulations.
3. A Major Subdivision creating 40 single family residential lots averaging one half acre and larger in size. (See Figure 8)

Figure 4
Existing Land Uses



Plan

Figure 5
Current Valle de Oro Community Plan

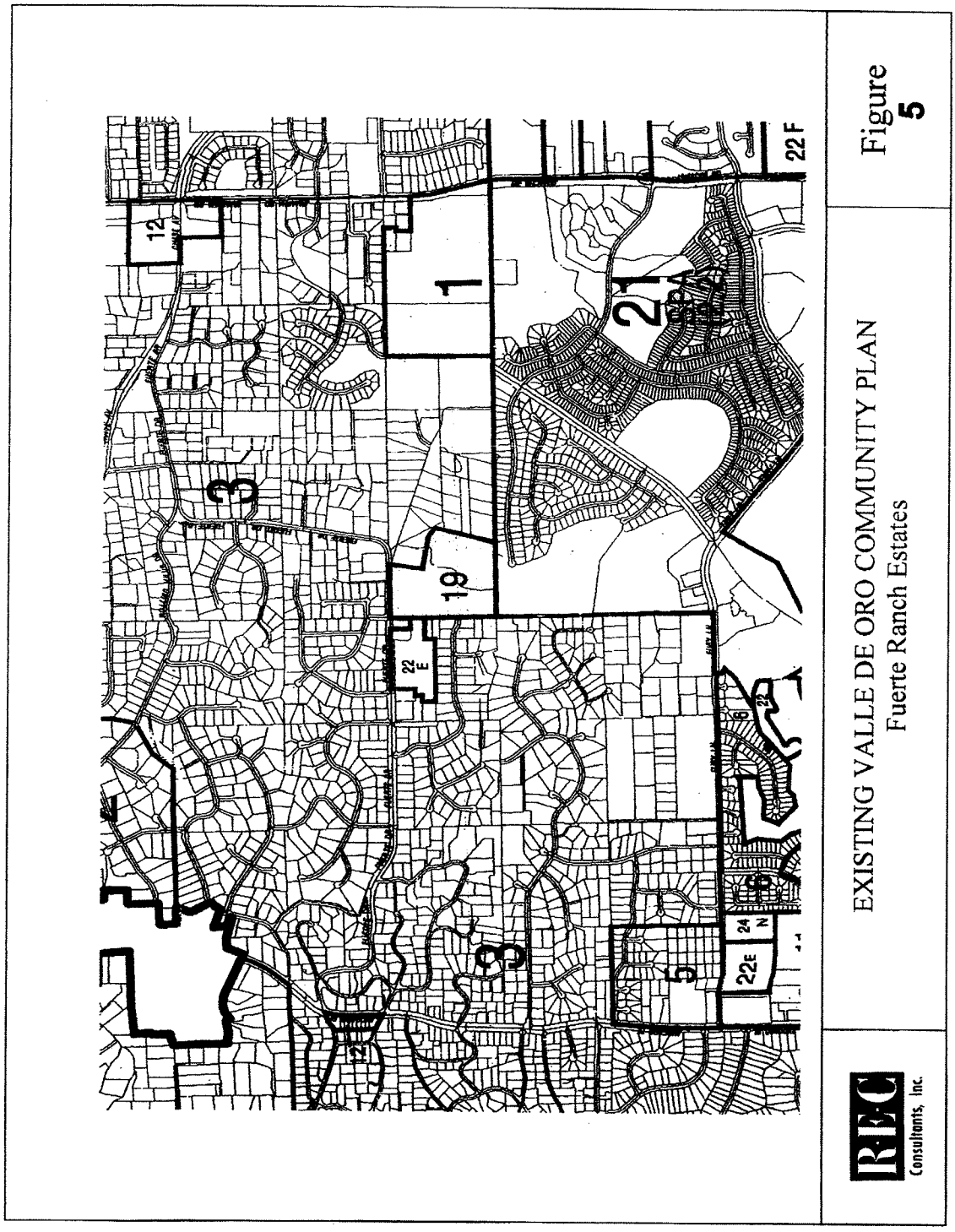


Figure 6
Proposed Valle de Oro Community Plan

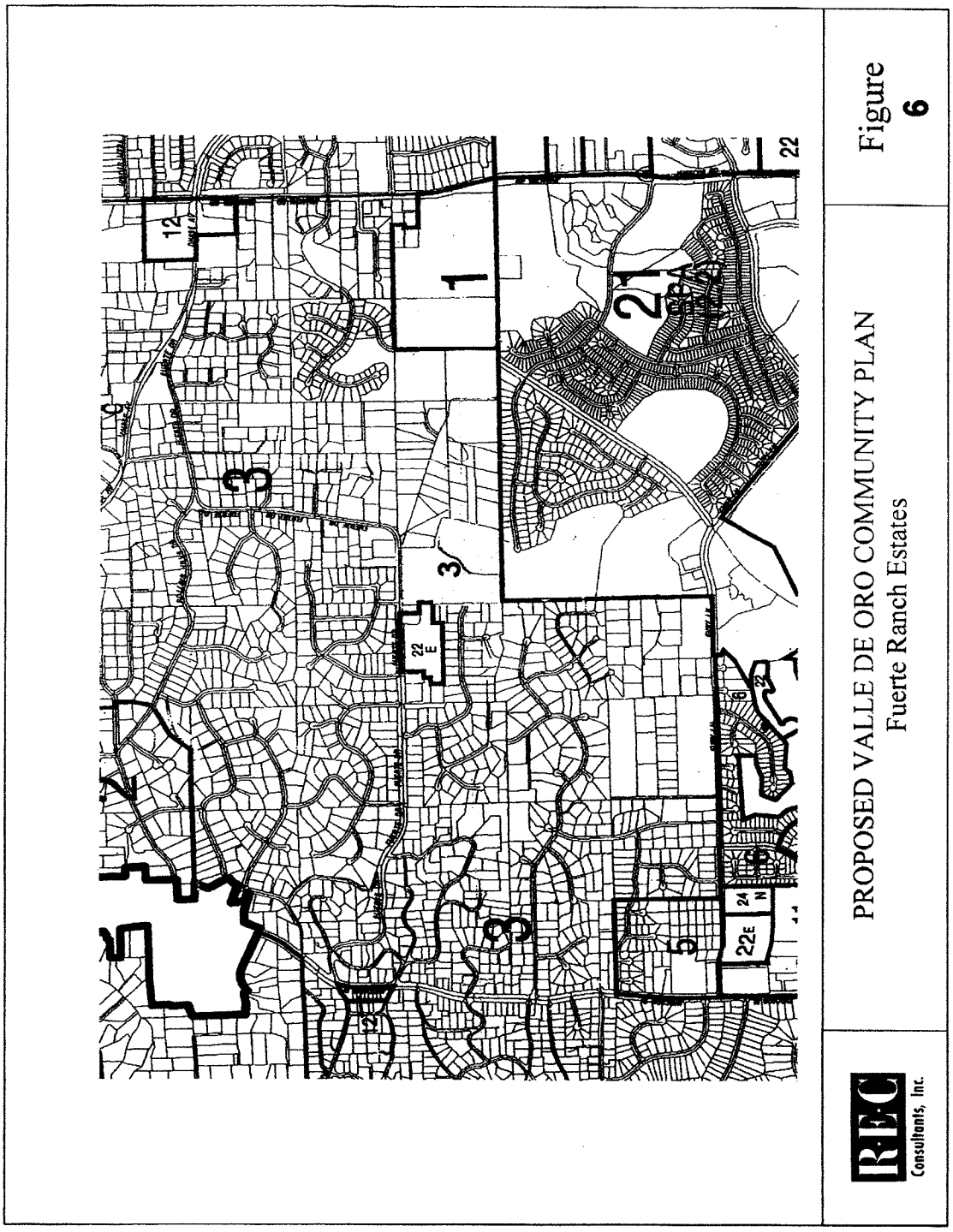


Figure 7
Current Zoning

Figure 8
Proposed Zoning

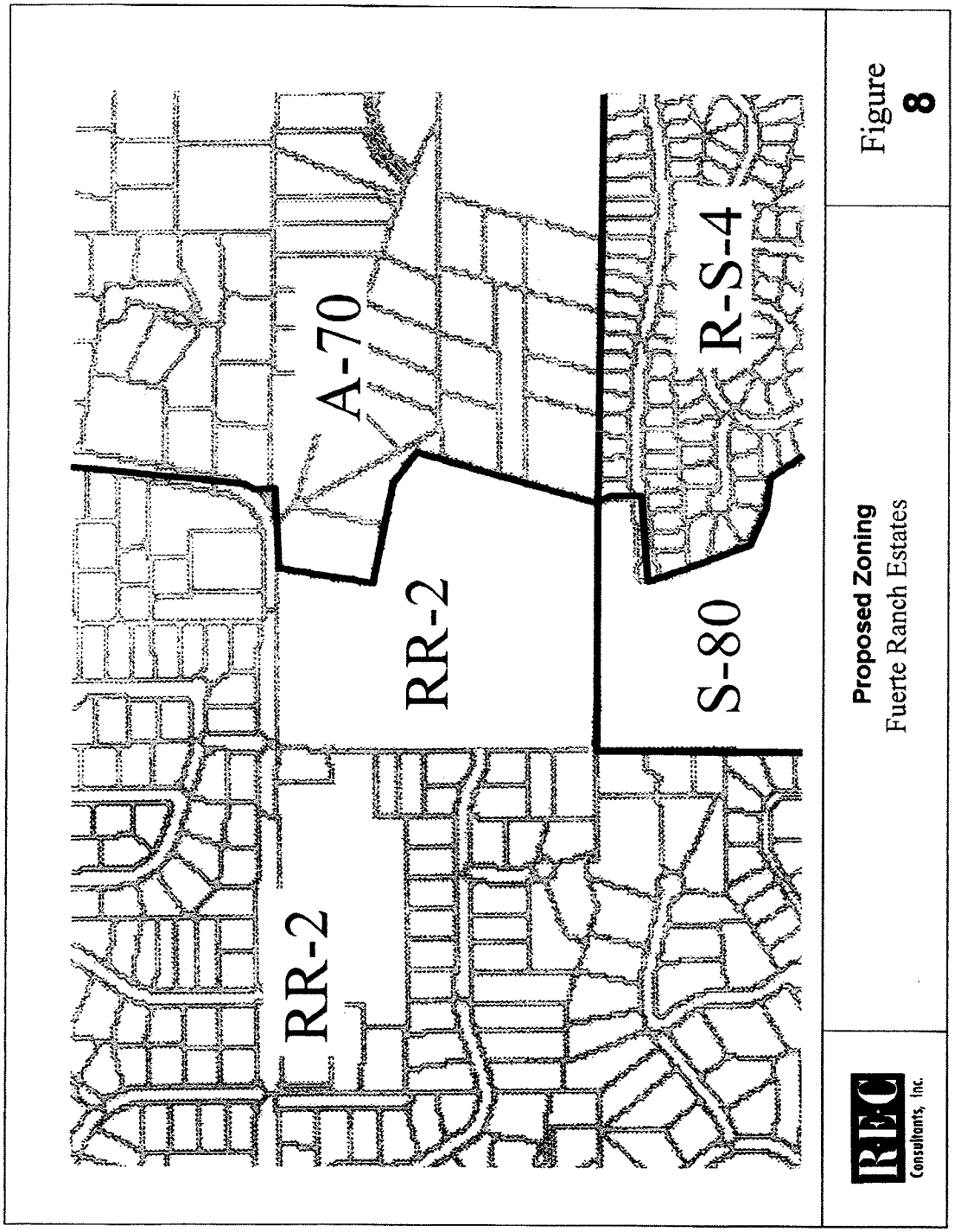


Figure 9
Tentative Map

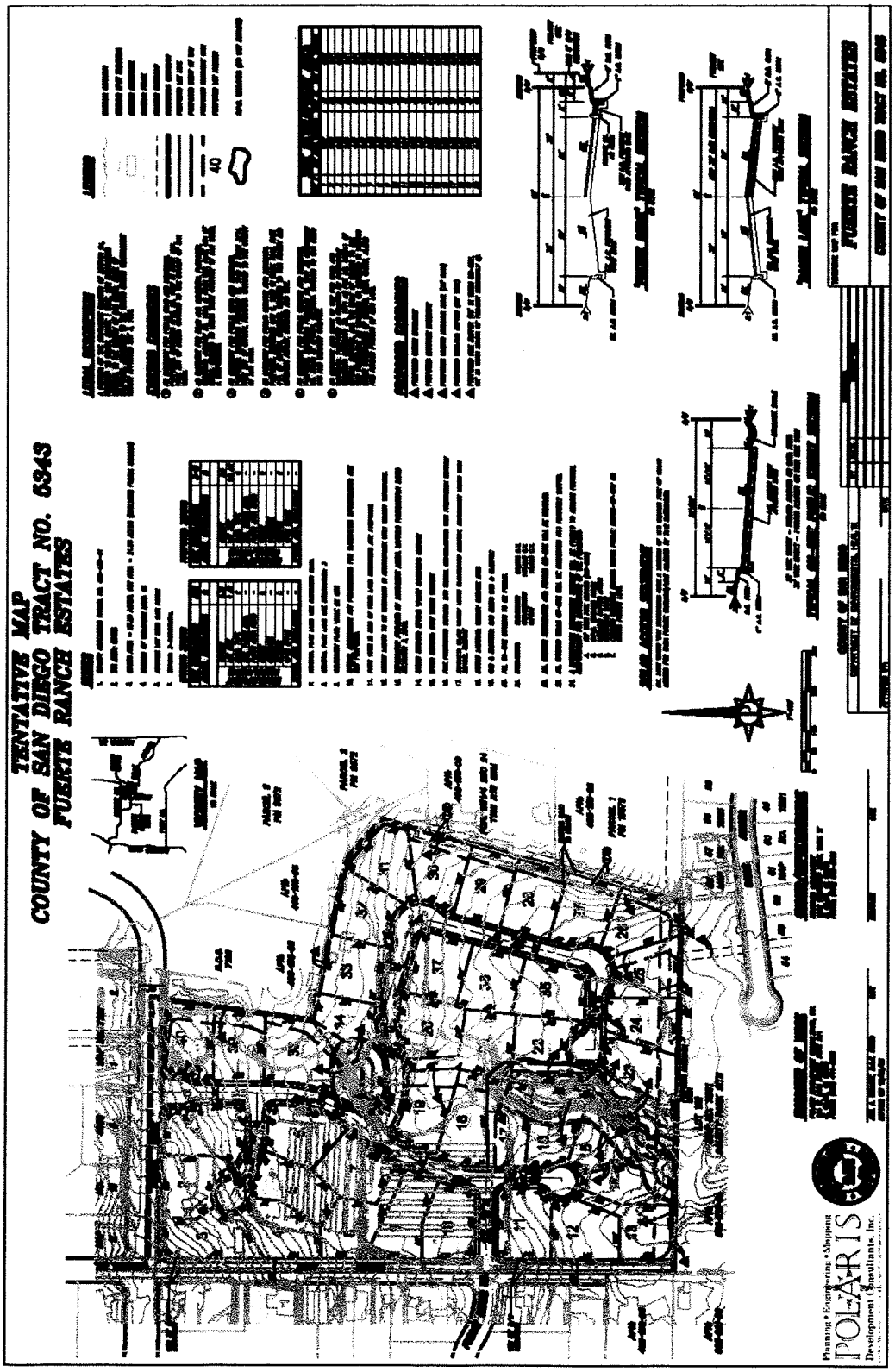


Figure 9

III. INFRASTRUCTURE

A. Transportation:

1. Roadway Pattern

The property is located south of Interstate 8, and downtown El Cajon in central San Diego County (see Figure 2). Fuerte Drive, designated on the County Circulation Element as a Light Collector Road, to include bike lanes, and exists today as a partially improved roadway that serves the majority of residential development in the area, provides access to the project.

Regional access is provided by Interstate 8 (I-8) and State Route 94 (SR-94). I-8 is located approximately three (3) miles north of the project site. SR-94 is located approximately one and one half (1.5) miles southwest of the project site. Primary access to the project, as proposed, will be taken from Fuerte Drive along the northern GPA project boundary.

2. Estimated Traffic Projections

The project proposes development of 40 single-family residences. The project is estimated to generate 480 average trips, with thirty-two AM peak hour trips, and forty-one PM peak hour trips. The proposed Fuerte Ranch Estates does not significantly impact any roadway segment.

B. Public Facilities, Services, and Safety

Water

The Otay Municipal Water District provides water to the project area. The District has not indicated any existing constraints in providing water service to the project.

