APPENDIX H
General Plan Amendment Report (GPAR)

GENERAL PLAN AMENDMENT REPORT

PEACEFUL VALLEY RANCH

GPA 03-05/R03-015/TM5341RPL^5/MUP04-048

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I. INTRODUCTION

A. Proposal

This is a request for a General Plan Amendment (GPA) to amend the existing land use designation of (18) Multiple Rural Use (1 du/ 4,8,20 ac) to the (17) Estate Residential (1 du/2,4ac) designation on a 152.46-acre portion of a larger 181.31-acre project located within the Jamul/Dulzura Subregional Planning area. The General Plan Amendment covers APN's 597-050-13, 597-070-02, and 597-070-07.

This GPA request also seeks the deletion of a segment of a County of San Diego Circulation Element Road – SC-760 through the project site. SC-760 is a planned 2-lane Light Collector Road, with a current alignment running north-south from Lyons Valley Road to Otay Lakes Road. This application proposes the deletion of SC-760 from Olive Vista Drive to State Route 94 (SR-94).

The Peaceful Valley Ranch (PVR) project proposes an estate residential development with equestrian elements on 181.31 acres. The project envisions several components: single-family residential estate lots (2 to 7.7-acres); a public equestrian facility; and, private horse stables and training facilities/polo field. In addition, the PVR project reserves a lot for joint use by the Rural Fire Protection District (RFPD) and the United States Fish and Wildlife Service (USFWS) as a future site for relocation of a community fire station and administrative offices.

The 181.31-acre site currently consists of two different plan designations and zoning regulations. In order to allow the proposed land use plan, a General Plan Amendment and Rezone are required to reclassify the easterly 152.46 acres of the site from an (18) Multiple Rural Use Plan General Plan designation with a A72 (8) General Agriculture zone to a (17) Estate Residential General Plan designation with an A72 (2) General Agriculture zone. The proposed amendment and rezone will be consistent with the westerly 28.85-acres as well as the surrounding community. Additionally, the (17) Estate Residential plan designation is consistent with the area's Regional Category of Estate Development Area (EDA).

A Tentative Map for the Peaceful Valley Ranch project is also part of this development proposal (TM 5341). The project proposes the subdivision of 181.31-acres into 57 lots. These include: one 4-acre lot for the existing ranch residence; forty-six 2 to 7.7-acre new estate residential lots; a 3.7-acre lot reserved for the fire station; a 6.7-acre public equestrian facility lot; a 28.9-acre private equestrian training & polo field lot; a 3.7-acre open space lot; and six private street lots (a total of 50 development lots). Public water will serve the residential uses on-site, with service provided by the Otay Water District. Refer to Table 1, Peaceful Valley Ranch Development Proposal, for a summary of proposed development.

The 28.9-acre private equestrian training and polo field lot (Lot 51) will provide a private recreational amenity for the members of the Peaceful Valley Ranch polo club and their guests. Those planned operations and uses include, among other activities, a limited number of anticipated polo events/matches, which events have been classified as "Outdoor Participant Sports and Recreation" under the County of San Diego Zoning Ordinance. Such a use type requires a Major Use Permit

(MUP) in the A72 General Agricultural Zone Designation for the property. The MUP application also proposes to regulate and control the extraction of groundwater proposed for irrigation of the polo field.

Table 1
Peaceful Valley Ranch Development Proposal

Land Use	*Lot No.'s*	*No. of Lots*	*Lot Acreage*
Single-Family Estate Homes	1-47	47	128.3 (2ac. minimum)
Public Equestrian Facility	48	1	6.7
Fire Station	49	1	3.7
Private Equestrian Training/Polo Field	51	1	28.9
Open Space	50	1	3.7
Street Lots	52-57	6	10.0
TOTAL	1-57	57	181.3

B. Physical Setting

The proposed PVR project site is a 181.31-acre property located in the Jamul community of San Diego– consisting of Parcels 1 through 4 and the Remainder Parcel of Parcel Map 16190 (see Exhibit 1). The subject property has been used for farming for over 40 years, and is currently used for dry-farming oat hay and equine use activities. There are three single-family residences consisting of a primary ranch house and two small caretaker residences located on-site. The 181.31-acre site is envisioned as a rural single-family estate development project, with equestrian facilities, a fire station site, and a trail system. Only the easterly 152.46 acres are subject to the General Plan Amendment request. The project site is situated east of State Route 94 (SR-94), north of Rancho Jamul Drive, and south of Melody Road (see Exhibit 2). The site is irregularly shaped with varying topography across the site. The site consists mostly of rolling hills with elevation gradually increasing from west to east. There are two small knolls on the western portion and a larger knoll on the south-central portion of the site (see Exhibit 3).

Access to the project site will be provided by Peaceful Valley Ranch Road, which will be relocated to intersect with SR-94 at the current Melody Road/SR-94 intersection, and will be improved on-site, as a private road. The roadway will be gated within the project site, but access rights will be preserved for the two area residents ("Stoddard property" and "Dedrick Life Estate parcel") who presently utilize the roadway to access their property. Please see Exhibit 4 for the location of primary and emergency access to the project site.

Primary land uses west and south of the site are agricultural. Low-density residential uses are to the north and east (see Exhibit 5). Parcels to the west of the subject property are designated (21) Specific Plan Area (0.35 du/ac) and are zoned S88 Specific Planning Area (includes Otay Ranch Village 16). Parcels to the northwest (includes Proctor Valley Estates) are designated (1) Residential and are zoned RR1 Rural Residential (1 du/ac). Directly north, parcels are designated (17) Estate Residential and (18) Multiple Rural Use and are zoned A70 (2) Limited Agriculture (1 du/2ac) and A72 (8) General Agriculture (1 du/8ac), respectively. Parcels to the northeast are designated (17) Estate Residential and are zoned A70 (2) Limited Agriculture (1 du/2ac). Parcels to the east and southeast (Rancho Jamul Estates) are designated (17) Estate Residential and (18) Multiple Rural Use and are zoned RR.5 Rural Residential (1 du/2ac) and RR.25 Rural Residential (1 du/4ac), respectively. Directly south is dedicated open space on portion of the Daley Ranch. Parcels to the southwest are designated (20) General Agriculture and are zoned A72 (8) General Agricultural (1 du/8 ac). Please see Exhibits 6 & 7 for General Plan designations and zoning regulations of the adjacent lands.

C. Merits of Proposal

This General Plan Amendment and Rezone will reclassify the easterly 152.46-acres of the 181-acre project site from the (18) Multiple Rural Use General Plan designation (1 du/4,8,20 ac) with an A72 (8) General Agriculture zone to the (17) Estate Residential General Plan designation (1 du/2, 4 ac) with an A72 (2) General Agriculture zone. The proposed amendment and rezone will be consistent with the existing (17) Estate Residential general plan land use designation and A72 (2) zoning of the westerly 28.85-acres of Peaceful Valley Ranch, as well as the surrounding community (see Exhibits 5 & 6). Additionally, the (17) Estate Residential plan designation is consistent with the area's Regional Category of EDA.

The GPA is proposed to allow for the distribution of housing units across the existing (17) Estate Residential and (18) Multiple Rural Use General Plan designation boundaries by allowing the overall residential density to be more evenly distributed across the 181.31-acre site. This approach is partially in response to input from members of the Jamul/Dulzura Planning Group Subcommittee for the Peaceful Valley Ranch project and other community members who expressed a strong desire that the number and visibility of potential residential uses adjacent to or in the immediate vicinity of the SR-94 frontage be redirected to the easterly portions of the property in conjunction with maintaining a minimum 2-acre lot size in order to retain a more rural character along SR-94. Theoretically, the existing (17) Estate Residential designation on the westerly 28.85 acres would allow for 14 lots at a 1 dwelling unit per 2-acre density; and, the existing (18) Multiple Rural Use designation on the easterly 152.46 acres would allow for 38 lots at a 1 dwelling unit per 4-acre density based on an average slope less than 25% (see Exhibit 8). With the proposed (17) Estate designation for the easterly 152.46-acre portion under the proposed GPA, the theoretical yield for this portion of the property would be 76 lots at a density of 1 dwelling unit per 2 acres. Therefore, a total of 90 lots (14 lots plus 76 lots) would theoretically be allowed under the GPA (see Exhibit 9); however, the project as proposed would result

in a total of 47 residential lots and 3 non-residential development lots, plus 1 open space lot and 6 private roadway lots (see Exhibit 10). By applying the (17) Estate designation to the easterly 152.46-acre portion, a number of the 14 lots allowed in the westerly portion of the property can be redistributed to the easterly 152.46 acres to evenly distribute the lots across the property. In doing so, the density and visibility of future residential units along SR-94 would be reduced. In addition, this approach allows for the larger acreage lots, supporting the equestrian uses and (potential) for service facilities, to be located adjacent to the roadway and to maintain a more rural character to the SR-94 frontage. These uses are more appropriately located closer to SR-94 due to noise generated by SR-94 traffic.

Approval of the GPA would not create an inconsistency with the regional Estate Development Area (EDA) category that currently applies to the property, as the (17) Estate Residential designation is consistent with the EDA category. Whereas the current (18) Multiple Rural Use designation applies to lands with characteristics that include rugged terrain, lands that rely on groundwater for water supply, and environmentally constrained areas; these characteristics no longer apply to the proposed project site. The project would be served by the Otay Water District (with exception of groundwater used to supplement irrigation of the polo field) following approval of annexation into the San Diego County Water Authority and Metropolitan Water District (MWD) and would therefore not rely on groundwater for water supply. In addition, no environmentally sensitive lands or rugged terrain are present on the property. The GPA does not propose any amendment to and would not result in a change to the EDA designation, and, therefore, the project would remain consistent with the regional EDA category.

In addition, Lot 49, approximately 3.7-acres, is proposed for joint use by the Rural Fire Protection District (RFPD) and the United States Fish and Wildlife Service (USFWS) as a future site for relocation of a community fire station and administrative offices. The RFPD currently leases the existing fire station, which is located across SR-94 and currently houses six full-time fire fighters. The current lease is nearing expiration. Peaceful Valley Ranch will provide a convenient and appropriately sized site at which to relocate the RFPD and USFWS expanded program for area fire protection services.

The public equestrian facility proposed on Lot 48 will include stables, an exercise arena, hot walker, bullpen, hay barn, manure storage area; office area (approximately 200 square feet) and restrooms, caretaker residence and parking. Use of the public facilities will be limited to those boarding horses at the site. The private equestrian uses are proposed on Lot 51 (28.9 acres). Lot 51 will include: a regulation size polo field (turf cover), stables, exercise arena, bullpen, hot walkers, hay barn for feed storage, manure storage area, office, restrooms, and parking.

As part of the proposed Peaceful Valley Ranch project, a trail system incorporating both private trails and trails offered for public use (by means of an irrevocable offer of dedication) will be created that traverse the site (see Exhibit 11). A main feature of the trail system is a trail offered for public use aligned parallel to and east of the main ephemeral drainage traversing the middle of the property, and a similar trail offered for public use along SR-94 from the northern property boundary to the southern boundary. The trail system will provide opportunities for recreational walking, hiking, and equestrian uses within the property and will allow for future linkages to off-site trails at the northerly and southerly property boundaries.

A Tentative Map for the Peaceful Valley Ranch project is also part of this development proposal (TM 5341). The project proposes the subdivision of 181.31-acres into 57 lots. These include: one 4-acre lot for the existing ranch residence; forty-six 2 to 7.7-acre new estate residential lots; a 3.7-acre lot reserved for the fire station; a 6.7-acre public equestrian facility lot; a 28.9-acre private equestrian training & polo field lot; a 3.7-acre open space lot; and six private street lots (a total of 50 development lots). Public water will serve the residential uses on-site, with service provided by the Otay Water District. Refer to Table 1, Peaceful Valley Ranch Development Proposal, for a summary of proposed development.

The 28.9-acre private equestrian training and polo field lot (Lot 51) will provide a private recreational amenity for the members of the Peaceful Valley Ranch polo club and their guests. Those planned operations and uses include, among other activities, a limited number of anticipated polo events/matches, which events have been classified as "Outdoor Participant Sports and Recreation" under the County of San Diego Zoning Ordinance. Such a use type requires a Major Use Permit (MUP) in the A72 General Agricultural Zone Designation for the property. The MUP application also proposes to regulate and control the extraction of groundwater proposed for irrigation of the polo field.

Table 2
General Plan Designations: Existing/Proposed

	Existing General Plan Designations		*Proposed General Plan Designation*
	18 Multiple Rural Use	17 Estate Residential	17 Estate Residential
Acreage	152.46	28.85	181.3
Minimum Parcel Size (Based on Slope Criteria)	4 acres	2 acres	2 acres
Theoretical Dwelling Units	38.11	14.43	90
	53 Total		
Total Proposed Residential Units	N/A		47*
Total Proposed Non-Residential Lots	N/A		3*
Subtotal Proposed Development Lots	N/A		50
Open Space Lot	N/A		1*
Total Proposed Roadway Lots	N/A		6*
Total Proposed Lots	N/A		57*

*Proposed Peaceful Valley Ranch development proposes 46 new single-family estate residential lots, 1 existing estate residence, 3 non-residential use lots (public equestrian facility, fire station, and private horse breeding/polo training facility), 1 open space lot and 6 roadway lots.

