

February 9, 2012

6991-04

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123

Rancho Santa Fe Fire Protection District
18027 Calle Ambiente
Rancho Santa Fe, California 92067

***Subject: Fire Protection Plan – Letter Report
Crosby Enclave – SPA 11-001, TM 5569, REZ 11-001, STP 11-014
Environmental Log Number – ER 95-08-007K
Assessor’s Parcel Number – 267-190-03
KIVA Project 11-0154594***

This Fire Protection Plan (FPP) – Letter Report is submitted pursuant to the County Fire Code and County Consolidated Fire Code, as well as Rancho Santa Fe Fire Protection District Ordinance 2011-01 to address the adverse environmental effects that a proposed project may have from wildland fire and to provide mitigation of those impacts to ensure that the project does not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

PROJECT DESCRIPTION

The proposed project consists of construction of 13 single family residential units. The project site is located in an area of residential development within The Crosby community of the Santa Fe Valley Specific Plan area within the County of San Diego (Figures 1 and 2). The entire project site comprises approximately 8.05 acres, of which roughly 4 acres are manufactured slopes and ornamental landscape. The remaining 3.49 acres is proposed for the development of residential units and has also been previously graded. Select views of the project site are provided in Attachment 1.

ENVIRONMENTAL SETTING

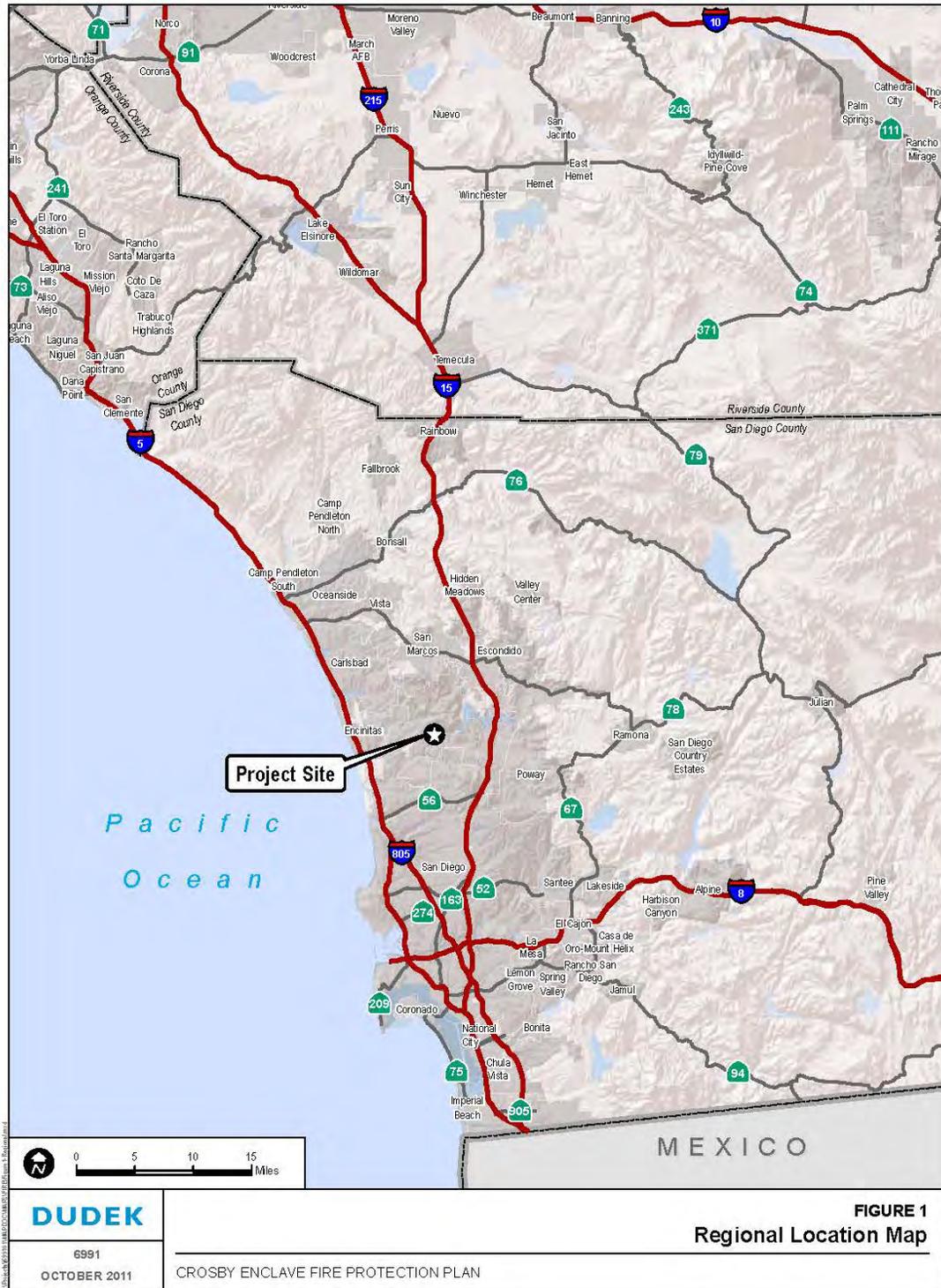
1.0 Location

The project site is mapped within the USGS 7.5-minute Rancho Santa Fe quadrangle, Section 14, Township 13 South, Range 3 West. The project site lies within an area designated “wildland-

The Crosby Enclave

Subject: Fire Protection Plan – Letter Report

urban interface (WUI) and is classified as a Very High Fire Hazard Severity Zone. The project is within 0.2 miles of RSFFPD Station 4 at 18040 Calle Ambiente. This equates to a two minute response travel time.



The Crosby Enclave
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The site has been graded as part of the implementation of the Starwood – Santa Fe Valley project (The Crosby). It is at an elevation of approximately 200 feet above mean sea level. The site consists of a flat pad with manufactured slopes that extend upward to the north and downward to the east, west, and south. The entry to the project, Bing Crosby Boulevard, is adjacent to the western and southern portion, south of the graded pad area. The site has been used as a staging area for the contractor and a trailer is located on site. The site also provides parking and a staging area for the landscaping contractor. The site is surrounded by Del Dios Highway to the north and residential development to the west and southwest and the designated open space for The Crosby to the east and south.

2.0 Topography