Sewer:

The Otay Municipal Water District will provide sewer service with the annexation of the project into the service area. Service is available at the project boundary. The District has not indicated any existing constraints in providing sewer service to the project.

Fire Protection – Emergency Services

The project is served by the San Miguel Consolidated and Rural Fire of San Diego County. The district station serving the project neighborhood is located 11501 Via Rancho San Diego. Estimated response time to a fire call to the project site will be 6-8 minutes. San Miguel Consolidated Fire Protection District (San Miguel Fire) San Miguel Fire has 85 full time fire personnel and 40 reserve fire fighters. Twenty-two of the full time fire fighters are certified paramedics. Eight of the reserves are trained as

paramedics. San Miguel Fire would respond to the project site from one station. The district includes 53 square miles and serves about 130,000 people. The district has indicated that the project can be served by the district and no new infrastructure will be required.

Schools

Elementary and Middle Schools

The property is within the Cajon Valley Elementary School District. Cajon Valley School District is a K-8 district which has three elementary school campuses and two middle school campuses.

Fuerte Farms Elementary School (K-6) is located immediately adjacent to the site along the western boundary and will serve the students generated by the project. This school currently has 520 students enrolled and a capacity of 550. Fuerte Farms Elementary feeds students to Hillsdale Middle School (7&8) at 1302 Brabham Street in El Cajon, about 6 miles from the project site. Hillsdale Middle School currently has 1527 students enrolled and is near or at capacity.

Despite the over capacity status of most of the district schools, Cajon Valley School District expressed confidence that they could accommodate students generated by the proposed development because of developer fees and planned expansion.

High School

Grossmont High School District

All of the students from the project will attend Valhalla High School located at 1725 Hillsdale Road in El Cajon, about 4 miles from the project site. Valhalla High School currently has 1,782 students enrolled. Maximum capacity is 2,479 students.

Law Enforcement Services

The San Diego County Sheriff's Department provides all levels of law enforcement to the project site. The project site is located within Sheriff's Beat Number 559, which is serviced from the Lemon Grove Substation. The adequate law enforcement service level for unincorporated areas as a whole has been determined to be a 24-hour service package consisting of seven patrol deputies, two detectives, one supervisor, and one clerical support staff for each 10,000 residents. Resources provided for the unincorporated areas of the County are currently below this level.

Waste Disposal

Residential rubbish removal services are provided to the project area by EDCO. The disposal facility utilized is the Otay Landfill, owned by the Allied Waste Inc. The landfill

is a Class III landfill, a fully lined facility which does not accept hazardous materials.

Parks and Recreation

Recreational and park facilities in the project area are provided by the San Diego County Parks and Recreation Department. The Department provides a variety of recreation programs and activities for adults and children. Parks are divided into four categories: 1) local/community parks; 2) regional parks; 3) historic sites; and 4) special purpose parks.

The County's Local Park Plan suggests a local park system which meets the diverse recreational needs of San Diego County's diverse communities. This plan is contained within the County Recreation Element. Policies of the plan include the following:

1. Local parks should provide recreation opportunities for all, regardless of national origin, color, age, or economic status, or location of residence,

2, Plans for local park and recreation facilities should be based on both present and future needs, and should be reviewed and revised as a pat of a continuing planning process.

3. Recreational facilities and services provided by private agencies and commercial enterprises should be evaluated and taken into account to avoid duplication when planning for public recreational facilities. However, proper recreational facilities must still be provided for those for whom the non-public facilities are inappropriate or unavailable.

4. All parks and recreation facilities should be planned as parts of an overall, well-balanced park system.

5, Local park planning should be integrated with general planning programs, both on a countywide and community basis.

6. Each local park facility should be of sufficient size and proper location to foster flexibility in activities and programs.

7 Land for local recreational uses should be acquired or reserved well in advance of need as much as possible, to insure that it will be available.

8. Space standards for local parks should be met and the land acquired even if limited financial resources preclude immediate development.

9. Lands should be dedicated for local park purposes and be protected against diversion to non-recreational uses.

10 Regional parks should be designed to serve the people of the entire region.

Local parks should be so located and developed that they relieve the pressure to utilize regional facilities for intensive, local recreational activities.

There are several County park facilities within a 5 mile radius of the project site. Deputy Lonnie G. Brewer County Park is located 2 miles southwest of the project, 0.25 mile from Avocado Boulevard. Woodhaven County Park is located about 4 miles from the project to the southwest. The park is located ¾ mile south of Hillsdale Road. Windriver County Park is located on Wind River Road, ½ mile south of Hillsdale, 3.5 miles from the project to the southeast. Cottonwood 3 County Park is located about 4 miles to the southeast of the project site on Hilton Head Road, ½ mile to the east of Jamacha Road.

Natural Gas and Electricity

The project site is currently within the boundary of the San Diego Gas and Electric Company (SDGE) which provides service to the site.

Telephone

Pacific Bell provides telephone service to the project area. There are existing facilities to the site.

Heath Care

The proposed project is in the Cajon Valley Medical Center primary service area. Cajon Valley Medical Center is located *at* 1688 East Main Street in El Cajon, approximately 5 miles from the project site. The hospital is licensed for 107 acute beds and 71 skilled nursing beds. It is currently operating at an annual occupancy rate of approximately 65 to 70 percent.

Post Office

The El Cajon Main Post Office is located at 401 West Lexington Avenue. The Post Office will provide postal service to the proposed project area. It is located approximately 8 miles from the site. Currently, the El Cajon Post Office has two branches, and 112 routes.

Public Transit

The San Diego County Transit System provides both a fixed route "lifeline" rural bus service and an elderly and disabled demand responsive "wheels" transportation service in the vicinity of the project site. Rural Bus route 888 currently provides the closest bus service to the project, and runs along Jamacha Road with the closest stop to the project site at Jamacha Road and Chase Avenue. County bus route 856 also provides nearby bus service to Avocado Boulevard, south of Fuerte Drive.

Library Services

The El Cajon Library at 200 E. Lexington Avenue, at 105 Juanita Lane is the largest branch in the County Library system, is approximately 11 miles from the site. A smaller library branch about the same distance from the project site is the Fletcher Hills Library, located at 576 Garfield Avenue, in La Mesa.

Library personnel indicate that at this point, the County Library is in a major financial crisis. Currently, resources are extremely limited in all libraries including the larger branches. Staff and materials are insufficient to serve the current patrons.

Public Capital improvements and service expansion necessitated by proposed development.

The only "public" capital improvements required will be the construction of the bicycle lane improvements for Fuerte Drive along the project's northern boundary. Extension of the service utilities onto the site will all take place within the road right of way, or within private easements dedicated for that purpose. The Spring Valley Sanitation District, which currently serves the adjacent properties to the north and west, will require that the property be annexed into the district in order to provide sewer service to the site.

IV PHYSICAL DEVELOPMENT:

A. Existing Land Use - Existing land uses in the vicinity of the Fuerte Ranch Estates are for the most part residential in nature. The project site is situated on the northwest corner of the Rancho San Diego Specific Plan. The 3-Residential Land Use Designation extends from the project boundary to the west, north and east for literally miles in all three directions. There only two exceptions. Immediately to the west is the Fuerte Hills Elementary School which appropriately is designated as 22-Public-Semi Public on the Valle de Oro plan map. Approximately one half mile to the east is the McGrath mining operation which is designated as 1-Residential. The project site is bounded by a subdivision on the north and one on the west which include well over one hundred lots which are virtually identical in size and design with the project proposal.

Land immediately south of the site is within the Rancho San Diego specific plan. The specific plan provides for both development and open space preservation. While this plan has an overall density of 2.2 dwelling units per-acre the residential development within the plan which is adjacent to the southwest of the project site includes lots as small as 9,500 square feet. Directly south of the project site is one of the RSD open space lots know as the Damon Lane County Park.

B. Development Potential - A review of the County Assessor Maps shows that in the area with the 3-Residential designation within one-mile of the project site half-acre lots are fairly typical. There appears to be relatively few parcels capable of generating more than a couple of new lots. Within this one mile area there does not appear to be any other undeveloped property near the size of the 26.8-acre parcel.