Table 3
Zoning: Existing / Proposed

		EXISTING		PROPOSED	
		28.85 AC. PORTION	152.46 AC. PORTION	28.85 AC. PORTION	152.46 AC. PORTION
USE REGULATIONS		A72	A72	No Change	A72
NEIGHBORHOOD REGULATIONS / ANIMAL		0	0	0	0
DEVELOPMENT REGULATIONS	DENSITY	.5	.125	.5	.5
	LOT SIZE	2 AC	8 AC	2 AC	2 AC
	BUILDING TYPE	C	C	C	C
	MAXIMUM FLOOR AREA	--	--	--	--
	FLOOR AREA RATIO	--	--	--	--
	HEIGHT	G	G	G	G
	LOT COVERAGE	--	--	--	--
	SETBACK	C	C	C	C
	OPEN SPACE	--	--	--	--
SPECIAL AREA REGULATIONS		--	--	--	--

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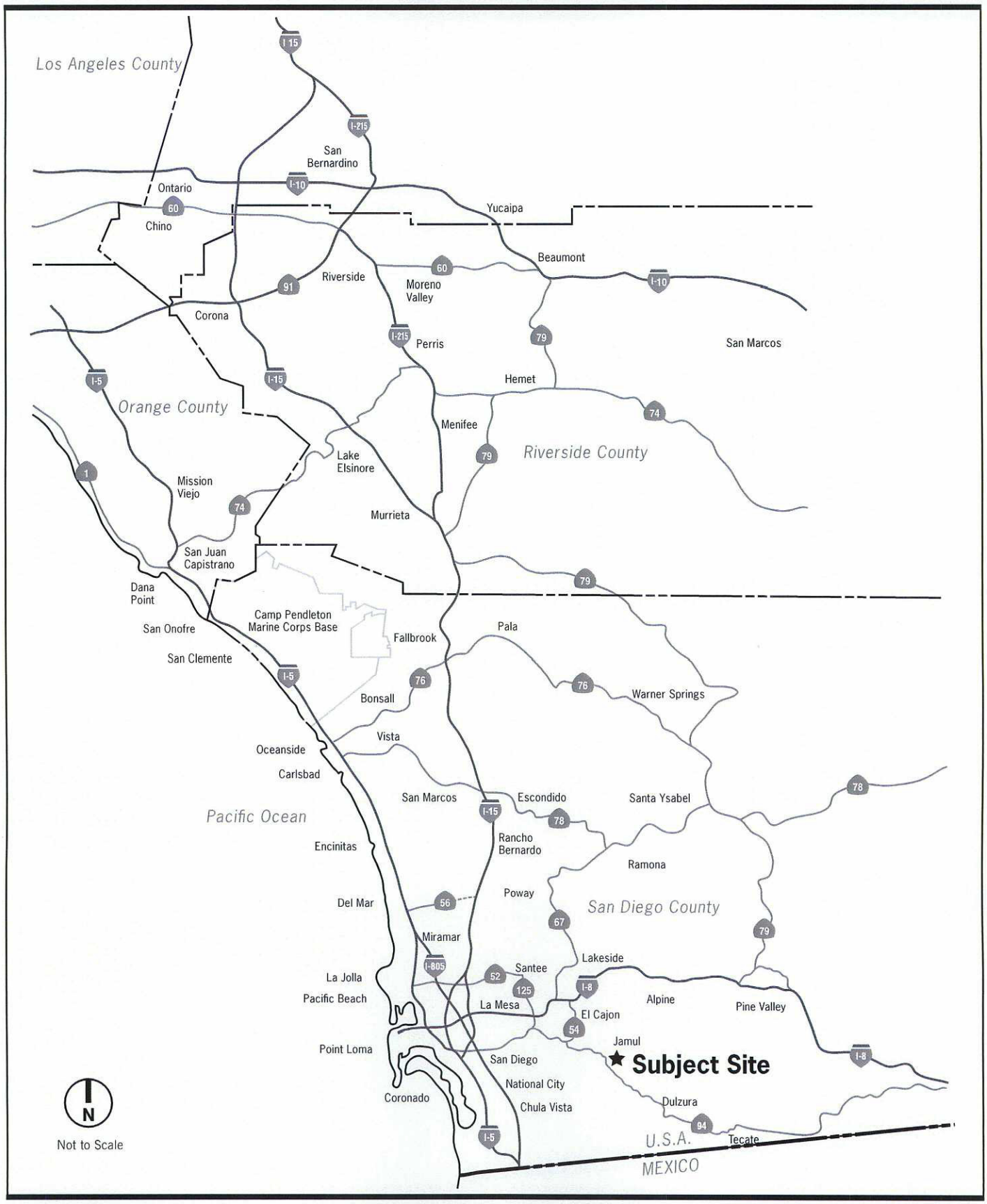

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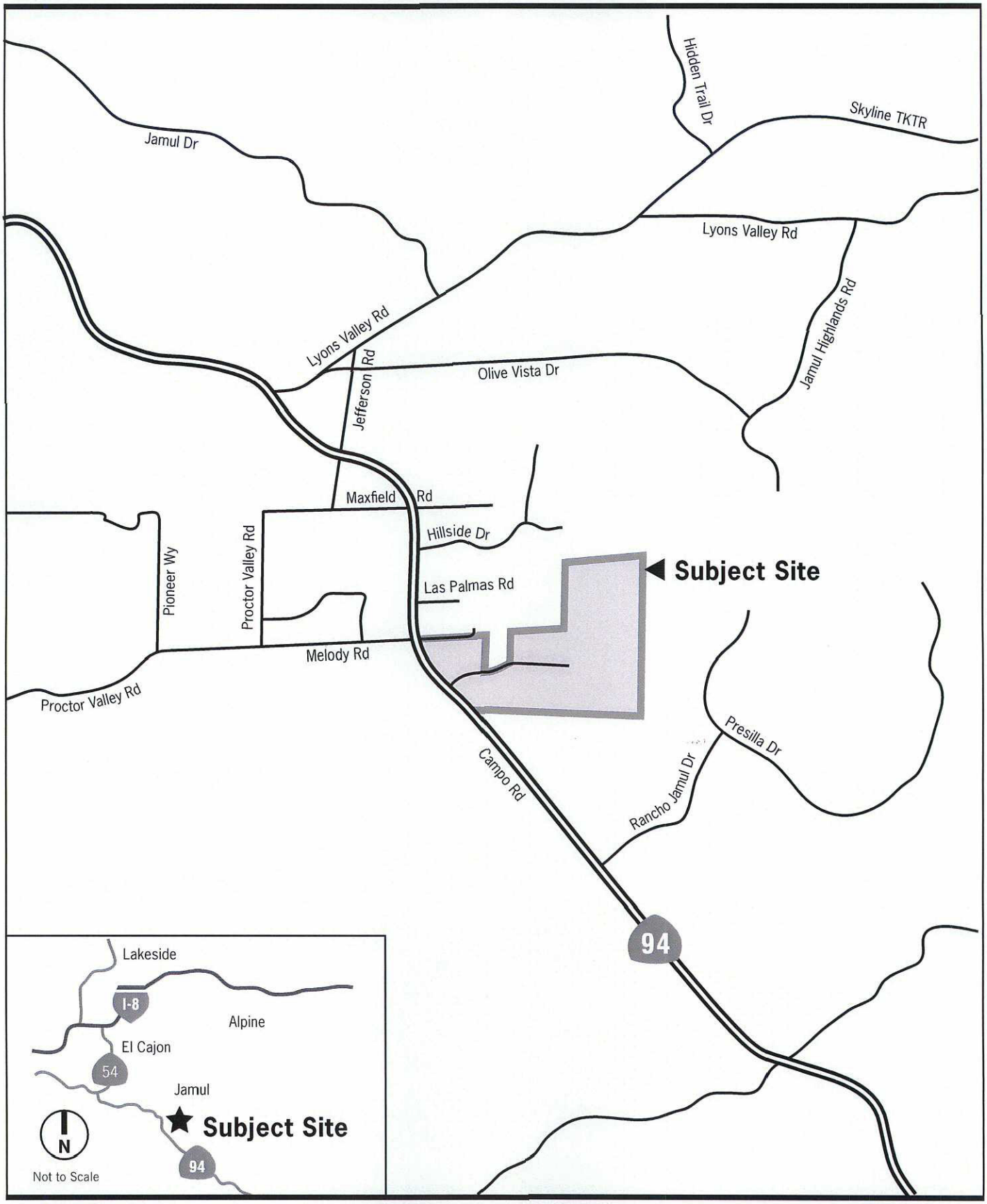
Regional Map

Peaceful Valley Ranch

Exhibit 1



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Vicinity Map

Peaceful Valley Ranch

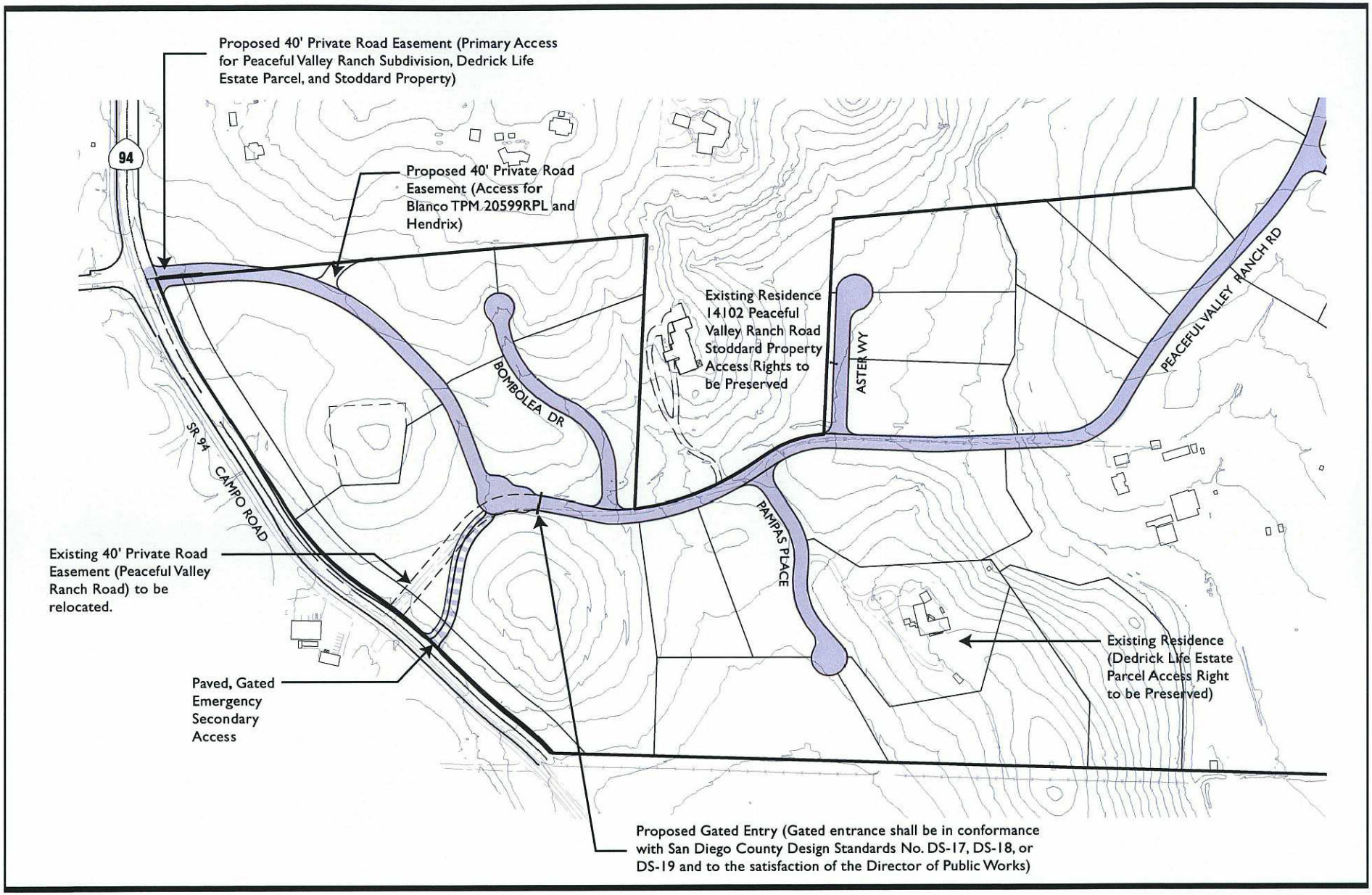
Exhibit 2

Topographic Map

Peaceful Valley Ranch

EXHIBIT 3

RBF CONSULTING
PLANNING ■ DESIGN ■ CONSTRUCTION
9785 CLAIREMONT MESA BOULEVARD, SUITE 100
SAN DIEGO, CALIFORNIA 92124-1324
858.614.5000 • FAX 858.614.5005 • www.rbf.com



RBF CONSULTING

N

Not to Scale

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Access Exhibit

Peaceful Valley Ranch

Exhibit 4

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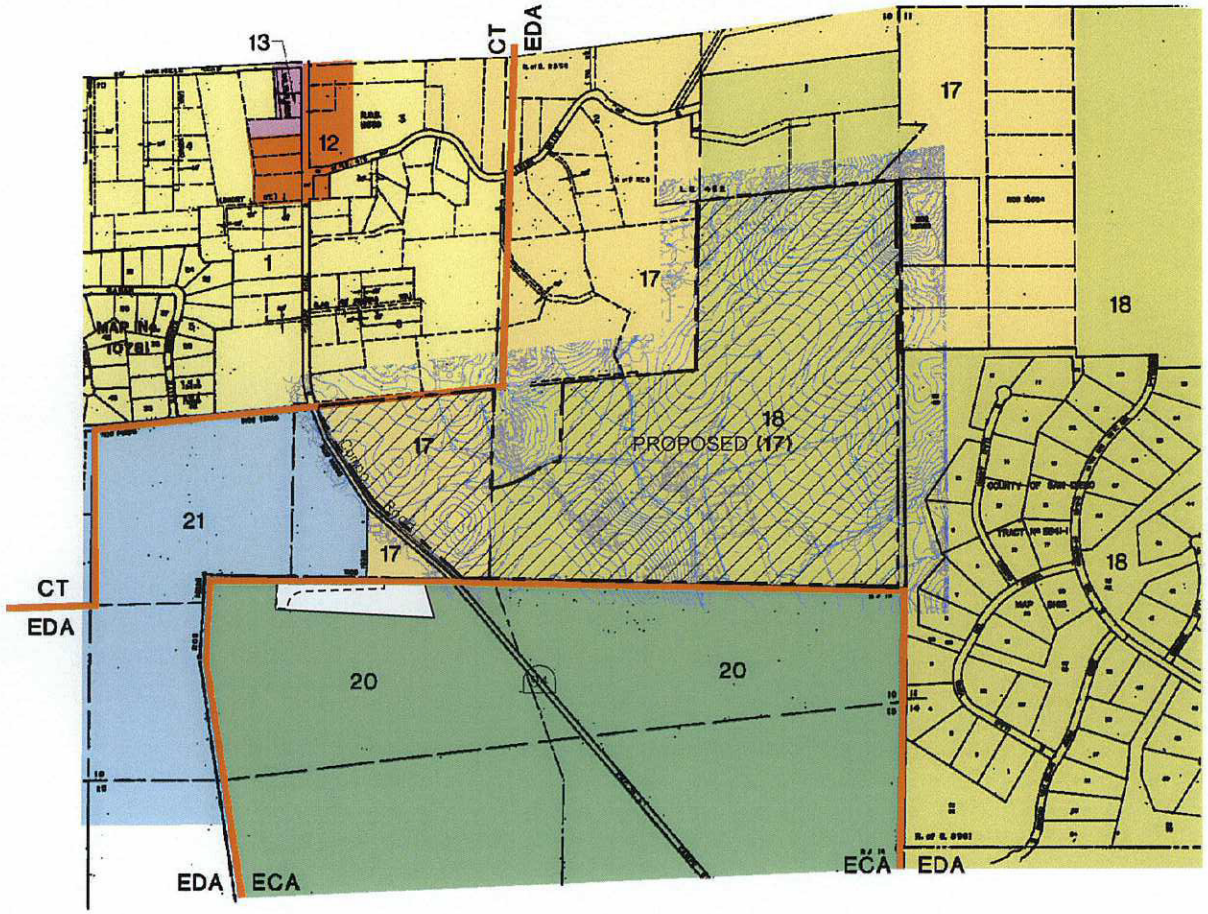
Surrounding Land Uses