The project site is located within the San Dieguito River valley, downstream of Lake Hodges. Whereas the bottom of the San Dieguito drainage is roughly 105 feet MSL in the vicinity of the project, the project site is upslope at an averaged 190 to 200 feet MSL. Elevation is highest at the property's northwest corner, near Del Dios Highway where it is roughly 240 feet MSL. Elevation is lower to the south and east. The graded pad is relatively flat with a small slope up to the north toward Del Dios and a small slope down to Bing Crosby Boulevard to the south. The eastern portion of the project site slopes from the graded pad to the drainage bottom to the southeast at 20% slope.

3.0 Geology

The San Dieguito River Valley, a relatively narrow drainage downstream of Lake Hodges, is the major geologic feature adjacent the project site. The drainage is flanked by steep, naturally vegetated slopes on both sides as it approaches the Project Site from the north/northeast. The drainage includes higher soil moisture levels that support growth of native and non-native plant species, including eucalyptus trees that currently dominate the drainage bottom in some areas, including downslope from Lot 9. In addition, the drainage's alignment may facilitate fire spread, particularly during Santa Ana wind and Red Flag Warning events, as it did during the 2007 Witch Creek Fire.

4.0 Flammable Vegetation

Based on the project's biological technical report, (Dudek 2011), there are 4 vegetation communities/land covers on site: Coastal sage scrub, Non-native riparian, Ornamental - Developed, and Developed/Disturbed land. The acreage of each of these vegetation communities/land covers are provided in Table 1 and shown in Figure 3.

Table 1
Crosby Enclave Vegetation Communities

Vegetation Community/Land Cover	Acres
Coastal Sage Scrub	0.26
Non-native Riparian	0.25
Ornamental	3.85
Developed	0.21
Developed/Disturbed Land	3.49
Total	8.05

Coastal Sage Scrub - The coastal sage scrub on site is composed of a ¼ acre slope that is at the eastern edge of the parcel. It is dominated by California sagebrush (*Artemisia californica*) but also contains a significant amount of weedy species such as black mustard (*Brassica nigra*). The patch of habitat is a remnant of the development of The Crosby and is adjacent to designated open space . It is located within the Crosby Master HOA-maintained open space lot.

Non-native Riparian - The non-native riparian scrub is a ¼ acre area located at the south-eastern boundary of the parcel. The species present include eucalyptus (*Eucalyptus* sp), which is dominant and sweet fennel (*Foeniculum vulgare*), pampas grass (*Cortaderia selloana*), arroyo willow (*Salix lasiolepis*), and western sycamore (*Platanus racemosa*). It is located within the Crosby Master HOA-maintained open space lot.

Ornamental - The ornamental land cover is the most dominant vegetation on site with almost 4 acres. It is located on the manufactured slopes of the parcel. The area is irrigated and maintained by landscape crews. Species include palms, pines, London plane tree, rosemary, Yew pine, and Peruvian peppertree to name a few. It is located within the Crosby Master HOA-maintained open space lot.