C. Project Relationship to Existing Land Uses – The proposed General Plan Amendment would allow the development of the site with a maximum planned density of two units per acre. The subdivision map filed concurrently with the GPA proposes lots with a minimum half acre (gross) lot size. This type of development is identical in density to the subdivided properties that exist adjacent to the north and adjacent to the west. The neighborhood adjacent to the east has been largely developed by either minor subdivisions (lot splits) or with lots created before the Subdivision Ordinance was adopted. These lots are for the most part larger than one-acre and in many cases are larger than two acres. For the most part, these parcels by virtue of their design and location do not appear to be capable of further division, and therefore the approval of this GPA request should not lead to additional subdivision activity.

V PLAN ISSUES

A. Regional General Plan Goals and Policies

The Fuerte Ranch Estates General Plan Amendment seeks to amend the Valle de Oro Community Plan map by replacing the existing 19-Intensive Agriculture land use designation on 26.8-acres with the 3-Residential designation. No other amendments to either the General Plan Elements or the community plan text are proposed. The following is an assessment of the consistency between the proposed change to the community plan map and the relevant goals and policies of the regional General Plan Elements and the Valle de Oro community plan text.

County General Plan Elements

1. Open Space Element

OPEN SPACE CATEGORIES: GOALS

The County of San Diego Open Space Element has defined six categories of potential open space. Of the six categories, one, Open Space Design of Private Lands is directly applicable to the Project. According to the Open Space Map of the Open Space Element there are no countywide recreation areas, water bodies, or agricultural preserves designated on the project site.

Open Space Design of Private Lands

The purpose of this section of the Open Space Element of the County of San Diego General Plan is: "to assure that adequate usable open space will be provided to meet the requirements of State Law and to meet the following objectives." (County of San Diego General Plan, Open Space Element: 1-19)

Goal I. Health and Safety

I. Control development on steep slopes to minimize slide danger, erosion, silting, and fire hazard.

2. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams, and ground water supplies.

3. Protect life and property by regulating use of areas subject to flooding, landslides, high fire hazard, and high earthquake potential.

Goal II. Conservation of Resources and Natural Processes

4. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought, and to protect air and water quality.

6. Encourage the conservation of the habitats of rare or unique plants and wildlife.

7. Encourage the use of minor natural watercourses as local open spaces.

Goal IV. Distinguish and Separate Communities

14. Encourage sound environmental planning practices in all development.

Project Conformance: The project site is an ongoing poultry operation which over time has filled in and moved a minor watercourse traversing the site. Water resulting from the poultry operation has greatly contributed to this drainage. The subdivision map for the project concentrates development on either side of the re-created watercourse-open space corridor which runs north-south through the property thereby minimizing development impacts both to the site and the surrounding community. The project is designed to avoid direct impacts to onsite water courses and the required SWMP "best management practices" standards will provide mitigation for indirect impacts.

2. Land Use Element

Land Use Element Goals

The County Regional Land Use Element has a number of goals which relate to the assessment of the proposed project. These include the following "Overall Goals":

OVERALL GOAL

Accommodate population growth and influence its distribution in order to protect and use scarce resources wisely; preserve the natural environment; provide adequate public facilities and services efficiently and equitably; assist the private sector in the provision of adequate, affordable housing; and promote the economic and social welfare of the region.

Project Conformance: The proposed project consists of 40 residential lots, half acre in size; which will provide a relatively small portion of the planned growth within the community. The proposed residential development shall utilize similar zoning to the adjacent properties; provide large lots, and an open space area (See Figures 4 and 5). Public services are available as shown in the Service Availability Letters (See Attachment 1). Approval of the project will, in a specific and measurable way, assist the private sector in the provision of adequate, affordable housing and promote the economic and social welfare of the region.

Land Use Element Policies

The County Regional Land Use Element has a number of policies which relate to the assessment of the proposed Specific Plan.

1.1 CURRENT URBAN DEVELOPMENT AREA (CUDA)

The CUDA includes those County lands to which near-term urban development should be directed.

2.1 URBAN RESIDENTIAL DESIGNATIONS

The Urban Residential designations promote residential uses as the principal and dominant use.

Project Conformance: The proposed General Plan Amendment is located in the middle of the community plan, well within the Current Urban Area. The proposed change to the 3-Residential designation with a density of 2.0 dwelling units per acre is same density that has been applied to the adjacent properties on three sides of the project. This designation (3-Residential) extends for miles to the north, the west and the east. The property adjacent to the south is also in the 21-SPA designation (Rancho San Diego Specific Plan) which includes a variety of uses and densities of development. The portion of that specific plan adjacent to the project site includes a neighborhood with residential lots as small a 10,000 square feet. The transition from an archaic and now un-economic agricultural designation (19-Intensive Agriculture) to the same 3-Residential designation that is adjacent to the site is identical in all respects absolutely appropriate.

3. Circulation Element

The Circulation Element of the County of San Diego provides a guide for establishing a coordinated highway system to serve the county. The goal of the element is to facilitate planning of streets and highways to meet the needs of subdivisions and other land development programs.

GOALS

It is the intent of the Circulation Element to preserve a corridor uninhabited by any permanent structure for future right-of-way for each and every road shown on the

Circulation Element.

It is the intent of the Circulation Element that all land developments conforms to the Circulation Element.

It is the intent of the General Plan that in Road matters the Circulation Element shall supersede any proposal of any Community, Subregional, or Development Plan.

Chapter 1 Road Network

This chapter in the Circulation Element does not contain any goals or policies, but rather explains the relationship of the Circulation System to the other General Plan elements,

the objectives and principles of the element, and the system of classifying the road network.

Project Conformance: The proposed residential lots have access through the local public roads, to both Highway 8 and 94 and the rest of the County's public road system in the area. Fuerte Drive is designated as a Light Collector Road with bike lanes on the County Circulation Element. Per the County's Ordinances frontage improvements will be made a condition of approval of subdivision approvals for this property. A minimum half width dedication of 35 feet from centerline, with a paved width of a minimum of 25 feet from centerline is anticipated.

4. Recreation Element

The goals of the Recreation Element are:

Enhance the physical, mental and spiritual well being of County residents by providing opportunities for relaxation, rest, activity, education, and relationships with their neighbors.

Provide a system of public parks, riding and hiking trails, and outdoor recreation facilities which not only preserve significant areas of natural beauty for citizen enjoyment, but which also serves the needs of the citizens in their immediate environments. This system is to be augmented by private outdoor recreation facilities that are compatible with the goals and objectives of the public system.

Project Conformance: The residential lots are adequately sized (half-acre and larger) to provide ample private open space and recreational opportunities for the owners. Proof of park dedication fees or in lieu dedications will be required for building permits and will provide specifically for improvements and land acquisition for parks in the community.

5. Seismic Safety Element

The basic goals of the County of San Diego in adopting the Safety Element of the General Plan are to:

- Minimize injury and loss of life.
- Minimize damage to public property
- Minimize social and economic dislocations resulting from injuries, loss of life, and property damage.

Project Conformance: The project site is located in central San Diego County at an elevation of approximately 550 above msl. Although the site can be considered to lie within a seismically active region, no active faults have been mapped on the property, and no special seismic hazards are anticipated.

The Seismic Safety Element provides policies which will guide efforts to minimize the risk from earthquakes and their aftereffects.

Policies on New Development: It is the policy of the County of San Diego to:

7. Require submission of soils and geologic reports prepared by a certified engineering geologist on all projects where geologic hazards are known or suspected to be present.

Project Conformance: During the constraints analysis the site was examined to determine whether hazardous areas such as floodplain, fault lines, and areas prone to landslides were present on the site. No such areas have been identified.

7. Public Safety Goals

Minimize injury, loss of life and damage to property resulting from fire, geologic, or crime occurrence.

Maximize public safety factors in the physical planning process.

Optimize organization and delivery of emergency services upon occurrence of fire, geologic activity or crime.

Project Conformance: Implementation of this project will not require substantial upgrading of public safety facilities. Internal streets will provide both direct accesses to Interstate 8 and SR 94, via Fuerte Drive to allow access for emergency vehicles. Street and driveway design and fire hydrants will meet the requirements of the San Miguel Fire Protection District. Developer fees, paid to the serving public agency at the time of project implementation, will contribute to the upgrading of fire and sheriff facilities in the area with the resultant upgrading of these services to area residents.

8. Noise Element

The purpose of the Noise Element of the San Diego County General Plan is "to prescribe programs aimed at reducing adverse noise levels in the County by adopting policies which will further improve planning, building and development practices". (San Diego County General Plan, Noise Element, 1980: *Vii* 1-2).