Peaceful Valley Ranch

Exhibit 5



PROPOSED GENERAL PLAN DESIGNATION

(17) - ESTATE RESIDENTIAL

EXISTING GENERAL PLAN DESIGNATION

1 - RESIDENTIAL 1, 2, 4 ACRES
12 - NEIGHBORHOOD COMMERCIAL
13 - GENERAL COMMERCIAL
17 - ESTATE RESIDENTIAL 2, 4 ACRES
18 - MULTIPLE RURAL USE 4, 8, 20 ACRES
20 - GENERAL AGRICULTURE 10, 40 ACRES
21 - SPECIFIC PLAN AREA (OTAY RANCH)

EXISTING REGIONAL CATEGORIES

CT - COUNTRY TOWN
ECA - ENVIRONMENTALLY CONSTRAINED AREA
EDA - ESTATE DEVELOPMENT AREA

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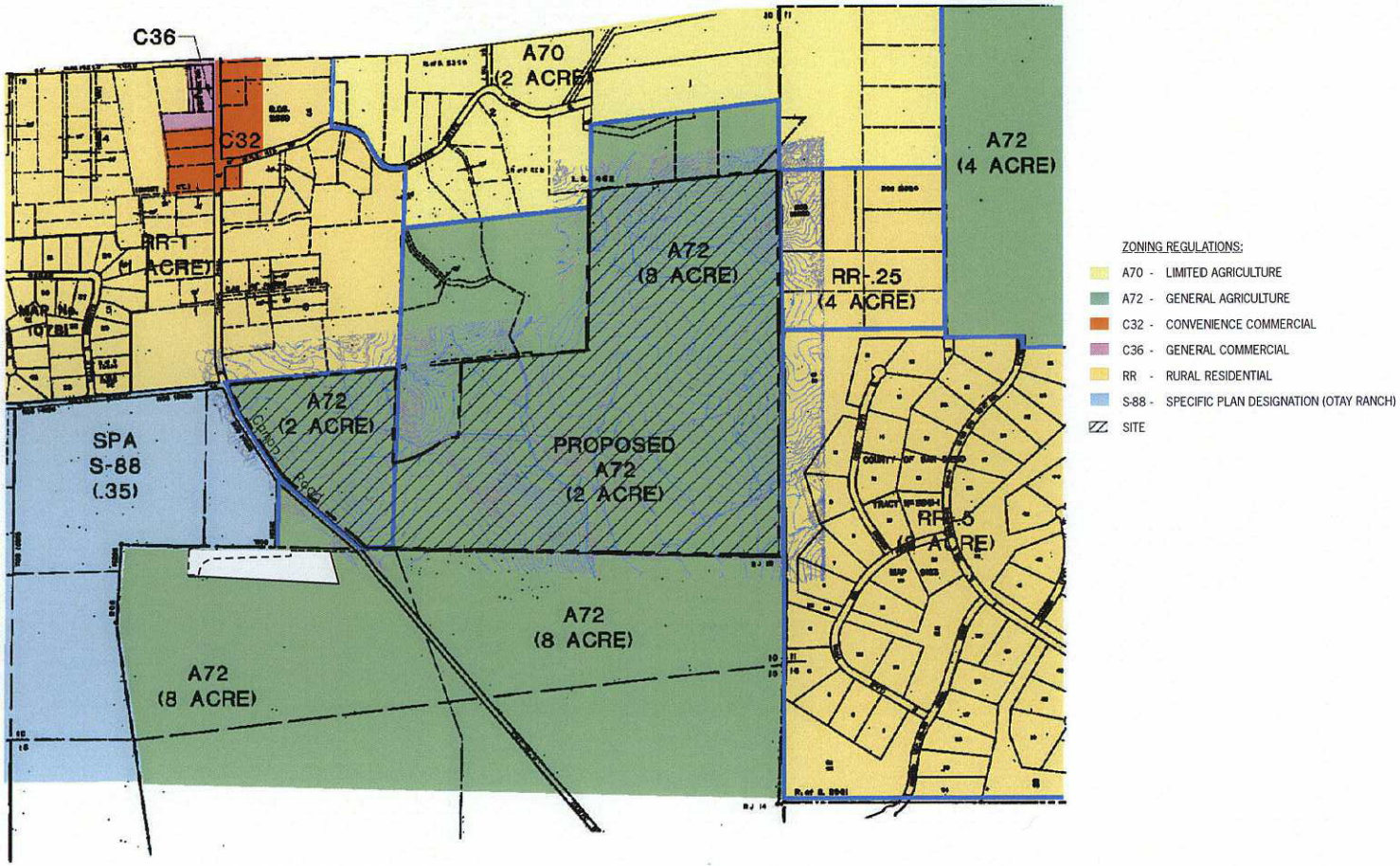
N

Not to Scale

Existing and Proposed General Plan Designation

Peaceful Valley Ranch

Exhibit 6



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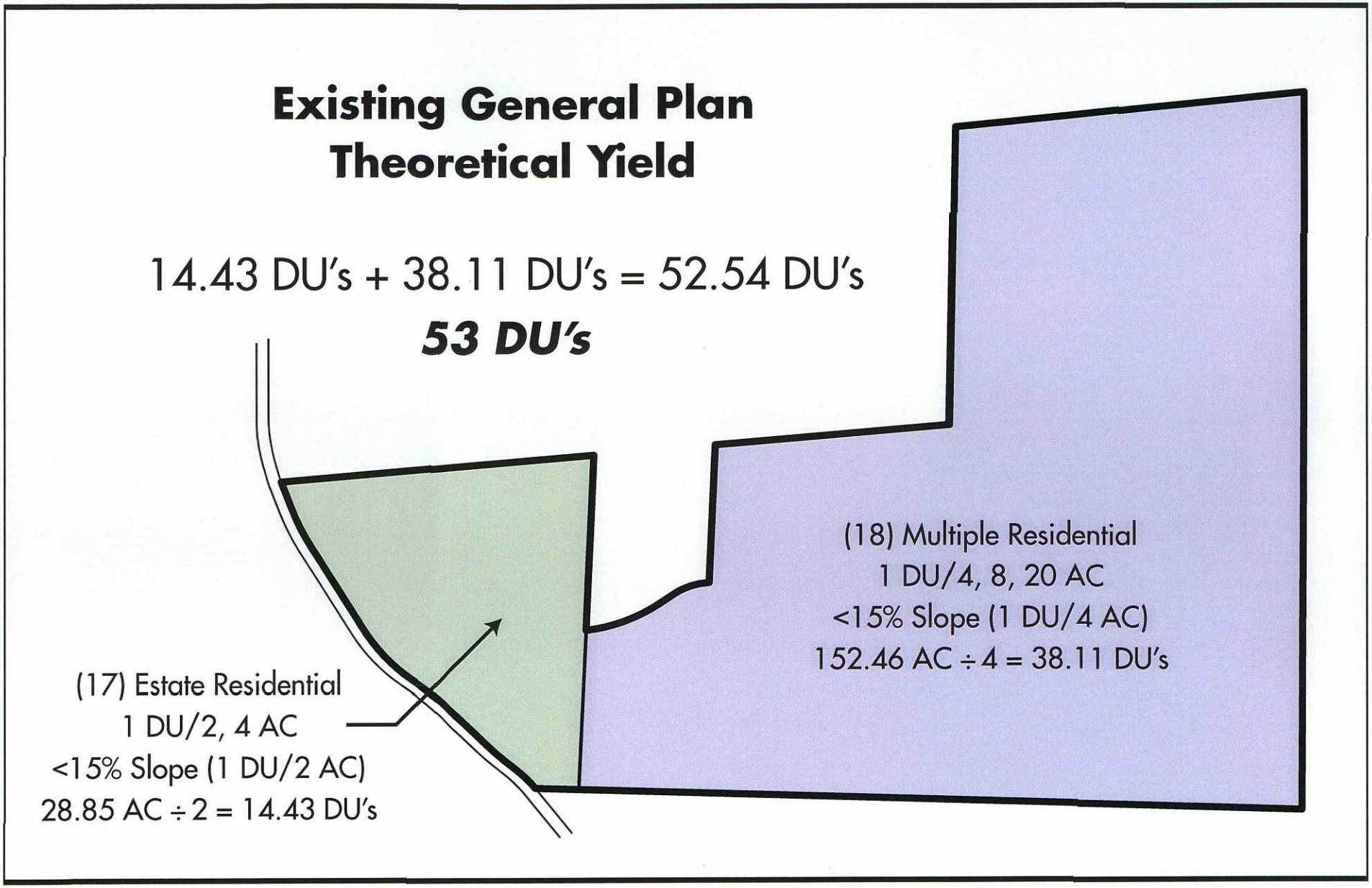
Existing and Proposed Zoning Regulations

Peaceful Valley Ranch

Exhibit 7



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Existing General Plan

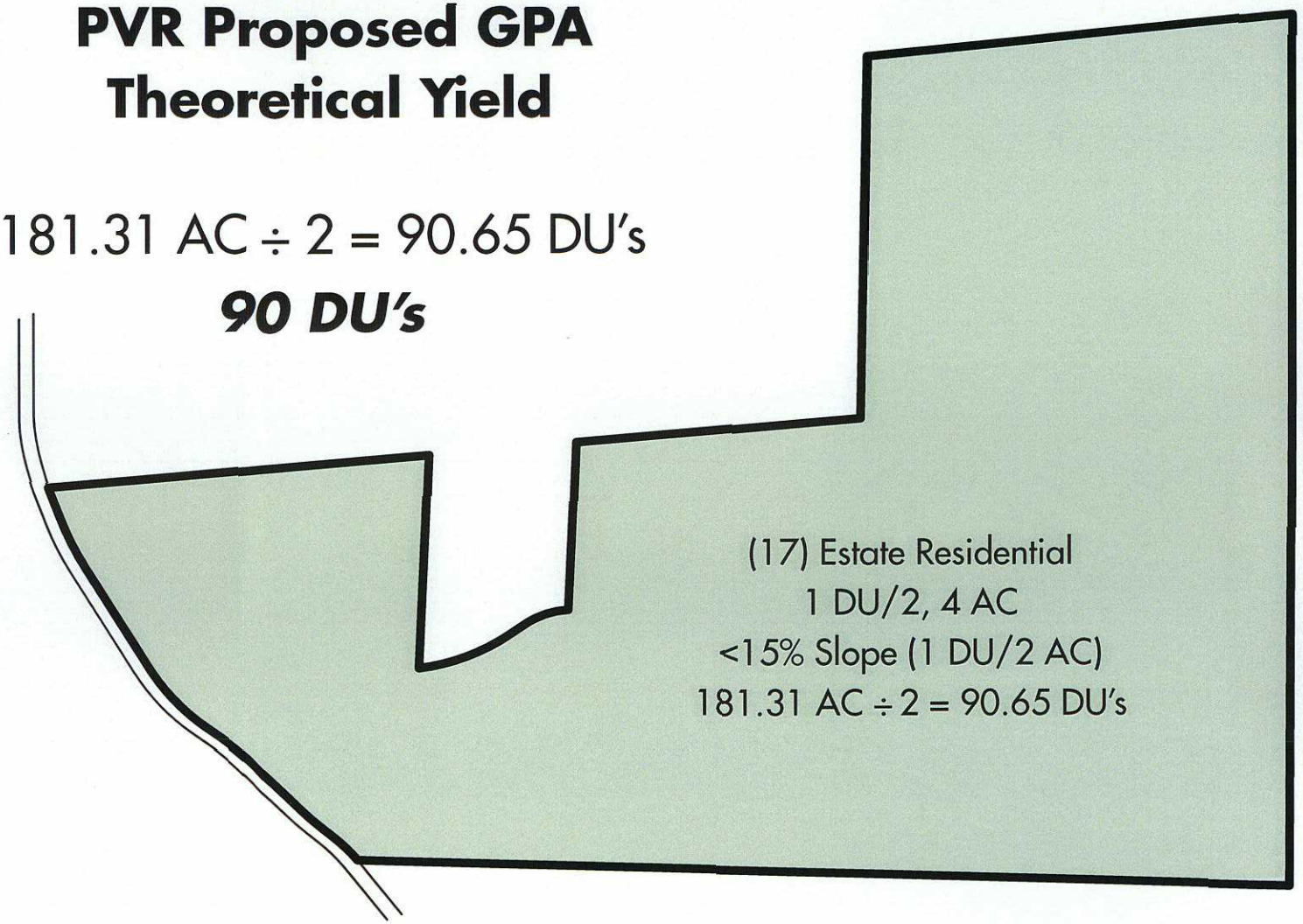
Peaceful Valley Ranch

Exhibit 8

PVR Proposed GPA
Theoretical Yield

181.31 AC ÷ 2 = 90.65 DU's

90 DU's



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PVR Proposed GPA

Peaceful Valley Ranch

Exhibit 9

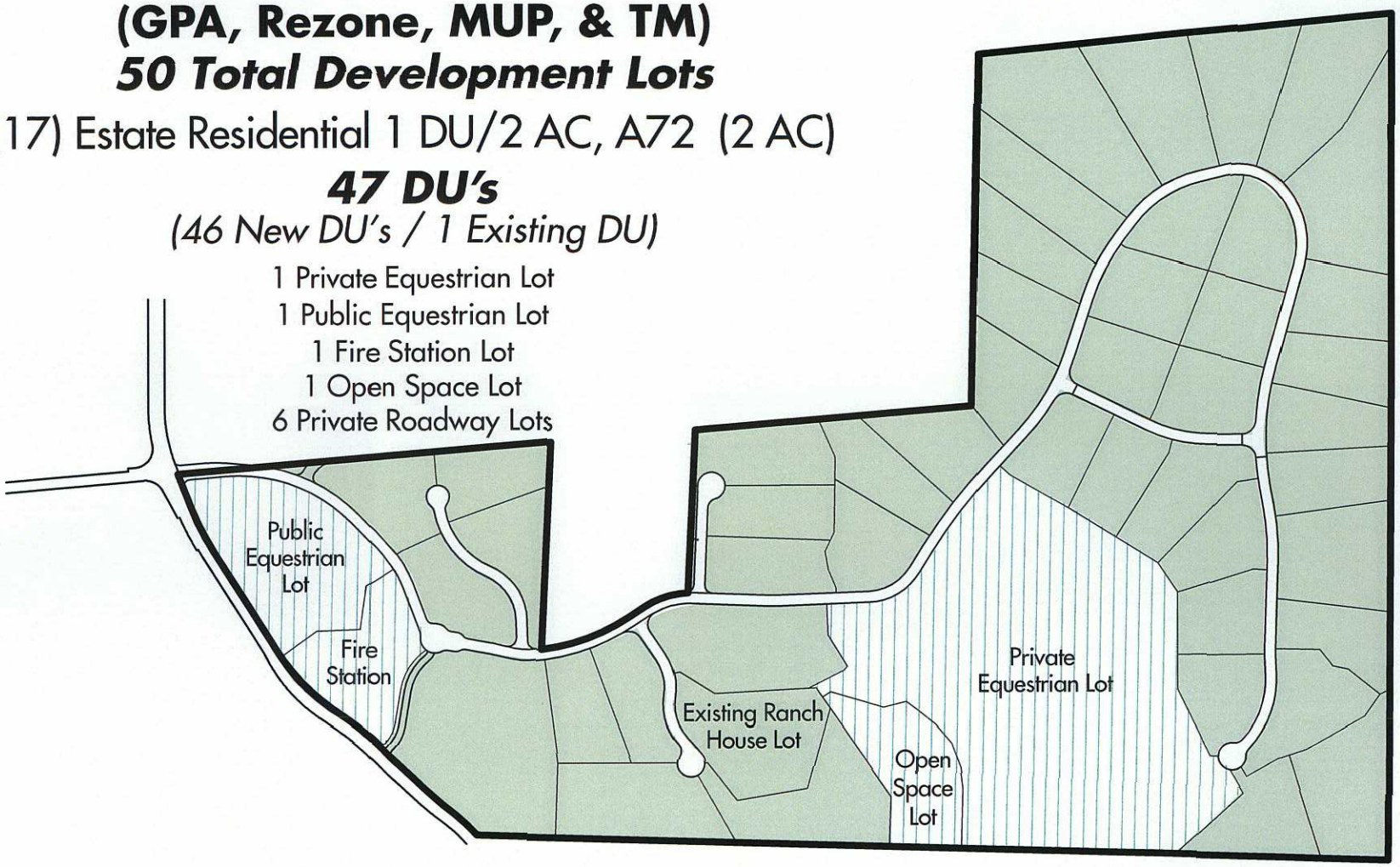
Proposed PVR Project
(GPA, Rezone, MUP, & TM)
50 Total Development Lots