Developed - The developed land encompasses less than 1/4 acres and is composed of the paved area that comprises the sidewalk along Bing Crosby Boulevard and a portion of the guard shack located along the road.

Developed/Disturbed Land - The developed/disturbed land includes the graded pad that has been used for the past number of years as staging for the construction contractor and as parking for other parties. This area is composed of pavement, gravel driveways, bare dirt areas, areas dominated by mustard, a number of ornamental trees including palms and Peruvian pepper trees, and a black plastic lined swale for catching debris, sediment and runoff. There are no native plants located in this land cover area.

The Crosby Enclave
 Subject: Fire Protection Plan – Letter Report



5.0 Climate

The project area includes a Mediterranean-like climate; that is, warm, dry summers and wetter winters. Precipitation typically occurs between December and March. The prevailing wind is from the west with fall Santa Ana winds from the northeast that may gust to 50 mph or higher. The project area's climate, as with that of southern California, has a large influence on the fire risk as drying vegetation (fuel moisture for 1-hour fuels of less than five percent is possible) during the summer months becomes fuel available to advancing flames should an ignition be realized.

PROJECT EXPOSURE TO WILDLAND FIRES

6.0 Water Supply:

This development will have a public water system with an 8- inch diameter main and hydrants to be served by the Olivenhain Municipal Water District. Hydrants shall be located along fire access roadways as determined by the Fire Marshal to meet operational needs, at intersections, at cul-de-sacs, and at intervals (350 feet) pursuant to the County Consolidated Fire Code. The Tentative Map indicates 3 fire hydrants along the access road. Precise hydrant locations will be determined with RSFFPD input on a separate submittal. A three-foot clear space (free of ornamental landscaping and retaining walls) shall be maintained around the circumference of all fire hydrants. Required fireflow in the water main is 2,500 gallons per minute at 20 psi residual pressure. Hydrants will be in place and serviceable prior to delivery of combustible materials to the site. A copy of the Water Service Availability Form is provided in Attachment 2.

7.0 Fire Access Roads

Location

From the intersection of Del Dios Highway and Bing Crosby Boulevard, one travels 366 linear feet to a left hand turn break in the center median. This intersection is the project's entrance way. From this entrance way intersection, which allows travel in two separate directions, the site's main access road extends roughly 800 feet to a code-compliant cul-de-sac (Figure 4). This is consistent with Consolidated County Fire Code Section 503.1.2, which allows 800 feet for access ways to parcels zoned less than one-acre.

Deadends

The project's private access road extends 800 feet to a 72 foot diameter (36 foot radius) cul-de-sac bulb at its easterly terminus.

Width

Road and driveway widths are provided below.

- At entrance gate, two 16 feet wide travel ways, separated by a 10 feet wide planter median with rolled curbs are provided.
- Access Road will be 24 feet wide curb to curb with two 12 foot wide travel lanes; rolled curbs at entrance transitioning to standard 6-inch curb roughly at the midpoint of Lot 1. No parking signs will be posted along access roadway per requirements of RSFFPD and County Consolidated Fire Code.
- Driveways will be 20 feet wide and all of the driveways will be less than 32 feet long, with the longest driveway associated with Lot 10, at 31.7 feet in length.

Grade

Road grade complies with the RSFFPD Ordinance #2011-01 and Consolidated Fire Code. The private access road grade is less than 3% and driveway grades will be less than 5%.

Surface

All road and driveway surfaces will be asphalt concrete pavement capable of supporting travel by minimum 75,000 pound apparatus.

Vertical Clearance

Minimum vertical clearance of 13 feet 6 inches will be maintained for the entire required width of fire access roads.

Gates

The gate at the entrance to this project accesses more than four residences, therefore, the gate shall be equipped with an approved emergency traffic control-activating strobe light sensor(s), which will activate the gate from both directions on the approach of emergency apparatus. The automatic gate shall have a battery back-up in case of power failure. The automatic gate shall also have an approved emergency key-operated switch overriding all command functions and opening the gate.



Parcel Boundary
Area of Disturbance

FIGURE 4
Site Plan

DUDEK

SOURCE: Hunsaker, 2012; SanGIS, 2011; BingMaps

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CROSBY ENCLAVE FIRE PROTECTION PLAN

8.0 Setbacks from Property Lines

The Crosby residential structure setbacks on Lots 1 through 9 will vary from 8.4 feet (Lot 1) to 32 feet (Lot 5) for the first story. Second story setbacks will be a minimum of 26 feet, as presented on the project's Rancho Santa Fe Fire Protection District-approved Preliminary Plot Plan (February 8, 2012). Lot 10 will include a full structure setback from top of slope of no less than 15 feet for single story elements and 30 feet for two-story elements (Figure 5). Additional structures, such as patio covers or trellises shall not be allowed within the required structure setback zone. Dead and dying Eucalyptus trees at the base of the hillside will be removed and sprouts will be routinely cleared to remove a potential "jackpot" fuel source.