Receiver Site Standards and Controls, Policy 4b

Because exterior noise equivalent levels (CNEL) above 55 to 60 decibels and/or interior CNEL levels above 45 decibels may have and adverse effect on public health and welfare, it is the policy of the County of San Diego that:

1. Whenever possible, development in San Diego County should be planned and constructed so that noise sensitive areas are not subject to noise in excess of 55

decibels.

Project Conformance: The developed portions of the site are situated well off the main traveled route of Fuerte Drive. A noise study has determined that no sound walls and/or architectural solutions will be required to mitigate for noise.

9. Housing Element

The Housing Element provides a regional framework for housing strategy in the unincorporated areas of the County of San Diego, with the purpose of expanding housing opportunities for lower income household. With this purpose in mind, the Housing Element has developed policies and action programs to achieve the following goals of which the major points are enumerated.

1. Assist the private sector to ensure that new residential construction will be adequate to meet the needs of the region if adequate public services and facilities are available. Housing should be available in a variety of styles, tenancy types, and prices throughout the region.

Project Conformance: Approval of the proposed General Plan Amendment will require the approval of Rezone and Tentative Map for 40 half -acre single family residential lots. As shown in the attached Service Availability letters, adequate public services are available to serve the single family residential type housing. As noted by the community planning group the Valle de Oro community plan is substantially built out, and with the processing and ultimate adoption of General Plan 2020 as proposed there are few opportunities for a project similar in size or scale to the proposal in the foreseeable future. Implementation of the project will provide as many as 40 new homes to the plan area.

10. Conservation Element

The stated purpose of the Conservation Element is to "identify and describe the natural resources of San Diego County and prepare policies and action programs to preserve these resources ". (San Diego County General Plan Conservation Element: X-1).

Chapter 3 - Water

Policy 13: "Decisions regarding the location, size, and timing of service extensions should be in conformance with adopted urban development policies contained in all elements of the General Plan and current growth policies."

Project Conformance: The project has received acknowledgement from the Otay Water District that adequate facilities exist in the area to provide service. The attached Service Availability letter indicates that adequate service is available.

Chapter 4 - Vegetation and Wildlife

The following policies are included in this chapter:

Policy 1: The County will act to conserve and enhance vegetation, wildlife and fisheries resources.

Policy 2: San Diego County shall coordinate with appropriate federal, state and local agencies to conserve areas of rare, endangered or threatened species.

Project Conformance: The project's biological resources map depicts the onsite habitats and resources. The area proposed for development has been located and designed to minimize impacts to the sensitive habitats on the site. All significant project biological impacts identified during the project review process have either been avoided or alternatively the impact will be mitigated.

Chapter 6 - Soils

Policy 7: The County recognizes the need to assess the physical suitability of a project site for both the proposed use and proposed density.

Project Conformance: Specific development plans (i.e., grading plans) will be submitted to the County of San Diego, and be subject to approval, thus ensuring that all project grading will take place in accordance with the County's Grading Ordinance.

Chapter 7 - Astronomical Dark Sky

Policy 1- The County of San Diego will act to minimize the impact of development on the useful life of the observatories.

Project Conformance: The project will comply with all pertinent requirements of the County Dark Sky Policy designed to minimize impacts to the Palomar Mountain Observatory.

Chapter 8 - Cultural Sites

Policy 1: The County shall take those actions which seek to conserve and protect significant cultural resources.

Project Conformance: A preliminary archaeological reconnaissance to determine the presence / absence of cultural resources has been prepared and no resources have been identified on the site.

11. Energy Element

The primary objective of the Energy Element is to: "Achieve maximum conservation practices and maximum development of renewable alternative sources of energy." (San Diego County General Plan Energy Element: XI-2)

Project Conformance: Development of the site will conform with this objective in two specific ways. First, pursuant to the County Subdivision Ordinance the subdivision of the property will require that all of the lots be provided with solar access which cumulatively may lead to reduction in energy demand on the electronic grid. Secondly, development of the property will utilize materials and techniques of construction which will meet all applicable County and industry standards for new construction.

12. Public Facilities Element

The principal goal of this element calls for the coordinated planning of facilities such as parks, libraries, schools and services to meet all present and anticipated needs of the development.

Overall Goal

Sufficient public facilities of all types available concurrent with need to serve County residents.

Project Conformance: Public facilities adequate to serve the site are available in the immediate area as indicated in the attached Service Availability letters.

Section 4. Public Facilities: Transportation

Policy 1.1: New development shall provide needed roadway expansion and improvements on-site to meet the demand created by the development, and to maintain a Level of Service "C" on Circulation Element Roads during peak traffic hours. New development shall provide off-site improvements designed to contribute to the overall achievement of a Level of Service "D" on Circulation Element Roads.

Project Conformance: The project Traffic Report concludes that the road improvements agreed to by the applicant as conditions of approval for the tentative map will meet the standards contained within Policy 1.1 above. Under both the Existing Plus Project Conditions and the 2030 Levels of Service condition the Roadway Segments were assessed as follows:

> *Under the PFE criteria, a significant impact would result if the project would "significantly impact congestion" on the road segments which currently operates at LOS E or F. The proposed project adds 182 two-way ADT or less to the above segments that operate at LOS E and 10 two-way ADT on the segment of SR94 that operates at LOS F. Since the project traffic added to the segments which operate at LOS E or F does not exceed the 200 ADT allowed per the*

County of San Diego's Guidelines for Determining Significance for a two-lane roadway operating at LOS E or the 200 ADT allowed per the County of San Diego's Guidelines for Determining Significance for a four-lane roadway operating at LOS F, it is concluded that the proposed project will not significantly impact congestion. Thus, the proposed project does not have a significant direct impact on the above-mentioned segments.

The project's impacts to road intersections were assessed as follows:

Under the PFE criteria, a significant impact would result if the project would "significantly impact congestion" on this intersection which currently operates at LOS E or F. Since the addition of the 2030 Level of Service project traffic added to this intersection will increase the existing delay by 1 second or less and only adds one (1) vehicle to the northbound approach, which is less than that allowed per the County of San Diego's Guidelines for Determining Significance, it is concluded that the proposed project will not significantly impact congestion at this intersection. Therefore, the proposed project is not considered to have a significant direct impact on this intersection

.**Policy 1.2:** General Plan Amendments and Rezones shall be reviewed to ensure that any proposed increases in density or intensity of use will not prevent the planned Circulation Element road system from operating at its planned Level of Service at buildout.

Project Conformance: The proposed application includes both a General Plan Amendment and a Rezone. The project Traffic Report concludes that the increase in density will not prevent the planned Circulation Element road system from operating at its planned Level of Service at buildout.

Section 5. Public Facilities: Flood Control

GOAL: "Protection of life and property in areas subject to flooding." (XII-5-8)

Project Conformance: There on no nearby or onsite major drainage conveyance facilities and none are warranted. Local flows traverse the site via an onsite channel, which remains dry throughout most of the year. This channel will be realigned, restored, and revegetated as part of the development. The project has no impacts to any mapped floodways.

Section 6. Public Facilities: Solid Waste

Goal: The safe, sanitary and environmentally acceptable collection, storage, transport, recycling and disposal of the solid waste that is generated.

Project Conformance: The project area is served by independent waste management haulers which contract to provide service.

Section 7. Public Facilities: Law Enforcement

GOAL: A safe living and working environment for San Diego County residents.

Objective 2; The County will consider the availability of Sheriff facilities/services in the planning process.

Project Conformance: The County Sheriffs Department has indicated that this project will have a minimal impact on law enforcement services in this area. At various times, impact fees compensating for new development impacts on Sheriffs services have been considered by the County of San Diego and, should they be required, such fees will be paid by this project at the time of implementation.

Section 8. Public Facilities: Animal Control

Goal: An effective animal control program that provides for the care and protection of the domestic animal population, safety of people from domestic animals and the education of the public regarding responsible pet ownership.

Objective 4: New development shall be required to contribute its fair share toward financing animal control facilities.

Project Conformance: The County of San Diego does not impose impact fees for County animal control facilities at this time. However, if fees were deemed appropriate by the jurisdictional body and were applicable to this project, the project would pay the mandated fees

Section 9. Public Facilities: Libraries

Goal: 1. Sufficient libraries to meet the information and education needs of the population served by the county library.

Objective 2: Equitable sharing of funding for library facilities by unincorporated communities and all cities in the County's service area, and by all new development that will benefit from the facilities.