(17) Estate Residential 1 DU/2 AC, A72 (2 AC)

47 DU's

(46 New DU's / 1 Existing DU)

1 Private Equestrian Lot
1 Public Equestrian Lot
1 Fire Station Lot
1 Open Space Lot
6 Private Roadway Lots



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Proposed PVR Project

Peaceful Valley Ranch

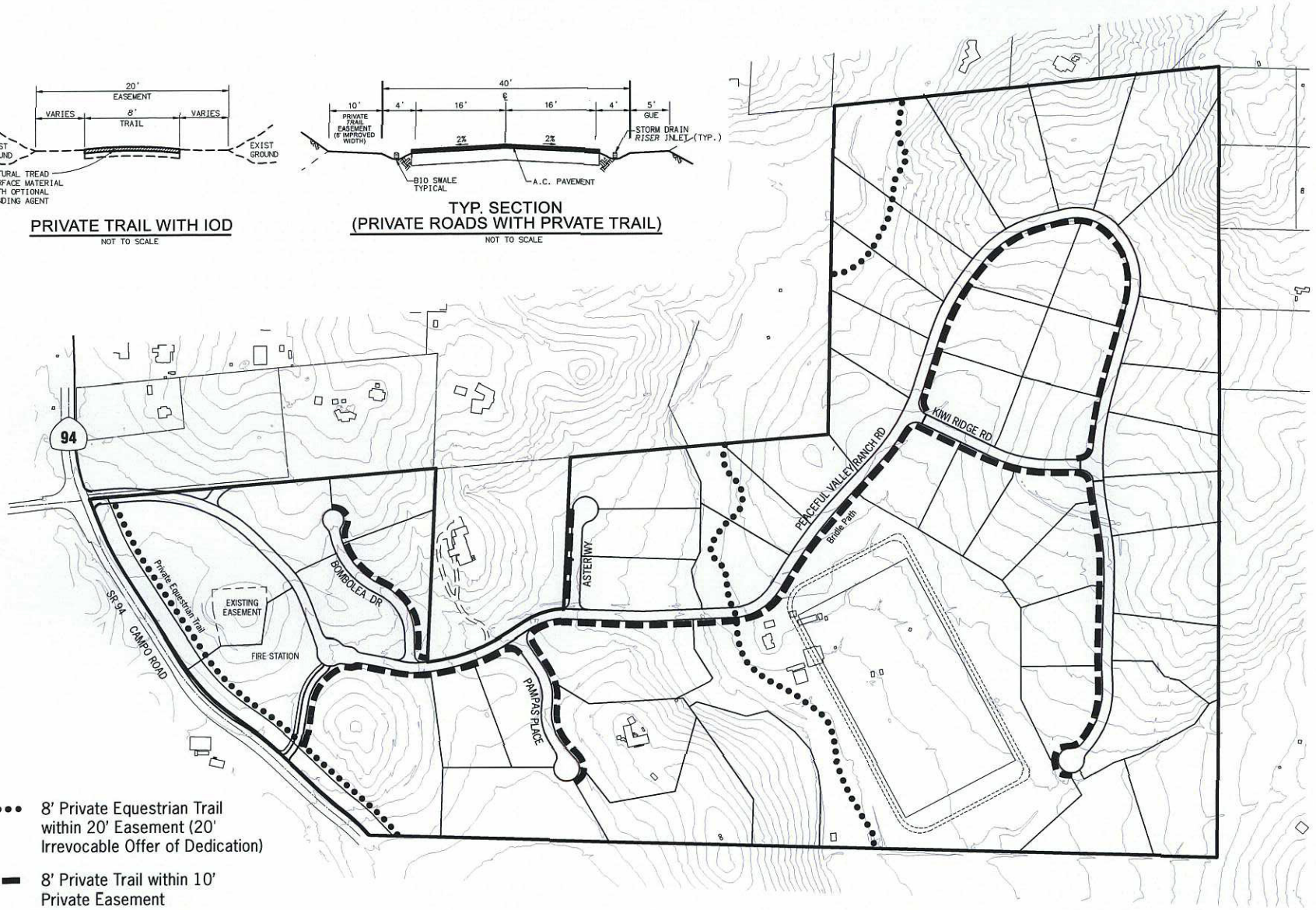
Exhibit 10

PRIVATE TRAIL WITH IOD

NOT TO SCALE

TYP. SECTION
(PRIVATE ROADS WITH PRVATE TRAIL)

NOT TO SCALE



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Not to Scale

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Trail Exhibit

Peaceful Valley Ranch

Exhibit 11

II. PLAN ISSUES

The entire subject site is located within the General Plan Regional Category of Estate Development Area (EDA), allowing for low-density residential uses. The proposed (17) Estate Residential designation is consistent with the area's Regional Category of EDA. Lands northwest of the project site are designated as the Country Towns (CT) regional category, while lands south of the site are designated as Environmentally Constrained Areas (ECA).

GENERAL PLAN

A. Regional Land Use Element

1. Overall Goals:

1.1 Urban growth be directed to areas within or adjacent to existing urban areas, and that the rural setting and lifestyle of the remaining areas of the County be retained.

The proposal to change the existing land use designation from (18) Multiple Rural Use to (17) Estate Residential would provide low-density residential estate uses consistent with the adjacent lands, thus ensuring that the rural setting of the area will be maintained. Primary land uses south of the site are open space. Low-density residential uses are to the north and east. Parcels to the west of the subject property are designated (21) Specific Plan Area (0.35 du/ac) and are zoned S88 Specific Planning Area (includes Otay Ranch Village 16). Parcels to the northwest (includes Proctor Valley Estates) are designated (1) Residential and are zoned RR1 Rural Residential (1 du/ac). Directly north, parcels are designated (17) Estate Residential and (18) Multiple Rural Use and are zoned A70 (2) Limited Agricultural (1 du/2ac) and A72 (8) General Agriculture (1 du/8ac) respectively. Parcels to the northeast are designated (17) Estate Residential and are zoned A70 (2) Limited Agriculture (1 du/2ac). Parcels to the east and southeast (Rancho Jamul Estates) are designated (17) Estate Residential and (18) Multiple Rural Use and are zoned RR.5 Rural Residential (1 du/2ac) and RR.25 Rural Residential (1 du/4ac) respectively. Directly south is dedicated open space on a portion of the Daley Ranch. Parcels to the southwest are designated (20) General Agriculture and are zoned A72 (8) General Agricultural (1 du/8 ac). The Peaceful Valley Ranch project will result in development that is compatible with surrounding uses and that will maintain the rural lifestyle of the area, as single-family, rural residential uses (2 to 7.7-acre minimum lot size) public and private equestrian facilities, a lot reserved for a RFPD/USFWS joint-use fire station and administrative offices, and trail system are proposed. The PVR project is therefore consistent with this goal.

1.2 Growth is phased with facilities.

All necessary public facilities to serve the PVR project will be constructed in conjunction with the build-out of the proposed development. All utilities, to include water, electrical, telephone, and cable television service, will be installed to each lot and accepted by the service provider, prior to occupancy of any structure on that lot. Each proposed residence, as well as the proposed equestrian uses, will be serviced by private on-site septic systems, ensuring sewer service for each of the proposed uses.

1.3 Growth be managed in order to provide for affordable housing and balanced communities throughout the unincorporated area.

All necessary public facilities to serve the PVR project will be constructed in conjunction with the build-out of the proposed development, and development of the property will be managed to prevent negative impacts on existing services or infrastructure. The project will provide additional housing stock in an area where adequate services and infrastructure exist (or will be provided) to support the development. The project will provide 46 new single-family rural residential lots, thereby increasing housing opportunities in the Jamul community and surrounding area. Development of PVR in conformance with the draft General Plan 2020 Framework Plan ensures consistency with the managed growth goals of the County.

2. Land Use Goals

2.3 Retain the rural character of non-urban lands.

The proposal to change the existing land use designation from (18) Multiple Rural Use to (17) Estate Residential is consistent with the rural character of the community as reflected in the existing and planned land uses in the vicinity of the project site as well as the surrounding community. Land uses in the surrounding area include low-density rural and estate residential uses to the north, east, and west, and open space to the south. The proposed Peaceful Valley Ranch project includes several components: single-family residential estate lots (2 to 7.7-acres), a public equestrian facility, a private horse breeding, boarding and training facility/polo field facility, and a fire station, all of which are consistent in the type, density and intensity of uses reflecting the existing rural character. The GPA is proposed to allow for the proposed estate housing density to be more evenly distributed across the entire 181.31-acre site. This approach is partially in response to input from members of the Jamul/Dulzura Planning Group Subcommittee for the Peaceful Valley Ranch project and other community members who expressed a strong desire that the number and visibility of potential residential uses adjacent to or in the immediate vicinity of the SR-94 frontage be redirected to the easterly portions of the property, in conjunction with maintaining a minimum 2-acre lot size, in order to retain a more rural character along SR-94. The project proposal reflects this desire in that the majority of the allowed residential lots within the existing 28.85-acre (17) Estate Residential westerly portion of the property have been redirected to the easterly portion, and the public equestrian facility and fire station have been relocated adjacent to SR-94. As such, the PVR project is consistent with this goal.

2.5 Encourage continuance and expansion of agricultural uses in appropriate portions of the unincorporated area.

A main component of the PVR project is its proposed public and private agricultural uses, each consisting of boarding, breeding, training and sales of specially trained horses.

<u>Public Stable & Hunter/Jumper Facility–Lot 48 (6.7 acres)</u>
Public agricultural uses will consist of a public equestrian facility, which is envisioned as a boarding and training facility for arena type riding shows and events. The facility will include several barns to accommodate up to 30 horses, several small paddocks for daily horse turnouts, and an arena with

jumps for training and horse show purposes. The facilities will also include an enclosed barn for feed storage; hot walker; bullpen; manure storage area; office area (approximately 200 square feet) and restrooms; caretaker residence; and, parking area. Boarding and training activities will be available to the general public on a fee basis.

Private Stable / Polo Training Facility–Lot 51 (28.9 acres)
The private agricultural use on-site will be developed as the Peaceful Valley Ranch Training Facility and Polo Field, envisioned as the premier polo horse breeding, boarding and training facility in San Diego County. The facility will be privately owned and operated, for the main agribusiness purpose of acquiring thorough-bred horses that are unsuitable for racing, boarding and training those horses for polo play, and ultimately selling those horses to the polo enthusiast. The facility itself will be of the highest quality befitting the image and nature of the polo sport business, and will include several barns to accommodate up to 48 polo ponies, paddocks for daily horse turnout, and a regulation size polo field. Additional facilities will include a bullpen; hot walkers; hay barn for feed storage; manure storage area; office area (approximately 200 square feet) and restrooms; and, parking area.

Each of these agricultural use types are specified in Section 1700–Agricultural Use Types, and Section 3100–Animal Schedule, of the County Zoning Ordinance, thus ensuring consistency with this goal.

3. Environmental Goals

3.1 Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreation, educational, and scientific activities.

3.2 Promote the conservation of water and energy resources.

3.3 Achieve and maintain mandated air and water quality standards.

This GPA request and associated development propose the continued protection of significant natural and cultural resources present on-site. An open space easement preserving the on-site ephemeral drainage tributary to the Jamul Creek that traverses the middle of the property and associated upland coastal sage scrub in the south-central portion of the property along this drainage, together with an open space easement preserving the on-site intermittent drainage crossing the southeastern portion of the property, will preserve these resources. Additionally, the archaeological open space easement protecting the previously identified significant archaeological site will ensure the preservation of this resource. Proposed development will be consistent with all applicable air and water quality standards as provided in the Air Quality Conformity Assessment Report and Storm Water Management Plan (SWMP) prepared for the project. As such, the PVR project is consistent with these goals.

4. Capital Facilities Goals

4.1 Assure efficient, economical and timely provision of facilities and services for water, sewer, fire protection, schools and roads to accommodate anticipated development

4.2 Assure that facilities and services provided by all agencies are coordinated in their timing, location and level of service.

The PVR project will secure all those public facilities and services necessary to serve the project site. All necessary public facilities and roadway improvements will be constructed in conjunction with the build-out of the proposed development. All those fees, requirements, and/or conditions necessary to be satisfied prior to project implementation will be secured and/or satisfied. All of the property was previously annexed into the Otay Water District and Otay's Improvement District Number 9. The westerly 28.85-acres of the property are also within the boundaries of the San Diego County Water Authority (SDCWA) and the Metropolitan Water District (MWD). The easterly 152.46 acres of the property will be annexed into the SDCWA and MWD in order to obtain imported public water.

Annexation of the eastern portion of the project site into the SDCWA and MWD would result in efficient and economical water service. Annexation would allow water service to be provided more economically than if the development were dependent on individual groundwater wells serving each residential unit by reducing costs to homeowners for well installation, operation, and maintenance. The OWD has indicated that it can adequately serve the project site, and therefore water service would be provided in a timely manner with the development of the property. OWD has existing mainline water facilities both in SR-94 adjacent to the property and along the property's southern boundary. Additionally, the OWD adopted Capital Improvements Program calls for the construction of a new main waterline eastward from SR-94 through the property. As such, water facilities are immediately available to the property. In addition, annexation would allow the project to avoid groundwater dependence, thereby reducing the potential for non-efficient or interrupted delivery of water during times of drought or possible depletion of the groundwater resource.