9.0 Building Construction:

All structures shall comply with the ignition-resistive construction requirements: Wildland-Urban Interface areas of Chapter 7A of the County Building Code which are consistent with the enhanced construction requirements of RSFFPD Ordinance #2011-01.

10.0 Fire Protection Systems:

All habitable structures and attached garages shall have residential fire sprinklers per RSFFPD and County Consolidated Fire Code requirements. Each residence will include a sprinkler system conforming to NFPA 13-D, Automatic Fire Sprinkler System requirements.

11.0 Defensible Space:

A minimum 100-foot Fuel Management Zone will be established and maintained around all structures over 250 square feet in size. No off-site clearing is required or authorized, as adjacent fuels are within irrigated landscapes or are otherwise maintained by respective property owners.

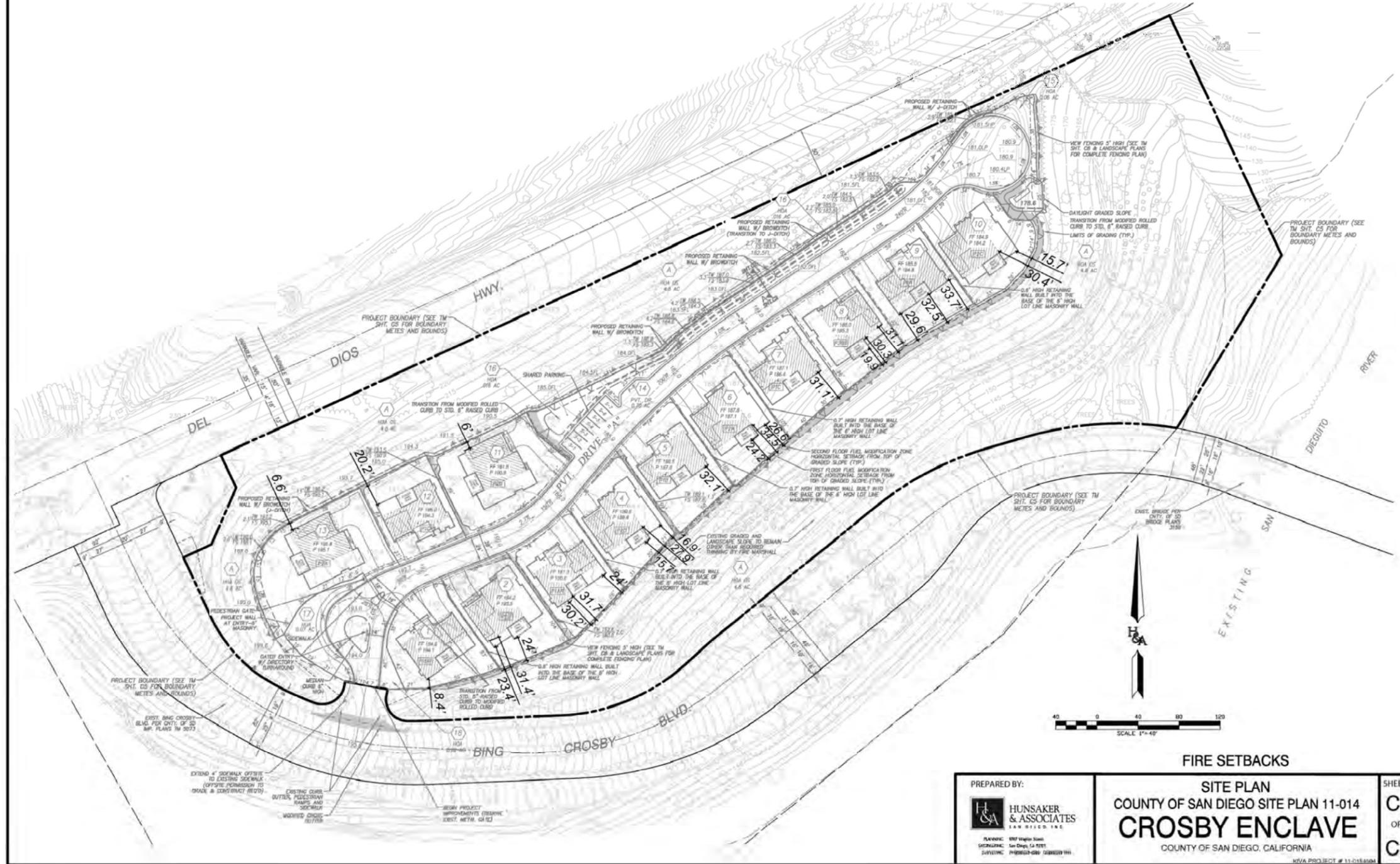
Dead and dying eucalyptus trees located at the bottom of the slope behind Lot 9 will be removed prior to combustibles being brought on site.