Project Conformance: The County of San Diego, at various times, considered the imposing of impact fees on new development for library services. The imposition of such fees is not available at this time. However, if deemed appropriate by the jurisdictional body, this project will pay mandated fees at the time of project implementation.

Section 10. Public Facilities: Schools

Goal: Objective 1: Provision of educational facilities sufficient to meet the demands of new development concurrent with need.

Project Conformance: The local school districts have has indicated their ability to serve this project. The school fees will be assessed for each dwelling unit at time of building permit application.

Section 11. Public Facilities: Fire Protection and Emergency Services

Goal: Minimization of the loss of life and property from fires and medical emergencies.

Objective 1; The County will ensure the availability of adequate fire and emergency services facilities in the review of discretionary land development applications and require appropriate fire prevention and protection measures.

Project Conformance: The San Miguel Fire District provides fire protection services for this project and has indicated that facilities are in place to provide service to this development. The service availability letter indicates that the expected emergency response time to the project is 6-8 minutes. This, however, is only an estimate based on a Thomas Brothers Guide map. The General Plan states that a maximum travel time to the project site is 5 minutes. The project shall be in compliance with the requirements of the San Miguel Fire District which includes sprinklered residences. At the present time, discussions between the applicant and the fire district are ongoing to resolve the issue regarding emergency response times.

Section 12. Public Facilities: Waste Water

GOAL: "Available wastewater treatment and disposal capacity consistent with the land uses in the General Plan." (XII-12-14)

Objective 1, Policy 1.2: "Discretionary land development projects will only be approved if the service provider reasonably expects that the wastewater treatment and disposal will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval."

Project Conformance: *The project will require annexation into the service area for the* Otay Municipal Water District *which provides sewer service to the area. The district has indicated that they are able to serve this project. Fees required for project service will be assessed prior to the recordation of the Final Map.*

Section 13. Public Facilities: Water Provision Systems Goal

Adequate supplies of water, appropriate for the intended purpose, available to all users within the County of San Diego.

Project Conformance: The project, in addition to providing the required "will serve" service commitment letter from the water districts, will provide for an onsite public water system to service the demands of the residential development.

Section 14. Public Facilities: Child Care

Policy (3.1): The County will work to ensure that child care facilities are available when needed by new development.

Project Conformance: The County of San Diego has, at various times, considered imposing impact fees to off set the effect of new development on the County's ability to provide child care services. The imposition of such fees has been delayed at the present time. However, if deemed appropriate by the jurisdictional body, the project will pay fees to offset its impact at the time of implementation

Section 15. Public Facilities: Courts and Jails Objective 1,

Policy 1.1: The County will seek regional cooperation on appropriate requirements for new development throughout the County to contribute its fair share of funding for County court and jail facilities related to the needs of the new development.

Project Conformance: The County of San Diego, at various times, has considered the possibility of imposing impact fees to offset the cost of new development on the County's ability to provide court and jail facilities. The imposition of such fees has been delayed at the present. However, if deemed appropriate by the jurisdictional body, the project will pay mandated fees.

Section 17. Public Health Facilities: Health

POLICY 4.1.1: The County will seek regional cooperation on appropriate requirements for new development throughout the County to contribute its fair share of funding for County health care facilities related to the needs of new development.

Project Conformance: The County of San Diego does not impose impact fees for County health care facilities at this time. However, if fees were to be imposed by the jurisdictional body and were applicable to this project, the project would pay the mandated fees.

B. VALLEY DE ORO COMMUNITY PLAN

1. Community Character

GOAL: "Encourage development which will lead to a community with a balance of land uses, which will conserve natural and man-made resources, and which will provide a pleasant, safe environment for present and future residents of Valle de Oro."

Project Conformance: This application is for a 40 lot residential project, which is consistent with the surrounding residential development (See Figures 6, and 7). The project is consistent with the existing community character because it proposes relatively large lots of single family residential development in an area that has allowed

and promoted this type of development for 30 years. There are two adjacent subdivisions; one across Fuerte Drive the other to the west which together include well over one hundred half-acre lots. The elimination of the existing poultry farming operation will remove a source of community irritation and environmental concerns.
Policies and Recommendations

2. Land Use Residential Goal and Policies

Provide for gradual residential growth and encourage development only in areas where necessary public services and facilities are easily provided.

Project Conformance: The project as submitted includes "will serve" letters from all of the serving agencies. Utilities needed to serve the project are all located in the adjacent streets.

Policy 7: Require development in areas with plan densities of one-half acre or greater which are on steep slopes to preserve significant portion of each lot in its natural state (with allowances for fire safety purposes) through application of open space easements.

Project Conformance: The site does not include any natural slopes in excess of twenty-five percent and therefore is not subject to either Hillside review, the county steep slope policy, or the steep slope policies of the Valle de Oro community plan. The developer is in contact with the owners of the parcels which are adjacent to the northeast and will design the project to minimize any adverse visual impacts resulting from the development of the site.

Policy 8: Maintain existing residential character in the Mt. Helix area (north of Casa del Oro and west of Avocado Boulevard by limiting densities to a maximum of 1 or 2 dwelling units per acre.

Project Conformance: The project site is located east of Avocado Boulevard and therefore the policy does not apply. It should also be noted that the project proposes development of two dwelling units per acre.

LAND USE - OPEN SPACE

GOAL: "Preserve and regulate the amount of open space within the community, including steep slopes, canyons, floodplains, and agricultural lands."
Policies and Recommendations

9. "Encourage the preservation of open space areas in which potential natural hazards exist (flood plains, fault lines, mudslides)."

10. "Encourage the planning and preservation of open space in public and private projects."

Project Conformance: This application provides for the realignment and revegetation of an existing, but highly disturbed drainage traversing the site. The proposed open space drainage is specifically designed to provide a revegetated, natural buffer within the development to create a sense of openness and privacy. This project proposes to be a model for future infill developments and how they provide restored open space corridors in a highly disturbed area.

4. COMMUNITY DESIGN

GOAL: "Preserve, maintain, and enhance distinct community identities within the Valle de Oro Planning Area by encouraging quality design and appropriate land use patterns."

Project Conformance: This application provides for the creation of semi-custom, large lot residential development on lots half-acre and greater. The nature of this development shall ensure that adequate parking and onsite facilities shall be provided within each lot. The open space areas are proposed to be maintained by the establishment of a Landscape and Maintenance Assessment area.

5. SLOPE DEVELOPMENT

GOAL: "Provide residential development in areas constrained by slope of soil characteristics which offer site sensitive design to mitigate on-site impacts and protect community character."

Project Conformance: This project has been designed in conformance with the County slope policy. The existing site consists of gently sloping topography. The existing drainage area contains most of the higher gradient slopes on the site. This area will be preserved and maintained in a protected open space.

6. HOUSING

GOAL: "Support a distribution of housing by structure type, cost, design and tenure to ensure that households of all socio-economic groups are able to obtain housing within an adequate living environment."

Project Conformance: Much of the unbuilt housing opportunities remaining in the community plan will require parcel sizes of half acre, one acre or larger because of policies and land use designations within the plan. Relatively few opportunities remain for providing housing that is affordable to average working people, who often are unable to afford the time or the money required to maintain estate type development.

Policies and Recommendations

1. "Allow only the construction of new units that are compatible with or an improvement to the immediate residential neighborhood character."

Project Conformance: This project application has been designed to be consistent with the surrounding development. Existing homes in the area are represented by a wide variety of style and design, on lots similar in size to the ones proposed. Upon maturation, this project will blend into the area easily as an established community.

7. CIRCULATION

GOAL: "Provide a balanced, coordinated transportation system which will provide safe, efficient circulation within and through the community, that will effectively connect Valle de Oro to neighboring communities, and which will complement existing and future land use patterns."

Policies and Recommendations

1. "Require the construction of a local road-network, which is designed to service the adopted land use pattern."
4. "Require design of all road improvements that maximizes environmental and aesthetic considerations with safety needs."

Project Conformance: The project site fronts on Fuerte Drive a designated Light Collector road in the County Circulation Element. Frontage dedications and improvements will be required per the County Subdivision Ordinance. The project is estimated to generate 480 average daily trips.

6. PUBLIC SERVICES, FACILITES, and IMPROVEMENTS

GOAL: "Provide adequate and efficient facilities and services for all residents of Valle de Oro which are appropriate to the community's needs."

Water: "Promote efficient use of water in the community and promote water conservation."