In addition, the PVR project reserves a lot for future on-site location of a fire station and administrative offices for joint use by the Rural Fire Protection District (RFPD) and the United States Fish and Wildlife Service (USFWS) to facilitate continued fire protection services for the area. The availability of services has been assured by the RFPD, Otay Water District, Grossmont Union High School District, and the Jamul-Dulzura Union School District, as identified in the Project Facility Availability forms provided in Appendix "A". Therefore, the proposal to change the existing land use designation from (18) Multiple Rural Use to (17) Estate Residential is consistent with these goals.

POLICIES

1.3 Estate Development Area (EDA)

The EDA combines agricultural and low density residential uses (parcels sizes of two to twenty acres will apply).

The proposal to change the existing land use to (17) Estate Residential is consistent with the EDA agricultural and low density residential uses. The proposed PVR project includes several components: single-family residential estate lots (2 to 7.7-acres), a public equestrian facility, private horse stables and training facilities/polo field, and a lot reserved for future joint use by the RFPD/USFWS for a fire station and administrative offices.

The EDA regional category authorizes parcel sizes of two acres or larger dependent upon the slope criteria identified in the Jamul/Dulzura Subregional Plan (Policy 1 and Policy 4). The PVR project has

been designed to be consistent with these lot-sizing policies. One of the proposed lots has an average slope of greater than 25% and therefore has a minimum parcel size of four (4) acres. The remaining forty-six (46) residential lots, three (3) non-residential development lots, and one (1) open space lot vary in slope from approximately 4.8%-24.8%, and have a minimum parcel size of two acres, consistent with the slope criteria as identified in the subregional plan. Therefore, the PVR project is consistent with this goal.

2.4 Non-Urban Residential Designation

It is the intent of this designation to retain the rural character of non-urban lands, and to encourage continuance and expansion of agricultural uses in appropriate portions of the unincorporated areas.

The Peaceful Valley Ranch project proposes single-family residential estate lots and new public and private agricultural uses. Both the public and private agricultural uses are comprised of equestrian training and boarding facilities, consistent with the intent of the agricultural use type designation. The estate lots and equestrian facilities will retain the area's rural character by incorporating architectural characteristics and landscaping befitting the rural character of the community. Therefore, the PVR project is consistent with this goal.

(17) Estate Residential

This designation provides for minor agricultural and low density residential uses. Parcel sizes of two or four acres (gross) or larger are required depending on slope criteria.

The PVR project proposes single-family residential estate lots (2 to 7.7-acres) and a lot reserved for a RFPD/USFWS joint-use fire station. The (17) Estate Residential designation slope criteria require a two-acre minimum parcel size where the average slope of a proposed parcel does not exceed 25%. The PVR project has been designed to be consistent with this lot sizing policy. One of the forty-seven proposed residential lots, Lot 29, has an average slope of greater than 25% and therefore has a minimum parcel size of four (4) acres. The remaining forty-six (46) residential development lots, three (3) non-residential development lots, and one (1) open space lot vary in slope from 4.8%–24.8%, and have a minimum parcel size of two acres, consistent with the slope criteria as identified in the subregional plan. Therefore, based upon the proposed uses and parcel sizes, the Peaceful Valley Ranch project is consistent with the (17) Estate Residential designation.

B. Open Space Element

1. Overall Goals:

1. Promote the health and safety of San Diego County residents and visitors by regulating development of lands.

2. Conserve scarce and natural resources and lands needed for vital natural processes and the managed production of resources.

3. Conserve open spaces needed for recreation, education and scientific activities.

4. Encourage and preserve those open space uses that distinguish and separate communities

The subject property has been used for farming for over 40 years, and is currently used for both dry-farming oat hay and equine use activities. As such, minimal areas of the site support unique plant and/or wildlife, and on-site vegetation is deemed to be of moderate to low quality. Site surveys to detect the presence or absence of sensitive wildlife species have not determined the presence of these species, but will be conducted. An ephemeral tributary drainage to Jamul Creek traverses the project site. The drainage is encumbered by a flowage easement, limiting encroachment and development within the stream. Portions of the drainage are subject to the provisions of the Resource Protection Ordinance (RPO). The PVR project proposes maintaining this ephemeral drainage as open space, and proposes both a biological buffer easement and a Limited Building Zone easement, except at the PVR Road crossing. Additionally, an intermittent drainage crosses the southeastern corner of the property. The PVR project also proposes maintaining this intermittent drainage as open space, and proposes both a biological buffer easement and a Limited Building Easement, except at the private driveway easement crossing.

On-site areas, such as the equestrian facilities, will provide recreational opportunities to the residents of PVR and the community. The on-site trail system will also provide a linkage to future off-site trails and open space areas. Undeveloped areas will generally occur within many of the proposed residential lots and will further contribute to the rural character of the community.
Therefore, the PVR project is consistent with this goal.

Floodplains

Goal I. Health and Safety

1. Protect life and property by regulating uses in areas subject to flooding.

The Peaceful Valley project has been designed to situate all of the proposed developments outside of the north-south ephemeral drainage course traversing the center of the property so as to protect persons and property against flood hazards. No encroachment that would impede the flow of water within the stream or impair its ability to carry and discharge the waters resulting from a flood hazard is proposed as part of the PVR project. Proposed roadway improvements on Peaceful Valley Ranch Road at the existing drainage crossing will include appropriately sized culverts so as not to impair flows.

Therefore, the PVR project is consistent with this goal.

3. *Control development to assure minimal adverse polluting effect on reservoirs, lakes, streams, rivers and groundwater supplies.*

As provided in the Preliminary Drainage Study prepared for the PVR project, the proposed project will not significantly alter on-site drainage patterns. The negligible increase in impervious area (9 percent of the project site) will not result in a change in the amount of runoff from the site. Best Management Practices (BMPs) to mitigate potential pollutants from entering these systems will be incorporated into the project design. A Storm Water Best Management Plan has been prepared and will be implemented during and at the completion of construction to prevent runoff pollution.

Therefore, the PVR project is consistent with this goal.

Goal II. Conservation of Resources and Natural Processes

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

5. *Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, floods and drought, and to protect water quality.*

The subject property has been used for farming for over 40 years, and is currently used for both dry-farming oat hay and equine use activities. Very minimal areas of the site support unique plant and/or wildlife. The existing wetland, riparian, willow scrub and oak woodland habitats along the ephemeral drainage traversing the center of the property and the intermittent drainage in the southeast corner of the property are being conserved in biological open space easements. Additionally, the patch of coastal sage scrub in the south central portion of the site is conserved in a biological open space lot. Other vegetation is scattered throughout the site with little to no connectivity between patches, and is deemed to be of moderate to low quality. The majority of significant native trees exist along the ephemeral drainage traversing the middle of the property and the intermittent drainage across the southeast corner of the property. The proposed project preserves the majority of these trees in open space easements, except for the minor tree removal required at the Peaceful Valley Ranch Road crossing of the ephemeral drainage. The remaining portions of the lots will be left undisturbed. Therefore, the PVR project is consistent with this goal.

6. *Encourage the use of streams as local open spaces.*

As stated above an ephemeral drainage, tributary to Jamul Creek traverses the project site. The drainage is encumbered by a flowage easement, limiting encroachment and development within the floodway. Portions of the area are subject to the provisions of the Resource Protection Ordinance (RPO). The PVR project proposes maintaining this ephemeral drainage as open space, and proposes both a biological buffer easement and a Limited Building Zone easement, except at the Peaceful Valley Ranch Road crossing. Additionally, an intermittent drainage crosses the southeastern corner of the property. The PVR project also proposes maintaining this intermittent drainage as open space, and proposes both a biological buffer easement and a Limited Building Zone easement, except at the private driveway easement crossing. Therefore, the PVR project is consistent with this goal.

9. Utilize agriculture as one of several possible uses of land in the floodplain.

According to the to the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM), Panel 1975 of 2375, no mapped floodplain exists on/within the proposed project site. However, the project has analyzed the watershed (> 25 acres) and the proposed tentative map shows the 100-year line of inundation.

The proposed PVR project does not propose agricultural uses within the floodplain. The floodplain will be maintained as open space, and includes a trail system incorporating both private trails and trails offered for public use for recreational walking, hiking and equestrian uses. Therefore, the PVR project is consistent with this goal.

Goal III. Recreation

10. Promote the use of floodways for recreation when appropriate.

The proposed project includes public and private equestrian uses, including a polo field and boarding facilities with supporting activity areas. As part of the proposed Peaceful Valley Ranch project, a trail system incorporating both private trails and trails offered for public use will be created that traverse the site. As shown on the proposed tentative map, a main feature of that trail system is a trail offered for public use aligned parallel and east of the main ephemeral drainage traversing the site, and a similar trail offered for public use along SR-94 from the northern property boundary to the southern boundary. The trail system will provide recreational walking, hiking, and equestrian uses for residents of PVR and the surrounding community. The trail system will allow linkages at the north and south boundaries to future potential off-site public trails. Additionally, the implementation of the on-site trail system will provide residents of PVR access throughout the development as well as additional access to recreational areas within the community. The development of the on-site trail system ensures consistency with this goal.

Agricultural Preserves and Open Space Easements

Goal II. Conservation of Resources and Natural Processes

2. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought.

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

The subject property has been used for farming for over 40 years, and is currently used for both dry-farming oat hay and for equine use activities. As a result, very minimal areas of the site support unique plant and/or wildlife. Vegetation is scattered throughout the site with little to no connectivity between patches, and is deemed to be of moderate to low quality. Site surveys designed to detect the presence or absence of sensitive wildlife species have been completed and have not identified the presence of sensitive species. The project proposes easements over the site's drainages and places a 3.7-acre patch of Coastal sage scrub habitat in an open space lot. Therefore, the PVR project is consistent with this goal.

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

An ephemeral drainage, tributary to the Jamul Creek, traverses the project site. The drainage is encumbered by a flowage easement, limiting encroachment and development within the drainage. The PVR project proposes maintaining this ephemeral drainage as open space, and proposes both a biological buffer easement and a Limited Building Zone easement along this drainage, except at the Peaceful Valley Ranch Road crossing. Additionally, an intermittent drainage crosses the southeast corner of the property. The PVR project also proposes maintaining this intermittent drainage as open space and proposes both a biological easement and a Limited Building Zone Easement along this drainage, except at the private driveway crossing. Therefore, the PVR project is consistent with this goal.

6. Encourage the use of agriculture to provide visually pleasing open space and variety within an urban environment.

A main component of the PVR project is its proposed public and private agricultural uses, each consisting of boarding, breeding, training and sales of specially trained horses, consistent with the agricultural use type designation. The equestrian facilities will retain the area's rural character by incorporating architectural characteristics and landscaping befitting the rural character of the community. Each of these agricultural use types are specified in Section 1700–Agricultural Use Types, and Section 3100–Animal Schedule, of the County Zoning Ordinance, thus ensuring consistency with this goal.

Open Space Design of Private Lands

Goal I. Health and Safety

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

The Peaceful Valley Ranch project has been designed so as to minimize encroachment into steep slope areas. A steep slope analysis has been prepared for the Peaceful Valley Ranch project, in conformance with provisions of the Resource Protection Ordinance (RPO). Steep slopes of greater than 25% have been identified on Lots 4-6, 29-33, 50 and 51. The maximum grading encroachment allowance into steep slopes per the RPO is 10% of the total area of steep slopes on each lot. Grading proposed for building pads and driveway access for Lots 4-6, 29-33, and 51, as shown on the Tentative Map, and further illustrated on the RPO steep slope exhibit has been designed for each lot so as not to exceed the allowable RPO steep slope encroachments. Lot 50 is an open space lot with no grading proposed. Therefore, the PVR project is consistent with this goal.

2. Control development to assure minimal adverse polluting effect on reservoirs, lakes, rivers, streams, and groundwater.

As provided in the Stormwater Management Plan (SWMP) prepared for the PVR project, the proposed project will not significantly alter drainage patterns on the site. The negligible increase in impervious area will not result in a change in the amount of runoff from the site. Best Management

Practices (BMPs) to mitigate potential pollutants from entering these systems will be incorporated into the project design. A Storm Water Pollution Prevention Plan (SWPPP) will be prepared and approved prior to construction to prevent runoff pollution. Therefore, the PVR project is consistent with this goal.

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

A review of all pertinent geotechnical and hydrological investigations of the PVR project site has determined that these hazards do not exist on-site. The PVR project will incorporate all of those appropriate design and engineering measures as prescribed by the County Building Code, to ensure that all inhabitants and structures will be protected to the maximum extent possible.

A Wildfire Safety / Vegetation Management Master Plan (Master Plan) has been prepared for the project to minimize the potential for damage resulting from wildfire (see Appendix B). The Master Plan applies a "shelter in place" approach to fire prevention, incorporating methods of fire prevention into the project design such as use of fire-resistant building materials, location of fire hydrants, provision of adequate fire buffer zones around structures, and use of fire-resistant landscaping. The comprehensive Master Plan has been approved by the RFPD and will be incorporated into a Fire Service Agreement between the project developer and RFPD. Therefore, the PVR project is consistent with this goal.

Goal III. Recreation

12. Encourage the acquisition of historic sites (including unique archaeological sites) and their immediate environs by public agencies or private organizations interested in our historical and cultural heritage.

An existing archaeological open space easement was previously recorded over an identified significant archaeological site on the PVR project site. Although it would not be required by a public agency or private organization, the archaeological open space easement shall remain in perpetuity to preserve the archaeological resources. No other significant archaeological or historical resources have been identified on-site that would warrant preservation in an open space easement. Therefore, the PVR project is consistent with this goal.

Goal IV. Distinguish and Separate Communities

17. Encourage development that is designed so as to include riding, hiking, and bicycle trails.

As part of the proposed Peaceful Valley Ranch project, a trail system incorporating both private trails and trails offered for public use will be created that traverse the site. As shown on the proposed tentative map, a main feature of that trail system is a trail offered for public use aligned parallel to and east of the main ephemeral drainage traversing the site, and a similar trail offered for public use along SR-94 from the northern property boundary to the southern boundary. The trail system will provide for recreational walking, hiking, and equestrian uses for residents of PVR. The trail system will allow linkages at the north and south boundaries to future potential off-site trails. The implementation of the

on-site trail system together with future off-site trails will provide public access through Peaceful Valley Ranch as well as providing residents of PVR additional access to recreational areas within the community. The development of the on-site trail system ensures consistency with this goal.