Roadway Fuel Modification of 30 feet on either side will be provided and maintained along the site's access road.

12.0 Vegetation Management:

Prescribed Defensible Space (fuel management zones) will be maintained on at least an annual basis or more often, as needed, by the property owners. Boundaries of fuel management zones will be clearly and permanently marked. Planting used in the defensible space will be from an approved fire resistive planting materials list, consistent with RSFFPD Ordinance #2011-01. The planting list and spacing will be reviewed and approved by the RSFFPD, included on submitted Landscape Plans. The plantings will be consistent with the intent of the plant list maintained by the County of San Diego Department of Planning and Land use.

Crosby Enclave - Site Plan #11-014



PREPARED BY: HUNSAKER & ASSOCIATES 184 N. BROADWAY SAN DIEGO, CA 92101 PHONE: 619.591.1111 FAX: 619.591.1112	SITE PLAN COUNTY OF SAN DIEGO SITE PLAN 11-014 CROSBY ENCLAVE COUNTY OF SAN DIEGO, CALIFORNIA <small>N/A PROJECT # 11-014-001</small>	SHEET C7 OF C8
	FIRE SETBACKS	

DUDEK
 SOURCE: Hunsaker & Associates, site Plan 11-014, Sheet C7 dated 2/18/2012.
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CROSBY ENCLAVE FIRE PROTECTION PLAN

FIGURE 5
Setback Exhibit

Fire Behavior Computer Modeling:

Based on preliminary evaluation by the County Fire Marshal and the Rancho Santa Fe Fire Protection District's Fire Forester, Computer Fire Behavior Modeling is not required for this project (Project Facility Availability Letter from Rancho Santa Fe Fire Protection District, September 12, 2011).