Project Conformance: This project has received assurances from each of the service providers as to availability of adequate services. There are no identified deficiencies in either the sewer disposable or water delivery systems. Project landscaping will promote state of the art water conservation planting and irrigation schemes. Because the project is an in-fill development it provides for the efficient use of water by reducing the need to extend facilities to areas currently not served with imported water. In addition, the smaller lot sizes and the resultant smaller yard sizes reduce the per lot consumption of water for irrigation purposes.

6. Conservation

Promote wise utilization and planned management of all valuable resources, natural and man made, and prevent wasteful exploitation and destruction of the resources.

Project Conformance: As previously stated, the project is consistent with this goal in that the approval of in-fill developments on suitable sites incrementally reduces the pressure to develop sites with resource potential.

Policies and recommendations

Water Resources

4. Require strict controls over urban wastewater discharge into streams, ponds, or other waters.

Project Conformance: The project will, as a condition of approval, be required to meet national discharge standards, and may as well be required to make a contribution to the Sweetwater Authority and their effort to construct a facility which will provide additional levels of protection to the Sweetwater Reservoir.

Vegetation and Wildlife Habitats

18. Require use of native species for landscaping where practical for public projects and private projects except for landscaping alongside Circulation Element roadways.

Project Conformance: The project will include a landscaping plan which will be in conformance with County policy regarding the use of xeriscape and native species.

Soils and Minerals

24. Require development which is in harmony with existing topography and avoids extensive and severe grading.

Project Conformance: The project is in harmony with the existing topography in that it balances the desire to provide views up and down the valley for the future property owners of the development, while at the same time, minimally impacting the existing viewshed of the residential lots immediately to the north of the site.

Light Pollution

27. Cut-off luminaries shall be used which eliminate unwanted light scattering into the atmosphere.

Project Conformance: The project will provide cut-off luminaries on the street lights as required by the County subdivision ordinance.

VI PROJECT IMPLEMENTATION

Land Development Projects: The project consists of a General Plan Amendment, Rezone, and a Tentative Map. The GPA proposes to replace the existing 19-Intensive Agriculture designation with the 3-Residential designation.

The rezone proposes to change the Use Classification from A72 to RR2.

The tentative map proposes the creation of 40 residential lots all of which will be one half acres in size.

VII. APPENDICES

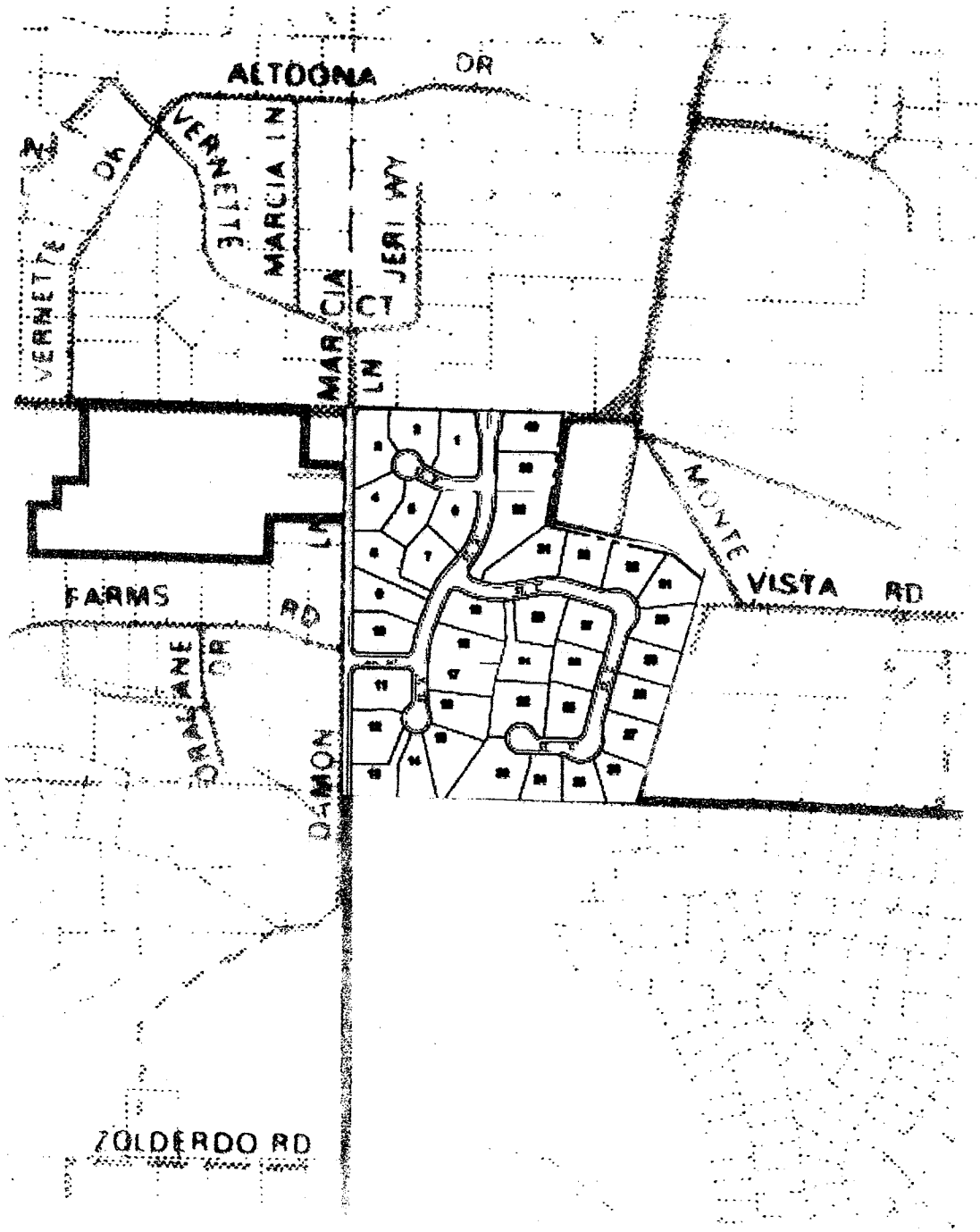
A: Maps:

1. Vicinity Map - at.400 foot scale showing site location, existing roads, parcel lines and land uses within 1/4 mile of the project site

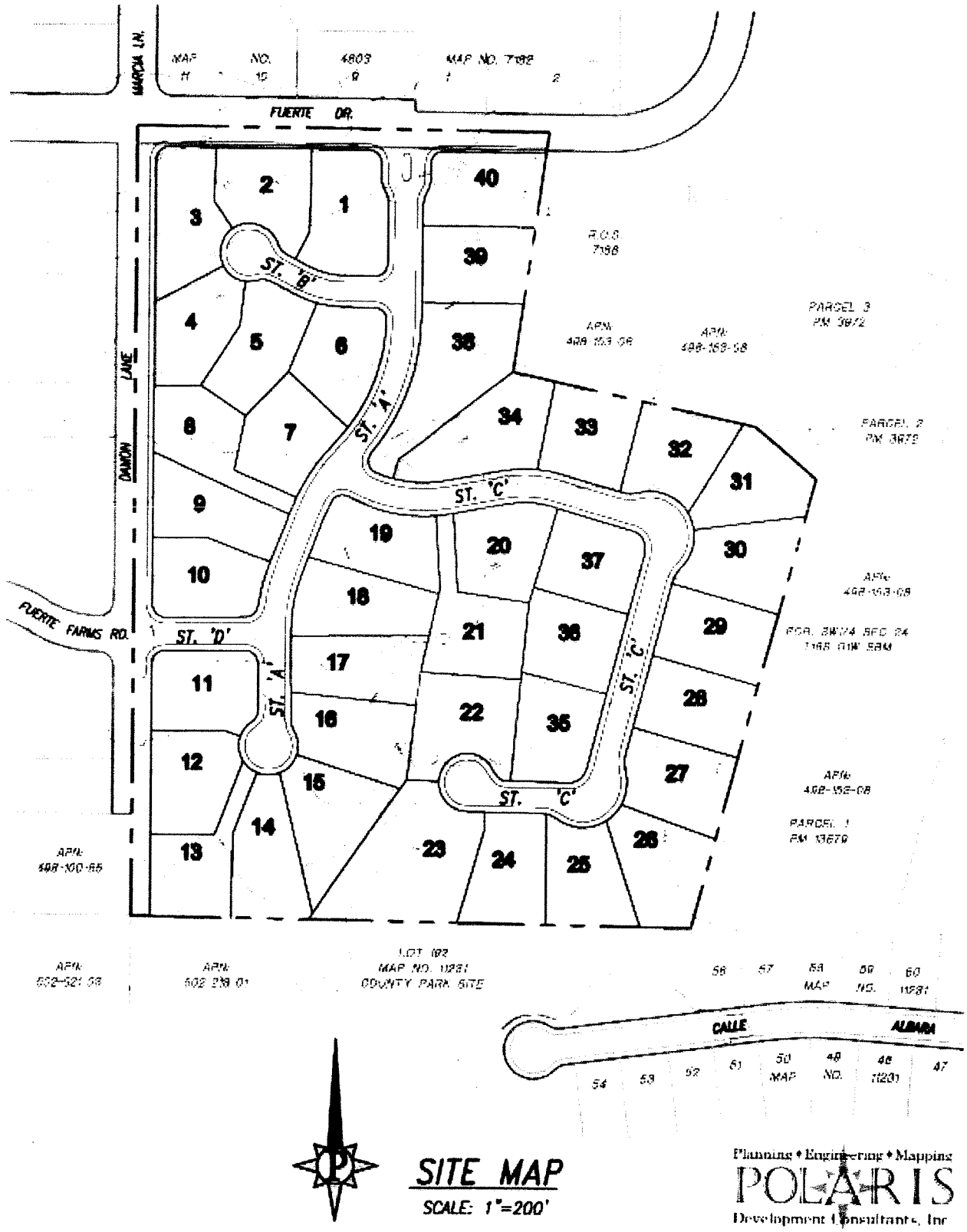
2. Site Map - at 200 foot scale showing site and immediate; surroundings (extending to any off-site road modifications required by the project); existing land uses, parcel lines, roads, sidewalks, and other public improvements (such as drainage and flood control), and contour lines at 5-foot intervals