C. Conservation Element

Water

Policy 6: *Conserve groundwater resources in areas where imported water is not available.*

The PVR project does not propose to use groundwater for the residential lots. Otay Water District (OWD) will provide imported water service for all residential potable and irrigation uses of project. The PVR project proposes limited groundwater use, supplemented by OWD imported water, for irrigation uses associated with the equestrian training facility/polo field. However, the PVR project proposes to limit the use of groundwater to an annual amount not to exceed the amount of groundwater recharge generated by the project. As a result, the PVR use of groundwater is not expected to negatively impact any groundwater dependent residential or commercial uses within the watershed. Additionally, imported water is currently available to the vast majority of parcels within the watershed. As such, the PVR project is consistent with this policy.

Policy 19: *Setbacks from minor streams shall be required for all new structures. Setback requirements to prevent structures from flooding could be substituted for front or rear yard setbacks.*

Buffer easements for wetland, riparian, scrub oak and oak woodland habitats along the on-site ephemeral drainages traversing the site and the intermittent drainage in the southeast corner of the property have been incorporated into the project for additional protection of on-site wetland and other biological resources, except at the Peaceful Valley Ranch Road crossing of the ephemeral drainage and the private driveway crossing of the intermittent drainage. The easements generally include a 25' setback from the limits of the floodway; however, where riparian, scrub oak or oak woodland habitats exist along a drainage, the easement includes a 50' setback from the riparian, scrub oak or oak tree dripline, which in some cases expands the easement beyond 100' width (50' to either side of floodline). Therefore, the PVR project is consistent with these goals.

Vegetation and Wildlife

Policy 13: *Flood control measures shall, wherever practical, utilize natural floodways and floodplains, maintaining riparian habitats and historic stream volumes. No structures or excavations, which adversely affect floodplain vegetation or wildlife, or decrease their value as migration corridors, should be permitted.*

The project does not propose development that would adversely affect any on-site drainage or associated vegetation or wildlife. Open space easements for biological purposes have been delineated along the on-site ephemeral drainage that transverses the middle of the property and the intermittent drainage that crosses the southeast corner of the property, except at the Peaceful Valley Ranch Road crossing of the ephemeral drainage and the private driveway crossing of the intermittent drainage. The easements generally include 25' setbacks from the limits of the floodway; however, where riparian,

scrub oak or oak woodland habitats exist along a drainage, the easement includes a 50' setback from the riparian, scrub oak or oak tree dripline, which in some cases expands the easement beyond the 100' width (50' to either side of the floodline). A 100' Limited Building Zone Easement will be granted to the County of San Diego located adjacent to the biological open space easement to further prevent impacts to the on-site drainage. Therefore, the PVR project is consistent with this goal.

Cultural Sites

Policy 5: *Encourage use of open space easements in the conservation of high-value cultural resources.*

An existing open space easement was previously recorded over the identified significant archaeological site present on the PVR project site. The open space easement shall remain in perpetuity. No other significant cultural resources have been identified on-site that would warrant preservation in an open space easement. Therefore, the PVR project is consistent with this goal.

D. Public Facilities Element

Section 2. Coordination of facility planning, financing programs, and land use planning.

Objective 1

Policy 1.1

Measure 1.1.5: *Notify affected facility providers of land development applications and approvals within their service areas.*

The proposed GPA and the associated developments of the Peaceful Valley Ranch project have been formally referred to each of the service providers who will be impacted by the proposed developments. Additionally, the availability of services as well as the coordination of necessary improvements has been preliminarily discussed with the providers, and all those necessary improvements as required by the facility provider have been incorporated into the project design. All service providers have indicated that such services will be available for the proposed development. Please see Appendix "A" to review the Project Facility Availability Forms provided by each of the service facility providers. Therefore, the PVR project is consistent with this objective.

Objective 2

Policy 2.1 *Assure that growth is limited to areas where adequate public facilities exist or can be efficiently provided.*

Policy 2.2 *Development projects will be required to provide or fund their fair share of all public facilities needed by the development.*

Policy 2.4 *The County will ensure that the provision of all necessary public facilities occurs with development to the extent possible within the constraints of facility financing programs.*

The proposed GPA and the associated developments of the PVR project have been formally referred to each of the public facility service providers serving the proposed developments. The availability of services, as well as the coordination of necessary improvements, has been discussed with the providers, and all necessary improvements required by the facility provider have been incorporated into the project design. Therefore, the PVR project is consistent with this objective.

Section 4. Transportation

Objective 1

Policy 1.1

Measure 1.1.1: *Review all development proposals to determine both their short-term and long-term impacts on the roadway system. The area of impacts will be determined based on the size, type and location of the project; the traffic generated by the project; and the existing circulation and development pattern in the area.*

A traffic study has been prepared for the Peaceful Valley Ranch project. The traffic study includes an analysis of both short-term and long-term impacts of the projects contribution to the roadway system, based upon the associated developments of the project and the servicing roadway system. The traffic study also analyzes existing conditions of the roadway system as well as cumulative impacts associated with potential development projects in the area.

Therefore, the PVR project is consistent with this measure.

Measure 1.1.4: *Whenever possible on development proposals, require that access to parcels adjacent to roads shown on the Circulation Elements be limited to side streets in order to maintain traffic flow.*

As shown on the proposed PVR tentative map, the project site will access SR-94, a Circulation Element road, via Peaceful Valley Ranch Road. Peaceful Valley Ranch Road (private) will be constructed on-site easterly from the Melody Road/SR-94 intersection to provide access to the project site, as directed by Caltrans. Therefore, the PVR project is consistent with this objective.

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 build-out.*

The GPA is proposed to allow for the distribution of housing units across the existing (17) Estate and (18) Multiple Rural Use General Plan designation boundaries by allowing the overall residential density to be more evenly distributed across the 181.31-acre site. This approach is partially in response to input from members of the Jamul/Dulzura Planning Group Subcommittee for the Peaceful Valley Ranch project and other community members who expressed a strong desire that the number and visibility of potential residential uses adjacent to or in the immediate vicinity of the SR-94 frontage be redirected to the easterly portions of the property in conjunction with maintaining a minimum 2-acre lot size in order to retain a more rural character along SR-94. Theoretically, the existing (17) Estate designation on the westerly 28.85 acres would allow for 14 lots at a 1 DU per 2-acre density; the

existing (18) Multiple Rural Use designation on the easterly 152.46 acres would allow for 38 lots at a 1 DU per 4-acre density based on an average slope less than 25% (**53 lots total**). With the proposed (17) Estate designation for the easterly 152.46-acre portion under the proposed GPA, the theoretical yield for this portion of the property would be 76 lots at a density of 1 DU per 2 acres. Therefore, a total of 90 lots (14 lots plus 76 lots) would theoretically be allowed under the GPA; however, the project as proposed would result in a total of 46 new residential lots, 1 existing residential lot, 3 non-residential development lots (**a total of 50 development lots**), plus 1 open space lot and 6 private roadway lots. The proposed PVR project would not result in an increase in density or intensity of use as allowed. Therefore, the PVR project would not prevent SR-94 from operating at its planned Level of Service at build-out.

Section 5. Flood Control

Objective 1

Policy 1.1

Measure 1.1.2*: As detailed in County ordinances, prohibit development in floodways, except as needed for the health, safety, and welfare of the public, and regulate development in the floodplain fringe.*

According to the to the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM), Panel 1975 of 2375, no mapped floodplain exists on/within the proposed project site. However, the project has analyzed the watershed (> 25 acres) and the proposed tentative map shows the 100-year line of inundation along the existing ephemeral drainage that traverses the middle of the property.

The PVR project has been designed to situate all of the proposed developments outside of the north-south ephemeral drainage course traversing the center of the property so as to protect persons and property against flood hazards. No encroachment that would impede the flow of water within the drainage or impair its ability to carry and discharge the waters resulting from a flood hazard is proposed as part of the PVR project. Proposed roadway improvements on Peaceful Valley Ranch Road at the existing drainage crossing will include appropriately sized culverts so as not to impair flows.

The project includes buffer easements for wetland, riparian, scrub oak and oak woodland habitats along the ephemeral drainage traversing the site and the intermittent drainage in the southeast corner of the property for additional protection of on-site wetland and other biological resources, except at the Peaceful Valley Ranch Road crossing of the intermittent drainage. The easements generally include a 25' setback from the limits of the floodway; however, where riparian, scrub oak or oak woodland habitats exist along a drainage, the easement includes a 50' setback from the riparian, scrub oak or oak tree dripline, which in some cases expands the easement beyond the 100'width (50' to either side offloodline). Additionally, a 100' Limited Building Zone Easement will be granted to the County of San Diego, located adjacent to the biological open space easements that will further prevent impacts to the on-site drainage as well as biology. Therefore, the PVR project is consistent with this objective.

Section 10. Schools

Objective 1

Policy 1.2

Measure 1.2.1: *Notify school districts of proposed subdivision projects early in the review process.*

Measure 1.2.2: *Request that school districts indicate the level of facilities available to serve development projects requiring discretionary review.*

Measure 1.2.3: *To the extent allowable under State law, condition approval of general plan amendments, community plan updates, specific plans, specific plan amendments, rezones and other legislative land development decisions on the availability of school facilities at time of need.*

The proposed Peaceful Valley Ranch project has been presented to both the Grossmont Union High School District and the Jamul-Dulzura Union School District for review. Each of the affected school districts has provided a Project Facility Availability Form, included in Appendix "A". As provided on the facility availability form, each of the school districts has indicated that the proposed project may result in the overcrowding of the existing schools. Pursuant to Section 53080 of the Government Code, school fees will be levied to assist in the funding and improvement of school facilities. Therefore, the PVR project is consistent with these measures.

Section 11. Fire Protection and Emergency Services

Objective 1

Sufficient fire and emergency protection service facilities to meet established emergency travel time objectives to minimize fire and emergency risk. The level of sufficient fire and emergency services facilities shall be based on the following factors:

- Demands for fire protection and emergency services;
- Geographic and demographic considerations;
- Types and number of structures requiring additional companies to meet Insurance Service Office (ISO) guidelines for fire flow requirements; and,
- Other special needs for fire suppression and emergency services, for example, recreation areas and the petroleum industry.

The emergency travel times listed below are minimum objectives that apply to the entire unincorporated area. These objectives do not preclude the adoption of more stringent provisions addressing fire protection and emergency service facility levels within a community or subregional plan or by a local public district that provides fire protection.

Land Use Category	Travel Time Maximum	Land Use Category Definition
Estate	10 minutes	Single-family residential lots from two acres to four acres in size. Includes neighborhood commercial development.

Policy 1.1: *The County will assist fire agencies' efforts to achieve the levels of fire protection and emergency services facilities established in Objective 1.*

Policy 1.2: *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.*

Policy 1.3: *A program will be established to address the needs of areas lacking adequate fire protection and emergency services facilities.*

The project site is located within and served by the Rural Fire Protection District (RFPD). RFPD maintains a full- time fire station and administrative offices immediately west of the project site on a currently leased parcel of land. The County has established emergency travel times for its unincorporated areas, with a maximum travel time established for estate residential uses of 10 minutes. The District has assured the availability of adequate fire service facilities to serve the proposed project, with an emergency travel time of three minutes.

The PVR project proposes to reserve a lot for a relocated RFPD fire station and administrative offices once the current RFPD station site lease expires. Discussions with the RFPD and the United States Fish & Wildlife Service (USFWS) have been initiated whereby an on-site joint-use facility, to be utilized by both agencies, is being planned. This would support the County's Policy 1.1, above, to assist fire agencies in efforts in achieving sufficient fire protection service facilities and to meet established travel time objectives to minimize fire and emergency risk. Relocation of the existing RFPD fire station would allow for expansion of the fire protection services to improve area fire fighting capabilities. By relocating the station on the Peaceful Valley Ranch property, emergency travel time objectives for the subject property would also likely be improved.

A Wildfire Safety/Vegetation Management Master Plan (Master Plan) has been prepared for the project to minimize the potential for damage resulting from wildfire. The Master Plan addresses methods of fire prevention such as the use of fire-resistant building materials, location of fire hydrants, provision of adequate fire buffer zones around structures, and use of fire-resistant landscaping. The report is included as Appendix "B" of this GPAR. The Master Plan has been approved by the RFPD and incorporated into a Fire Service Agreement between the project developer and RFPD.

Access to the site will be provided from Peaceful Valley Ranch Road, which will be improved easterly into the property from its intersection with Melody Road/SR-94. Emergency secondary access shall be provided via a 24-foot wide paved private roadway access to SR-94 adjacent to and south of the fire station site. This access shall be under the control of the RFPD and shall be utilized for emergency purposes only. The access shall be secured with either a gate or bollards and locked chain, with the

RFPD/USFWS controlling the operation and use of the access. Therefore, the PVR project is consistent with these policies.

Section 12. Wastewater

Policy 1.5

Measure 1.5.1: *Utilize County regulations to avoid placement of septic systems in areas where soils are too dense or where leachate may contaminate groundwater or surface water.*

The proposed Peaceful Valley Ranch project will utilize private on-site sewage disposal systems for each lot and use. Percolation tests for each proposed lot in accordance with County requirements have been performed, the results of which demonstrate that all septic systems will percolate well in excess of County Septic Standards.. Therefore, the PVR project is consistent with this measure.

Section 13. Water

Policy 1.3

Measure 1.3.1: *Require commitment of availability of water facilities from the applicable water district before a subdivision map can record.*

Measure 1.3.2: *Prior to issuance of a permit for building or for the grading of a site in preparation for construction for any project needing hookup to a water system, require permanent commitment to serve from the applicable water district.*

All of the PVR property was previously annexed into the Otay Water District and conditionally annexed into Otay's Improvement District Number 9. The western 28.85-acre portion of the property is also within the boundaries of the San Diego County Water Authority and Metropolitan Water District. The easterly 152.46-acre portion of the property will be annexed into SDCWA and MWD in order to obtain imported public water. The district has indicated that adequate facilities are available to serve the project site. The required annexations would be completed prior to the recordation of a final map for the project.

The PVR project does not propose to use groundwater to serve the residential lots. OWD will provide imported water service for all residential domestic and irrigation use. Deed restrictions to be placed on all residential lots of the project will provide for a restriction against drilling or use of well water by those estate residences. The PVR project proposes to limit the use of groundwater, supplemented by OWD imported water, to irrigation use associated with the equestrian training facility/polo field, to an annual amount not to exceed the annual amount of groundwater recharge calculated to be generated by the project.

A conditional "Will Serve" commitment letter of the availability of water facilities has been obtained from the Otay Water District (OWD) for the tentative map. Prior to the issuance of a permit for building or for the grading of a site in preparation for construction of any project needing hook-up to a

water system, a final commitment to serve in the form of the issuance of a water meter shall be secured from OWD. Therefore, the PVR project is consistent with these measures.

Policy 1.5: *The County will regulate development in groundwater-dependent areas to ensure that it does not, in the long term, create a demand for groundwater that exceeds the annual recharge capability of that basin.*

A Groundwater Investigation has been prepared for the PVR project, consistent with San Diego County Standards for Site Specific Hydrogeological Investigations. The analysis evaluates groundwater resources within the watershed, the projected groundwater demand of the project, and the groundwater recharge for the project area. Proposed groundwater use will be consistent with the County Groundwater Ordinance, and will therefore not adversely impact the long-range availability of area groundwater supplies.