Michael Huff 2.9.12
Prepared by (Signature) Date

Michael Huff Fire Protection Planner
Printed Name Title

M.C. Lake 2.28.12
Applicant (Signature) Date

MICHAEL C. LAKE V.P. OF LAND DEVELOPMENT
Printed Name

Attachment 1 – Photograph Log

Attachment 2 – Water Service Availability Letter

ATTACHMENT 1
Photograph Log

The Crosby Enclave Site Photographs

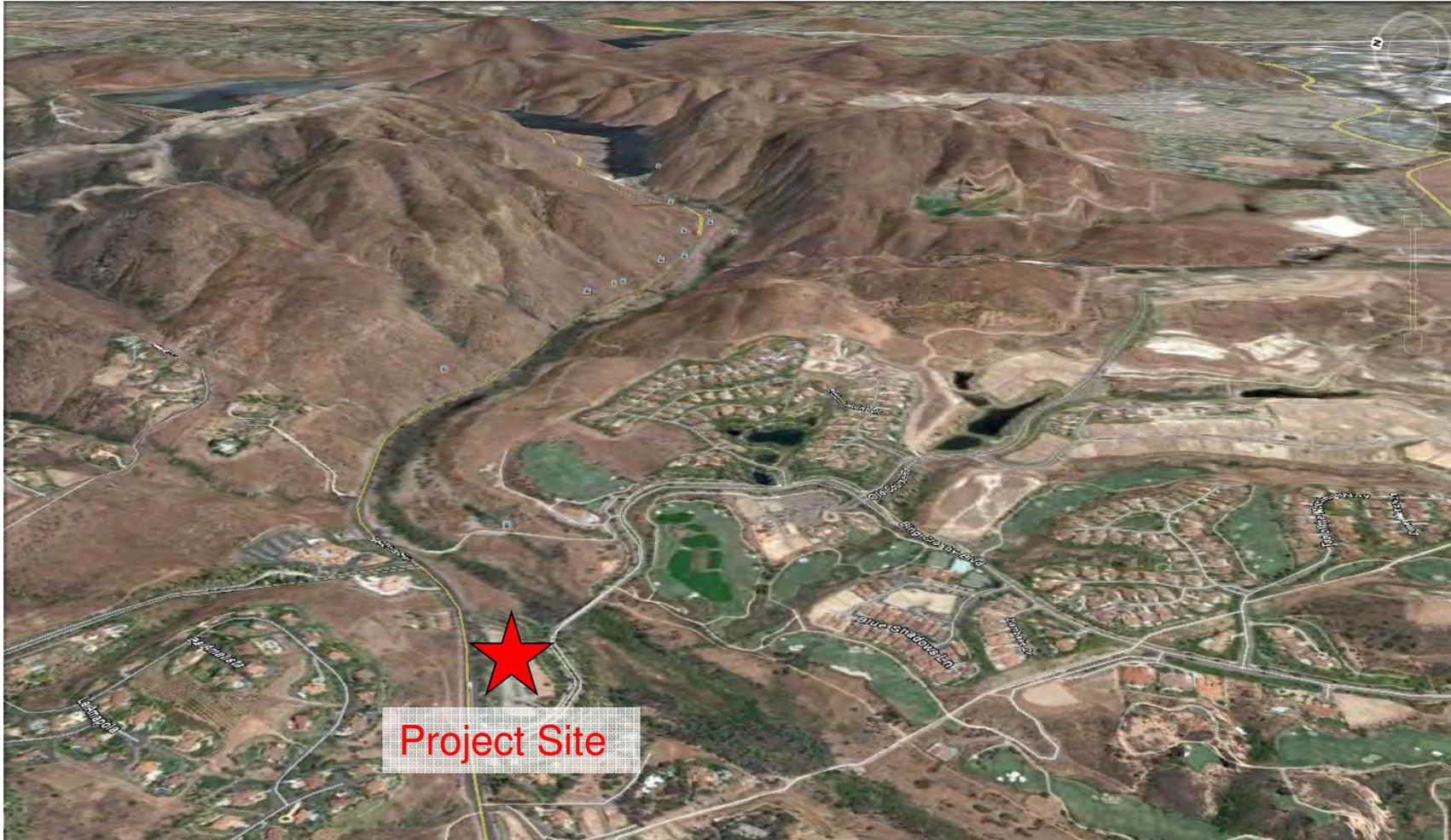


Photo 1. View to the east/northeast toward Lake Hodges along San Dieguito River Valley.

The Crosby Enclave Site Photographs



Photo 2. View to the north toward Cielo Community.

The Crosby Enclave Site Photographs



Photo 3. View to the south along San Diego River Valley toward Rancho Santa Fe and Carmel Valley.

The Crosby Enclave Site Photographs



Photo 4. View to the east toward The Crosby, 4S Ranch and Black Mountain.

ATTACHMENT 2
Water Service Availability Letter

Board of Directors
Edmund K. Sprague, President
Robert F. Topolovac, Vice President
Mark A. Muir, Treasurer
Gerald E. Varty, Secretary
Christy Guerin, Director


OLIVENHAIN
Municipal Water District

General Manager
Kimberly A. Thorner, Esq.
General Counsel
Wesley W. Peltzer, Esq.

September 29, 2011

Ms. Marybeth Murray
Hunsaker & Associates
9707 Waples St.
San Diego, CA 92121

Subject: Crosby Enclave TM
District Project No. TBD

Dear Ms. Murray:

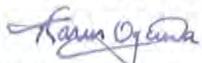
The District has received a request for a Facility Availability Form for water availability for a new 13 SFR development located at the southeast corner of Del Dios Highway and Bing Crosby Blvd. in the County of San Diego.

Per the District Administrative Code, 5% of the District's capacity fees for the project are due prior to issuance of this form. Please see the enclosed capacity fee account summary for the current capacity fee schedule for this project. As the District does not wish to create any undue delays to your project, the District has completed the form and is requesting the capacity fees be paid within 30 days of receipt of this notice. The total District capacity fees due are \$8,481.85. A separate account will be set up to maintain the project's capacity fee payments. 10% of the capacity fees will be due prior to issuance of the Facility Commitment Form (DPLU 400W) and 35% of the fees will be due upon recordation of the Final Map. The remaining capacity fees will be due upon application for the permanent meters to serve the project.

In addition, the District is requesting funding for the staff time and effort for your project. The District is requesting \$5,000 to initiate a project account. The District charges on a time and materials basis and additional funds will be requested as needed.

The Availability form is enclosed as requested. Please contact me at 760-753-6466 should you have any questions.