B. Letters - From service districts as outlined in Section III-B.

Vicinity Map



SITE PLAN



SITE MAP

SCALE: 1"=200'

Planning • Engineering • Mapping
POLARIS
Development Consultants, Inc

PROJECT FACILITY AVAILABILITY FORM

WATER

Please type or use pen

REYNOLD'S COMMUNITIES
Owner's Name Phone

1908 FRIENDSHIP DRIVE, SUITE A'
Owner's Mailing Address Street

EL CAJON, CA 92020
City State Zip

ORG _____
ACCT _____
ACT _____
TASK _____
DATE _____ 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 A72 to RR3 zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension ... Case No. _____
☐ Expired Map ... Case No. _____
☒ Other G.P.A.

B. ☒ Residential ..... Total number of dwelling units 40
☐ Commercial ..... Gross floor area _____
☐ Industrial ..... Gross floor area _____
☐ Other ..... Gross floor area _____

C. Total Project acreage 26.9 Total number of lots 40

D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

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

498	153	01

Thomas Bros. Page 1271 Grid H3

Project address FUERTE DR.
Street

MOUNT HELIX, 92020
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT

Applicant's Signature: _____ Date: 10/19/06

Address: 124 W. MAIN ST. SUITE 241 EL CAJON, CA Phone: 619-444-2923

(On completion of above, present to the water district to establish facility availability. Section 2 below.)

SECTION 2. FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District name OTAY WATER DISTRICT Service area IMPROVEMENT DISTRICT 3

A. ☒ Project is in the district.
☐ 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 is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.

B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached ___ (Number of sheets)
☐ Project will not be served for the following reason(s): _____

THIS APPROVAL OF AVAILABILITY IS SUBJECT TO ALL OTAY WATER DISTRICT REQUIREMENTS IN EFFECT AT THE TIME OF APPLICATION FOR SERVICE.

C. ☐ **District conditions are attached. Number of sheets attached:** _____
☐ **District has specific water reclamation conditions which are attached. Number of sheets attached:** _____
☒ **District will submit conditions at a later date.**

D. ☐ **How far will the pipeline(s) have to be extended to serve the project?** _____

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: DAN KJAERGAARD

Print title: ENGR TECH Phone: 619-670-2241 Date: 10-19-06

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT.
On completion of Section 2 by the district, applicant is to submit this form with application to the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123.

DPLU #299W (7/1/04)

PROJECT FACILITY AVAILABILITY FORM

SEWER

Please type or use pen

REYNOLDS COMMUNITIES 619 596-2400
Owner's Name Phone

1908 FRIENDSHIP DRIVE, SUITE A
Owner's Mailing Address Street

EL CAJON, CA 92020
City State Zip

ORG _____
ACCT _____
ACT _____
TASK _____
DATE _____ AMT $ _____
DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance: _____
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment
☒ Specific Plan or Specific Plan Amendment
☒ Rezone (Reclassification) from A72 to RR3 zone
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension ... Case No. _____
☐ Expired Map ... Case No. _____
☒ Other GPA.

B. ☒ Residential .... Total number of dwelling units 40
☐ Commercial .... Gross floor area _____
☐ Industrial ..... Gross floor area _____
☐ Other _____ Gross floor area _____

C. Total Project acreage 26.9 Ac Total number of lots 40

D. Is the project proposing its own wastewater treatment plant? Yes ☐ No ☒
Is the project proposing the use of reclaimed water? ☐ ☒

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

498	153	01

Thomas Bros. Page 1271 Grid H3

Project address FUERTE DR.
Street

MOUNT HELIX, 92020
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____ Date: 10/19/06

Address: 124 W. MAIN ST. SUITE 241 EL CAJON, CA Phone: 619-444-2923

(On completion of above, present to the sewer district to establish facility availability. Section 2 below.)

SECTION 2. FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District name OTAY WATER DISTRICT Service area TO BE ANNEXED

A. ☐ Project is in the district.
☒ 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 is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.

B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: _____
☐ Project will not be served for the following reason(s): _____
THIS APPROVAL OF AVAILABILITY IS SUBJECT TO ALL OTAY WATER DISTRICT REQUIREMENTS IN EFFECT AT THE TIME OF APPLICATION FOR SERVICE.

C. ☐ **District conditions are attached. Number of sheets attached:** _____
☐ **District has specific water reclamation conditions which are attached. Number of sheets attached:** _____
☒ **District will submit conditions at a later date.**

D. ☐ **How far will the pipeline(s) have to be extended to serve the project?** _____

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: DAN KJONEGAARD

Print title: ENGR TECH. Phone: 619-670-2241 Date: 10-19-06

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT. On completion of Section 2 by the district, applicant is to submit this form with application to the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123.

DPLU 539S (7/1/04)

COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
5201 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123-1666
(858) 565-5981 • (888) 267-8770

PROJECT FACILITY AVAILABILITY FORM

FIRE **F**

Please type or use pen

REYNOLDS COMMUNITIES
Owner's Name Phone

1908 FRIENDSHIP DRIVE, SUITE A'
Owner's Mailing Address Street

EL CAJON, CA 92020
City State Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____ AMT $_____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. [X] Major Subdivision (TM) [ ] Specific Plan or Specific Plan Amendment
[ ] Minor Subdivision (TPM) [ ] Certificate of Compliance:_____
[ ] Boundary Adjustment
[X] Rezone (Reclassification) from A72 to RR3 zone.
[ ] Major Use Permit (MUP), purpose:_____
[ ] Time Extension...Case No._____
[ ] Expired Map...Case No._____
[X] Other G.P.A.

B. [X] Residential . . . . . Total number of dwelling units 40
[ ] Commercial . . . . . Gross floor area_____
[ ] Industrial . . . . . Gross floor area_____
[ ] Other . . . . . Gross floor area_____

C. Total Project acreage 26.9 Total lots 40 Smallest proposed lot 0.5AC

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

498	153	01

Thomas Bros. Page 1271 Grid H3

FUERTE DRIVE
Project address Street

MOUNT HELIX, 92020
Community Planning Area/Subregion Zip

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

Applicant's Signature:_____ Date: 10/5/07

Address: 124 W. MAIN ST. #241 EL CAJON, CA Phone: 619-444-2923

(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 District

Indicate the location and distance of the primary fire station that will serve the proposed project: 11501 Via Rancho San Diego El Cajon Ca Approx 4 miles

A. [X] 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. [X] 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 _____ 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 the Department of Planning and Land Use.

[ ] Within the proposed project _____ feet of clearing will be required around all structures.
[X] 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.

Marsha Lawsen — Marsha Lawsen — 619-670 0500 — 10-10-07
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

DPLU-399F (09/06)