Groundwater from an existing well on Lot 51 (PV Well No. 4) is proposed for irrigation of turf areas associated with the polo field and associated equestrian uses on Lot 51. The amount of groundwater to be extracted annually is proposed to be limited so as not to exceed the calculated amount of annual groundwater recharge generated by the project. Imported water from OWD is proposed for use to supplement this groundwater source for irrigation use and blending to reduce concentrations of total dissolved solids (TDSs) in the groundwater. The use of groundwater would be controlled and regulated by the County through the MUP to be issued by the County for the uses proposed for Lot 51. Therefore, the PVR project is consistent with this policy.

Objective 3

Policy 3.4

Measure 3.4.2: *Require the use of reclaimed water, where feasible, for irrigation of landscaping and golf courses and other appropriate uses as conditions of discretionary approval.*

The PVR project site is within a watershed basin that is tributary to the Upper and Lower Otay Reservoirs; the use of reclaimed water on property tributary to these reservoirs is not allowed per the City of San Diego groundwater regulations. Therefore, the PVR project is consistent with this measure.

E. Circulation Element

Goals

1. Provide for the safe and convenient use of bicycles throughout San Diego County for recreation and as a viable alternative to the automobile as a form of local transportation.

The project will dedicate an 86-foot wide Irrevocable-Offer of Dedication (IOD) on SR-94 along the project frontage, consistent with County/Caltrans standards. In addition to the Melody Road/Peaceful Valley Ranch Road/SR-94 intersection improvements, sight distance grading, and additional grading and shoulder improvements within the SR-94 right-of-way along the SR-94 frontage that will be

constructed with the project, the IOD will allow for future expansion of the width and number of lanes of the roadway to County/Caltrans standards, including bike lanes, consistent with the above goal. All roadway improvements proposed with the project will conform to County Public and Private Roadway Standards, as appropriate. Therefore, the PVR project is consistent with this goal.

F. Scenic Highway Element

Goal I

Policy 1:

Objective 2: *Protect and enhance scenic resources within designated highway corridors.*

The proposed PVR project has been designed to protect the scenic resources along State Route 94. As provided on the tentative map, non-residential elements of the project, consisting of the fire station lot and the public equestrian center have been situated along the thoroughfare. Additionally, the building pad for residential lot #1 has been sited on the east side of an existing knoll thereby partially screening this use from SR-94. These uses are consistent with the rural character of the community, and will not interfere with or block existing views along the roadway. Therefore, the PVR project is consistent with this policy.

G. Public Safety Element

Fire Hazards

Policy 1: *The County shall seek to reduce fire hazards to an acceptable risk.*

Policy 3: *The County will support the planning and coordinate implementation of a countywide fuel break and fuel management system.*

The PVR project reserves a lot for joint use by the Rural Fire Protection District (RFPD) and the United States Fish and Wildlife Service (USFWS) as a future site for relocation of a community fire station and administrative offices.

A Wildfire Safety/Vegetation Management Master Plan has been prepared for the project to minimize the potential for damage resulting from wildfire. The Wildfire Safety/Vegetation Master Plan addresses methods of fire prevention such as the use of fire-resistant building materials, location of fire hydrants, provision of adequate fire buffer zones around structures, and use of fire-resistant landscaping. The report is included as Appendix "B" of this GPAR. The Wildfire Safety/Vegetation Management Master Plan designating the PVR project as a Sheltering-In-Place Community has been approved by the RFPD and incorporated into a Fire Service Agreement between the project developer and RFPD. Therefore, the PVR project is consistent with these policies.

H. Noise Element

Policy 4a: *Insure acceptable noise levels at the receivers site by incorporating appropriate regulations and standards in the County's development policies and ordinances.*

The project will be consistent with the County Noise Protection Ordinance (Section 36-404) and standards given in the Noise Element of the General Plan. An Acoustical Site Assessment has been prepared for the project by Investigative Sciences to address noise impacts. The acoustical site assessment modeled potential construction noise generation, on-site noise generation, and traffic-related noise emissions, and determined that no significant impacts to sensitive residential and/or biological receptors, and outdoor usable areas within the proposed project site will occur that could not be feasibly mitigated. Therefore, the PVR project is consistent with this policy.

I. Seismic Safety Element

10. New Development

Policy 1: *Require all buildings to meet the standards of the Uniform Building Code.*

All buildings proposed as part of the PVR project, to include the estate residences, equestrian facilities, and the fire station will meet and/or exceed the design requirements for seismic events per the Uniform Building Code and other applicable regulations. The County Department of Public Works will require, as a standard condition of approval for the tentative map and improvement plans, that all proposed facilities and improvements meet the minimum UBC requirements for geologic hazards. Therefore, the PVR project is consistent with this policy.

Policy 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.*

A Preliminary Geotechnical Study for the PVR project has been conducted. The geotechnical investigation was performed to determine the soil and geotechnical conditions of the property. The study identified all geologic hazards in the vicinity of the project site, and concluded that development of the site as proposed is feasible. The geotechnical investigation has been submitted to DPW for review and acceptance. Therefore, the PVR project is consistent with this policy.

J. Housing Element

Goal 1: *Increase the supply of safe, sanitary and affordable housing.*

The project will provide additional housing stock where adequate infrastructure and services currently exist or will be provided by the project. The project will provide additional housing stock as well as opportunities for public and private recreation, in an area where adequate services and infrastructure exist (or will be provided) to support the development. The project will provide 46 new single-family rural residential lots, thereby increasing housing opportunities in the Jamul community and surrounding area. Therefore, the PVR project is consistent with this goal.

K. Energy Element

Conservation Policies

Policy UT-1: *Encourage energy conservation in residential and commercial space heating.*

Policy UT-2: *Encourage conservation in residential cooling.*

Subsequent building design and construction associated with the PVR project is envisioned to utilize conservation concepts in the approach to heating and cooling techniques. All building design and construction will conform to the California State Title 24 energy conservation regulations. Therefore, the PVR project is consistent with these policies.

L. Jamul/Dulzura Community Plan

1. Land Use Element

Subregional Goals and Policies

Goal 1: *Encourage development of land in such a manner as to retain the existing rural atmosphere of the community.*

The General Plan Amendment request and associated developments will result in an estate residential subdivision with agricultural use components that is similar to the existing adjacent land uses, and the prevalent development type of the greater surrounding community. Surrounding uses are rural residential in nature and consist of single-family residential uses on large-acre lots. Primary land uses west and south of the site are agricultural. Low-density residential uses are to the north and east. Parcels to the west of the subject property are designated (21) Specific Plan Area (0.35 du/ac) and are zoned S88 Specific Planning Area (includes Otay Ranch Village 16). Parcels to the northwest (includes Proctor Valley Estates) are designated (1) Residential and are zoned RR1 Rural Residential (1 du/ac). Directly north, parcels are designated (17) Estate Residential and (18) Multiple Rural Use and are zoned A70 (2) Limited Agriculture (1 du/2ac) and A72 (8) General Agriculture (1 du/8ac) respectively. Parcels to the northeast are designated (17) Estate Residential and are zoned A70 (2) Limited Agriculture (1 du/ac). Parcels to the east and southeast (Rancho Jamul Estates) are designated (17) Estate Residential and (18) Multiple Rural Use and are zoned RR.5 Rural Residential (1 du/2ac) and RR.25 Rural Residential (1 du/4ac). Directly south is dedicated open space on portion of the Daley Ranch. Parcels to the southwest are designated (20) General Agriculture and are zoned A72 (8) General Agricultural (1 du/8ac).

The PVR project will result in development that is compatible with surrounding uses, as single-family, rural residential uses (2 to 7.7-acre minimum lot size), equestrian and fire station uses are proposed which will reinforce the existing rural and estate residential character of the community. Therefore, the PVR project is consistent with this goal.

Residential

Policy 4: *When imported water is available, there should be no more than one dwelling unit per two acres. In the Estate Residential Land Use Designation land having over 25% slope should have no more than one dwelling unit per four acres.*

This GPA request seeks to amend the existing land use designation of (18) Multiple Rural Use to the (17) Estate Residential designation. A slope analysis prepared for each lot has yielded a configuration to ensure that each lot with slopes < 25% have a minimum 2-acre lot size. There is one lot proposed within this subdivision that has an average slope gradient greater than 25%, Lot 29, which has a proposed lot size of greater than 4-acres. All other lots would be a minimum of two acres in size. Therefore, the PVR project is consistent with this policy.

Agriculture

Policy 8: *Agricultural activities are essential in maintaining the existing rural life of the community. Therefore, all agricultural activities, large or small, which provide a local or regional source of food/fibre/fuel, will be encouraged where water and land resources are available.*

The proposal to change the site's General Plan designation to (17) Estate Residential is consistent with Policy 8. Policy 8 encourages agricultural activities, large or small, and considers such activities essential in maintaining the existing rural lifestyle of the community. The proposed equestrian facilities as a component of the PVR project ensure consistency with Policy 8, as discussed in the Agricultural Analysis prepared by Pacific Consultants.

With respect to the former organic farm, Good Earth Farms, the organic farm tenant, voluntarily ceased operations and abandoned the property in August 2004. Additionally, testing and analysis of groundwater performed for the PVR project, and conducted after Good Earth Farms vacated the property, indicated localized high nitrate levels in the immediate vicinity of the farm. These high nitrate levels are believed to be associated with fertilizer, materials and methods utilized by the organic farming operations. Furthermore, in as much as the project proposes A72 (2) General Agriculture zoning throughout, other forms of appropriate agricultural activities are not precluded, such as the equestrian uses proposed with the project. Thus, the proposed project is consistent with this policy.

Policy 9: *A study of the long-range availability of groundwater for agricultural uses will be prepared as soon as possible.*

A Groundwater Investigation has been prepared for the PVR project, consistent with San Diego County Standards for Site Specific Hydrogeological Investigations. The analysis evaluates groundwater resources within the watershed, the projected groundwater demand of the project, and the groundwater recharge for the project area. The PVR project proposes to limit the use of groundwater to an annual amount not to exceed the annual amount of groundwater recharge calculated to be generated by the project. This limited groundwater use supplemented by Otay Water District imported water, is proposed for irrigation associated with the equestrian training facility/polo field. Proposed groundwater use will be consistent with the County Groundwater Ordinance, and will therefore not

adversely impact the long-range availability of area groundwater supplies. Therefore, the PVR project is consistent with this policy.

Policy 10: *Keeping animals and other agricultural land uses on residential parcels of one acre or larger is desirable. As land holdings increase in size, the number of animals permitted should also be increased. Land use regulations permissive enough to allow such agricultural uses are appropriate throughout the community.*

The proposed General Plan Amendment and Rezone of the PVR site will not change the existing Animal Schedule designator of the site. Currently, the PVR site is zoned with an "O" animal designator, which permits horse keeping and stable facilities. No restrictions and/or density limitations are provided with the "O" designator. The proposed equestrian uses and facilities are therefore consistent with this policy.

2. Circulation Element

Goal: Encourage Preservation of the rural character of the community.

Policy 1: *Road design within the community shall be compatible with topography and landscape and minimize grading. All road improvements shall be designed to maximize environmental and aesthetic considerations.*

The proposed private street alignments and grades will follow the existing topography on-site. Peaceful Valley Ranch Road, the main thoroughfare that will provide access to the interior of the project site, has been aligned to generally follow the existing graded dirt road on-site. The proposed streets will require minimal grading, blending naturally into the topography of the site. All proposed roadway improvements will be consistent with County Public and Private Roadway Standards. Therefore, the PVR project is consistent with this policy.

Policy 3: *All subdivisions, residential and commercial, shall incorporate asphaltic berms, in lieu of concrete curbs and gutters, unless concrete curbs and gutters are required because of the grade of the road, and graded walkways instead of concrete sidewalks.*

In general, the proposed roadway design for roads within the PVR project incorporate vegetated swales along each side of the road, without curbs of any kind (see tentative map). However, the project does propose concrete curbs as part of the private street design where the grade exceeds 7%. These standards are consistent with this policy.

Policy 5: *In order to keep the rural character of the community, it is important to retain dark skies. Therefore, street lighting should be of the type as to reflect downward only. Such lighting, when required, should be located at street intersections, ends of cul-de-sacs, and other locations as necessary for safety only.*

The PVR project proposes the installation of one streetlight at the intersection of SR-94 and Melody Road. As proposed, the streetlight will be a low-pressure sodium light equipped with glare shields to ensure that dark skies are retained. In the event that additional street lighting is required as a County

condition of approval, the installation of street lighting will conform to those requirements as identified in Title 5, Division 9, Section 59 of the County of San Diego Code of Regulatory Ordinances. If additional streetlights are required, low-pressure sodium streetlights will be required as a design component of the Peaceful Valley Ranch project. All street lighting is to be placed in an appropriate location to provide safety to the residents as well as shield adjacent lands from light pollution. Therefore, the PVR project is consistent with this policy.

Policy 9: *Residential development shall be designed with equestrian trails and footpaths as an integral part of the project. In addition, permission should be granted for short-term use of portions of circulation road easements for equestrian trails until such time as full road improvements are necessary.*

As part of the proposed PVR project, a trail system incorporating both private trails and trails offered for public use (by means of an irrevocable offer of dedication) will be created that traverses the site. As shown on the proposed tentative map, a main feature of that trail system is a trail offered for public use aligned parallel and east of the main ephemeral drainage traversing the middle of the property, and a similar trail offered for public use along SR-94 from the northern property boundary to the southern boundary. The trail system will provide for recreational walking, hiking, and equestrian uses within the property for residents of PVR and the surrounding community. The trail system will allow linkages at the north and south boundaries to future off-site trails. As shown on the proposed tentative map, a main feature of that trail system is a trail offered for public use aligned parallel and east of the main ephemeral drainage traversing the middle of the property, and a similar trail offered for public use along SR-94 from the northern property boundary to the southern boundary. The implementation of the on-site trail system together with future off-site trails will provide public access through PVR as well as providing residents of PVR additional access to recreational areas within the community. The development of the on-site trail system ensures consistency with this policy.

3. Recreation Element

Policy 10: *Private enterprise should be encouraged to provide additional recreational facilities for the community. Examples of such facilities are tennis and handball courts, swimming pools, picnic areas, etc.*

The proposed project includes public and private equestrian uses, including a polo field and boarding facilities with supporting activity areas. As mentioned above, the project also includes a trail system incorporating both private trails and trails offered for public use (by means of an irrevocable offer of dedication) that will traverse the site and allow for linkages at the north and south boundaries to future off-site public trails. Furthermore, the PVR project includes a Voluntary Trail Dedication to the County of San Diego. An Irrevocable Offer of Dedication (IOD) for a trail easement is offered to the County of San Diego as part of the tentative map. The trail will be improved to County of San Diego design standards required for public trails. The implementation of the on-site trail system together with future off-site public trails will provide public access through the subject property as well as providing residents of PVR additional access to recreational areas within the community. Therefore, the PVR project is consistent with this policy.