OLIVENHAIN MUNICIPAL WATER DISTRICT



Karen Ogawa
Engineering Project Supervisor

Enclosures



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A Public Agency Providing Water Wastewater Services Recycled Water Hydroelectricity Elfin Forest Recreational Reserve

Olivenhain Municipal Water District
Capacity Fee Worksheet

Project	WO#
Crosby Enclave	TBD
APN's 267-190-03	EDU's per AD 96.1
Zone	D-14
Proposed number of lots:	13
Proposed meter size	
Proposed EDU's	13.0 EDU
Number of EDU's Assessed	0.0 EDU
Project Subject to Ord. 280	YES
OMWD Cap Fee (as of 04/11/2011)	\$ 13,049.00
applicable for proposed project:	\$ 169,637.00
No. of EDU's per lot: 1.0 EDU	
Payment schedule based on current rates:	Due Prior to:
5% installment = \$ 8,481.85	Issuance of County form 399W
10% installment = \$ 16,963.70	Approval of tentative subdivision tentative map
35% installment = \$ 59,372.95	Recordation of Parcel Map
Remaining 50% installment \$ 84,818.50	Installation of meters
Payment History and Current Balance Due	BALANCE DUE
5 % Installment \$ 8,481.85	\$8,481.85
10% Installment \$ 16,963.70	\$16,963.70
35% Installment \$ 59,372.95	\$59,372.95
Total due	\$84,818.50



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

Please type or use pen

W

TOR Investments, L.P. (619) 281-9264
 Owner's Name Phone
 3511 Camino Del Rio South, Suite 210
 Owner's Mailing Address Street
 San Diego CA 92108
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____ AMT \$ _____
 DATE _____

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 S88 to RS7 zone.
 Major Use Permit (MUP), purpose: _____
 Time Extension...Case No. _____
 Expired Map...Case No. _____
 Other _____
- B. Residential Total number of dwelling units 13
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____
- C. Total Project acreage 8.05 Total number of lots 16
- 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)

267-190-03-00	

Thomas Bros. Page 1148 1149 Grid J7 & A7
 SE Corner of Del Dios Hwy & Bing Crosby Blvd.
 Project address Street
 San Dieguito 92067
 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: [Signature] AGENT FOR APPLICANT Date: 3-26-11
 Address: 9707 Waffles St. SD Ca 92121 Phone: 858-558-4500

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District Name: Olivenhain MWD Service area: Zone D-14

- 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): _____
- C. District conditions are attached. Number of sheets attached: 4 sheets
 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? service area of subdivisions

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized signature: [Signature] Print name Soren Ogawa
 Print title Engineering Project Supervisor Phone 760-758-6466 Date 29 Sept 2011

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:
 Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

Board of Directors

Edmund K. Sprague, President
Robert F. Topolovac, Vice President
Mark A. Muir, Treasurer
Gerald E. Varty, Secretary
Christy Guerin, Director



General Manager
Kimberly A. Thorner, Esq.
General Counsel
Wesley W. Peltzer, Esq.

September 29, 2011

County of San Diego
DEPT. OF PLANNING & LAND USE
5201 Ruffin Road, Suite B3
San Diego, CA, 92123

Re: Tax Assessor's Parcel # 267-190-03-00

Subject: Water Availability Letter / Crosby Enclave
Supplement to County Form 399W

The fee owner, TOR Investments, L.P. (Applicant), has requested the District to provide a Water Availability Letter for the property identified as Assessor's Parcel No. 267-190-03 for a proposed project Applicant described as: Major Single Family Residential Subdivision with Rezone. This property is in the District and eligible to receive domestic service at this time.

The District has or will have adequate facilities in this area to serve the project. There is or will be capacity in these facilities to serve the proposed project at a minimum of 25 psi pressure at the District's main during normal operating conditions and upon completion of all necessary facilities, including any onsite and offsite water lines, facilities and appurtenances that are required, at the sole discretion of the District. While there is adequate water to serve the project at this time, all water received by the District is imported from other agencies. Accordingly, there is no guarantee that water will be available to serve the project when water is requested. The availability of water depends upon a number of complex factors including annual rainfall, drought periods, the amount of water remaining in storage and environmental and other constraints to the delivery of water. No final decision will be made by the District on the ability to serve water to the project until an application for water service is made by the applicant and approved by the District. At that time, the District will determine whether adequate water is available to serve the project in the District's sole discretion.

Both Water Code §350 and Water Code §71640 grant the District the right to restrict the use of water during any emergency caused by a drought or any other threatened or existing water shortage and to prohibit the use of District water during such periods as the District determines to be necessary. The District may also prohibit the use of District water during any periods for specific uses which it finds to be nonessential. Nothing contained in this water availability letter shall be construed as limiting in any way the



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legislative discretion of the District to declare an emergency or water shortage and to curtail or prohibit the use of water as determined necessary or appropriate by the District to conserve water during droughts or other threatened or existing water shortages. Certain stages of water shortages may result in a prohibition on new water meters.

The District has been requested to furnish a staff estimate, based on current water service conditions, of the availability of water service in this area. This letter is issued for planning purposes and is not a representation, express or implied, that the District will provide any water service at a future date. Commitments to provide water service are made only when an application for water service is made by the applicant and approved by the District and are subject to the applicants compliance with the Districts' fees, charges, rules and regulations, the Environmental Quality Act of 1970, as amended, and the applicants' agreement to construct any required onsite and off site facilities together with the Applicant's providing security as required by the District for construction of those facilities.

The issuance of this Water Availability Letter does not grant the Applicant any water rights. The Applicant does not secure a right to water until application for service is made and approved by the District in its sole discretion, and the Applicant has complied with all requirements of the District.

The failure of the Applicant to pay any fee or charge of the District's when due, or to comply with other requirements of the District, shall entitle the District to unilaterally terminate this Water Availability Letter, and all further rights of the Applicant to water service.

Improvement fees, when applicable, are paid to the District to reserve future water service for the project contingent upon the Applicant paying all fees and charges and complying with all requirements of the District. The payment of all improvement fees by the date they are due is an express condition precedent to any right of the Applicant to receive future water service. The failure of Applicant to make any improvement fee payment by the date it is due shall automatically terminate the right of Applicant to receive future water service and no previous improvement fee payments paid by the Applicant shall be refunded. Reinstatement of the water commitment requires Applicant to remedy any defects or deficiencies and payment of fees and charges applicable, as determined by the District, in its sole discretion.

This commitment to water service availability is conditioned on the following requirements and/or limitations:

1. The District's determination that adequate water is available to serve the project at the time the applicant submits a request for water service to the District; and

2. Payment of all fees, as appropriate, when due in accordance with District Ordinance 301, or successor Ordinance, not attached hereto, but incorporated herein by reference; and
3. A hydraulic analysis was completed by the District's consulting engineer to ascertain the impact of the project on the District's water system and to determine fire flow availability as required by the Fire Department ((Boyle SD-001-493-13, July 2002). Should this project create any changes to the conditions that the underlying hydraulic analysis was based upon, Applicant is required to conduct a new hydraulic analysis for the new condition; and
4. In accordance with District Assessment District 96-01, not attached hereto, but incorporated herein by reference, lots of $\frac{1}{2}$ acre or less may have a $\frac{3}{4}$ inch meter installed unless owner chooses to upgrade the meter and pay the additional fees and charges. Lots greater than $\frac{1}{2}$ acre but less than 3 acres require one-inch meters to be installed. Lots in excess of 3 acres require a minimum $1\frac{1}{2}$ inch meter to be installed. Larger meters may be required by the District, in its sole discretion; and
5. The District may require larger meters than the Assessment District 96-01 lot size criteria would dictate if the individual residence requires water service greater than can be accommodated by the standard $\frac{3}{4}$ inch meter irrespective of the lot size, in its sole discretion; and
6. Applicant is required to comply with District Ordinance 280 for the mitigation of impacts to the District's Assessment District 96-1R. Ordinance 280 requires an executed agreement to request increased EDU's that this project requires. The Applicant is responsible for payment of all fees and charges as outlined in the executed agreement; and
7. The District has not declared a water shortage that restricts water usage or prohibits new water meters. The District's Board of Directors on May 23, 2010, rescinded Level 2 Drought Alert conditions and returned to a Drought Level 1 water supply shortage conditions July 1, 2010. These restrictions include the prohibition of setting of new water meters per Ordinance 364, not attached hereto, but incorporated herein by reference; and
8. Meter boxes are not permitted within driveways or driveway aprons; and
9. No encroachments, including landscaping, landscaping materials or stepping stones as depicted in the plans submitted to the District, are allowed in the easement recorded December 27, 2004 as File/Page 2004-1215095, of official records, San Diego County, not attached hereto, but incorporated herein by reference.

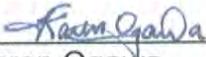
This letter of water availability pertains solely to the proposed project as described by

Water Availability Letter
Project: 267-190-03, Crosby Enclave

Applicant, is not transferable to any other project, and is not transferable to any other owner or developer without written permission of the Board of Directors of the District. Any purported transfer, sale, or assignment of this Water Availability Letter without the prior written consent of the District renders this letter null and void.

This letter automatically terminates, and is of no further force or effect, on the occurrence of: (1) September 29, 2011 without an approved tentative map; (2) termination of any tentative map; (3) termination of any final map; or (4) five years from the date of recordation of any final map.

OLIVENHAIN MUNICIPAL WATER DISTRICT

By:  _____
Karen Ogawa
Engineering Project Supervisor