4. Conservation Element

Policy 5: *The protection of historical and archaeological resources should be encouraged. Historical buildings should be identified and archaeological sites studied and salvaged by qualified archaeologists.*

An archaeological study was prepared for the project by Brian F. Smith & Associates (June 2006). One area containing significant archaeological resources was identified during a previous archaeological investigation. This area is protected within an open space easement and will be monitored by an archaeologist during proposed grading activities to prevent disturbance. No other sites of significance were identified and no additional studies are recommended for the project. Therefore, the PVR project is consistent with this policy.

Policy 6: *Standards should be developed for control over light pollution to preserve the dark sky characteristics of Jamul/Dulzura Subregion.*

The PVR project proposes the installation of one streetlight at the intersection of SR-94 and Melody Road. As proposed, the streetlight will be a low-pressure sodium light equipped with glare shields to ensure that dark skies are retained. In the event additional street lighting is required by the County as a condition of project approval, the installation of the required street lighting will conform to those requirements as identified in Title 5, Division 9, Section 59 of the County of San Diego Code of Regulatory Ordinances in an effort to preserve the dark skies of the Jamul/Dulzura Subregion. If additional street lighting is required, the installation of low-pressure sodium streetlights will be a design component of the Peaceful Valley Ranch project, to be placed in the appropriate location to provide safety to the residents as well as shield adjacent lands from light pollution. Therefore, the PVR project is consistent with this policy.

5. Scenic Highway Element

Goal 1

Policy 1: *State Highway 94 is designated a scenic highway corridor.*

The proposed PVR project has been designed to protect the scenic resources along State Route 94 (SR-94). As provided on the tentative map, the non-residential elements of the project consisting of the fire station lot and the public equestrian center have been situated along the thoroughfare. These uses are consistent with the rural character of the community, thereby preserving the scenic views of the community along the highway. Additionally, the project proposes to limit grading in areas adjacent to SR-94. Building pads in this area have been designed to limit cut/fill slopes to less than 15 feet at the public equestrian facility (Lot 48) and residential Lot 1, and to less than 20 feet at the fire station Lot 49. Additionally, both of the existing knolls are proposed to be retained with grading for residential Lot 1 partially shielded by the existing large southern knoll. Therefore, the PVR project is consistent with this policy.

III. INFRASTRUCTURE

A. Transportation

The following is an analysis of existing traffic flow conditions within the PVR project area, as well as estimated traffic projections and impacts to the local circulation system as a result of the proposed GPA for the proposed redistribution in the land use density, and the deletion of SC-760. The numbering corresponds to the County GPAR Scope of Work, and the specific scope items are restated in italics preceding each section.

1. Describe existing road pattern with the general area. Identify Circulation Element roads. Note the cases of existing problems with traffic flow conditions or congestion points.

There are two Circulation Element roads located within the project area. These include State Route 94 (SR-94) and SC-760. SR-94 is classified as a Prime Arterial between Jamacha Boulevard and Melody Road, and as a Major Road south of Melody Road on the County of San Diego Circulation Element. However, SR-94 is currently constructed as a two-lane undivided roadway providing one lane of travel per direction with a posted speed limit of 50 mph. Bike Lanes are provided along both sides of the roadway with curbside parking prohibited along both sides of the roadway. Bus stops are provided intermittently along the roadway. SR-94 is part of the County of San Diego Bicycle Network System. SC-760 is a planned north/south road on the County Circulation Element connecting Lyons Valley Road to Otay Lakes Road. It is classified as a Light Collector and no portion of this roadway (just north of SR-94) exists today.

Refer to the discussion under scope of work item 2 below and Table 3-1 for a description of the land uses and associated traffic associated with the proposed General Plan Amendment.

Table 3-2 shows the near-term Levels of Service (LOS) on the SR-94 roadway segments from Jamacha Road to Lyons Valley Road for (i) the existing conditions; (ii) the existing conditions plus the project area at the existing General Plan theoretical density (53 lots); (iii) the existing conditions plus the project area at the proposed General Plan Amendment theoretical density (90 lots): and, the existing conditions plus the project area at the proposed General Plan density with the project Implementing Tentative Map (50 development lots). As can be seen in Table 3-2, the existing Level of Service (LOS) on the segments from Jamacha Road to Steele Canyon Road and Steele Canyon Road to Lyons Valley Road currently operate at LOS F; and, the segment from Lyons Valley Road to Melody Road currently operates at LOS E, based on the County look-up table of level of service. As can also be seen in Table 3-2, the Level of Service on these roadway segments remains the same with the addition of site traffic under either the existing General Plan or the proposed General Plan Amendment scenarios. Under the Existing plus Existing General Plan with a theoretical density of 53 lots, the volumes on the SR-94 segments are increased by from 510 to 610 Average Daily Trips (ADT). Under the Existing plus Proposed General Plan Amendment with a theoretical density of 90 lots, the volumes on the SR-94 segments are increased by from 860 to 1030 ADT. Under the Existing plus Proposed General Plan Amendment with a proposed density of 50 development lots, the existing volumes on SR-94 segments are increased by from 490 to 581 ADT, or slightly less than the increase associated with the Existing General Plan.

2. Estimate traffic projections associated with new land use (developer's proposal) giving formula for such estimate(s). Plot the new traffic on both existing road and full Circulation Element maps identifying future congestion points or other locations of road deficiencies.

The existing General Plan designations of (17) Estate Residential and (18) Multiple Rural Residential would allow for a theoretical combined residential density of 53 single-family dwelling units The proposed General Plan Amendment to amend the (18) Multiple Rural Residential designation to a (17) Estate Residential designation would allow a combined total theoretical residential density of 90 single-family dwelling units. However, the proposed General Plan Amendment proposal in combination with the proposed project's implementing Tentative Map (TM5341RPL[5]) together would result in a maximum of 50 development lots (47 residential lots plus 3 non-residential use lots) to be built on the site. Therefore, the General Plan Amendment in combination with the project Implementing Tentative Map will not result in an increase in residential density, nor an increase in the total number of development lots over that theoretically obtainable under the existing General Plan. The General Plan Amendment is being sought to redistribute, rather than increase, the allowable residential density.

Table 3-1 shows the trip generation of the project site based on (i) the Existing General Plan with a theoretical density of 53 lots; (ii) the Proposed General Plan Amendment with a theoretical density of 90 lots; and (iii) the Proposed General Plan Amendment with the project proposed Implementing Tentative Map density of 50 development lots. As can be seen in Table 3-1, the total trips generated under the Existing General Plan scenario would be 640 ADT. The total trips generated under the Proposed General Plan Amendment with a theoretical density of 90 lots would be 1,080 ADT; and, the total trips generated under the Proposed General Plan Amendment with the proposed project Implementing Tentative Map density of 50 development lots would be 600 ADT, or slightly less than that generated by the Existing General Plan with a theoretical density of 53 lots. It should be noted that any traffic generated by either equestrian or fire station uses (as identified in the project's traffic study) beyond that identified in Table 3-1 would be the same for either the Existing General Plan or Proposed General Plan Amendment scenarios as both the equestrian and fire station uses are allowed by right under either the Existing General Plan or Proposed General Plan Amendment.

Figure 1 shows an assignment of the Proposed General Plan Amendment with Implementing Tentative Map (50 development lots) project traffic on the existing roadway system. Figure 2 shows an assignment of the Proposed General Plan Amendment with Implementing Tentative Map (50 development lots) project traffic on the full Circulation Element roadway system with the deletion of a segment of SC 760 as proposed under the General Plan Amendment.

3. Provide the information on the Level of Service on both the existing road network and the planned circulation system contained in the Circulation Element. Discuss the short-term and long-term impacts, any proposed increase in density or intensity of use will have on the planned Circulation Element road system and the Level of Service at buildout.

Table 3-2 shows the near-term Levels of Service (LOS) on the SR-94 roadway segments from Jamacha Road to Lyons Valley Road for (i) the Existing Conditions; (ii) the Existing Conditions plus the project site at the Existing General Plan theoretical density (53 lots); (iii) the Existing Conditions plus the project site at the Proposed General Plan Amendment theoretical density (90 lots): and, (iv)

the Existing Conditions plus the project site at the Proposed General Plan with the project Implementing Tentative Map density (50 development lots). As can be seen in Table 3-2, the existing Level of Service (LOS) on the SR-94 segments from Jamacha Road to Steele Canyon Road and Steele Canyon Road to Lyons Valley Road currently operate at LOS F; and, the segment from Lyons Valley Road to Melody Road currently operates at LOS E, based on the County look-up table of level of service. As can also be seen in Table 3-2, the Level of Service on these roadway segments remains the same with the addition of site traffic under either the existing General Plan or the proposed General Plan Amendment scenarios. Under the Existing Conditions plus Existing General Plan with a theoretical density of 53 lots, the volumes on the SR-94 segments are increased by from 510 to 610 ADT. Under the Existing Conditions plus Proposed General Plan Amendment with a theoretical density of 90 lots, the volumes on the SR-94 segments are increased by from 860 to 1030 ADT. Under the Existing Conditions plus Proposed General Plan Amendment with project Implementing Tentative Map at a proposed density of 50 development lots, the existing volumes on SR-94 segments are increased by from 490 to 581 ADT, or slightly less than the increase associated with the Existing General Plan.

Table 3-3 shows the near-term intersection LOS of the intersections along SR-94 from Jamacha Road to Melody Road for (i) the Existing Conditions; (ii) the Existing Conditions plus the project site at the Existing General Plan theoretical density (53 lots); (iii) the Existing Conditions plus the project site at the Proposed General Plan Amendment theoretical density (90 lots); and (iv) the Existing Conditions plus the project site at the Proposed General Plan Amendment with the project Implementing Tentative Map density (50 development lots). As can be seen in Table 3-3, all intersections currently operate at LOS C or better with the exception of the SR-94/Lyons Valley Road, which currently operates at LOS F. As can also be seen in Table 3-3, all of the intersections will continue to operate at the same level of service as the existing conditions with development of the project site under either the Existing General Plan theoretical density (53 lots), the Proposed General Plan Amendment theoretical density (90 lots), or the Proposed General Plan Amendment with project Implementing Tentative Map density (50 development lots). Intersection delays associated with development of the site at the Proposed General Plan Amendment theoretical density are slightly greater than that under the Existing General Plan theoretical density. Conversely, intersection delays associated with development of the site at the Proposed General Plan Amendment with project Implementing Tentative Map density are slightly less than that under the Existing General Plan theoretical density.

Finally, Table 3-4 shows the long-term Level of Service on the SR-94 street segments from Jamacha Road to Lyons Valley Road for (i) the Existing Conditions; (ii) the Existing Conditions plus the project site at the Existing General Plan theoretical density (53 lots); (iii) the Existing Conditions plus the project site at the Proposed General Plan Amendment theoretical density (90 lots): and, (iv) the Existing Conditions plus the project site at the Proposed General Plan with the project Implementing Tentative Map density (50 development lots). Table 3-4 additionally shows the long-term LOS under both the existing 2-lane roadway improvement and the planned 4-lane Prime Arterial roadway improvement. It should also be noted that Table 3-4 assumes build-out of the Jamul Casino at the worst case traffic generation as per the Jamul Casino traffic study prepared by Katz Okitsu as referenced in the PVR project traffic study, and includes the deletion of the segment of SC 760, as proposed by the General Plan Amendment, under the General Plan Amendment scenarios. As can be seen in Table 3-4, all segments operate at LOS F with the existing 2-lane improvement under both the Existing General Plan and the Proposed General Plan Amendment scenarios. Under the planned 4-

lane Prime Arterial improvement, (i) the segment from Jamacha Road to Steele Canyon Road continues to operate at LOS F under both the Existing General Plan and Proposed General Plan Amendment scenarios; (ii) the segment from Steele Canyon Road to Lyons Valley Road operates at LOS E under both the Existing General Plan and Proposed General Plan Amendment scenarios; and, (iii) the segment from Lyons Valley Road to Melody Road operates at LOS B under both the Existing General Plan and Proposed General Plan Amendment scenarios. As such, all segments operate at the same level of service with implementation of the General Plan Amendment as compared to the Existing General Plan, with volumes slightly higher under the Proposed General Plan Amendment with theoretical density (90 lots), and slightly less with the Proposed General Plan Amendment with project Implementing Tentative Map density (50 development lots), other than at the Lyons Valley Road to Melody Road segment which is slightly greater as a result of the proposed deletion of the SC 760 segment.

Table 3- 1
Project Trip Generation

Land Use	Density (DU's[1] or Total Lots)	*Daily Trip Ends*		AM Peak Hour Trips				PM Peak Hour Trips			
		Rate[2]	ADT[3]	Rate	In:Out Split	ADT Volume In	ADT Volume Out	Rate	In:Out Split	ADT Volume In	ADT Volume Out
Existing General Plan (53 Theoretical Lot Density)	53	12.0/DU	640	8%	30:70	15	36	10%	70:30	45	19
Proposed General Plan Amendment w/o Implementing TM (90 Theoretical Lot Density)	90	12.0/DU	1080	8%	30:70	26	60	10%	70:30	76	32
Proposed General Plan Amendment w/Implementing TM (50 Development Lot Density)	50	12.0/DU	600	8%	30:70	15	34	10%	70:30	43	18

General Notes:
Source: SANDAG Trip Generation Rates, April 2002. (Land use assumed to be single-family estate homes.)

Footnotes:
1. DU = Dwelling Unit
2. Rate = Average Daily Trip Ends per Dwelling Unit (or Lot)
3. ADT = Average Daily Trips

Table 3- 2
Existing / Near Term
Circulation Element Street Segment Operations

Street Segment	Existing LOS E* Capacity	Existing		Exiting Plus Site @ Existing General Plan w/ Theoretical 53 Lot Density			Existing Plus Site @ General Plan Amend. w/ Theoretical 90 Lot Density			Existing Plus Site @ General Plan Amend. w/ Project TM 50 Lot Density		
		VOL[1]	LOS[2]	VOL[1]	VOL Delta[3]	LOS[2]	VOL[1]	VOL Delta[3]	LOS[2]	VOL[1]	VOL Delta[3]	LOS[2]
SR-94												
Jamacha Rd. to Steele Canyon. Rd.	16,200	20,600	F	21,110	+510	F	21,460	+860	F	21,090	+490	F
Steele Canyon. Rd. to Lyons Valley Rd.	16,200	18,000	F	18,580	+580	F	18,970	+970	F	18,550	+550	F
Lyons Valley Rd. to Melody Road	16,200	11,900	E	12,510	+610	E	12,930	+1030	E	12,481	+581	E
SC-760												
Lyons Valley Rd. to SR-94	—	—	—	—	—	—	—	—	—	—	—	—

Footnotes:

* Capacity and Level of Service based on County of San Diego Street Classification Table.

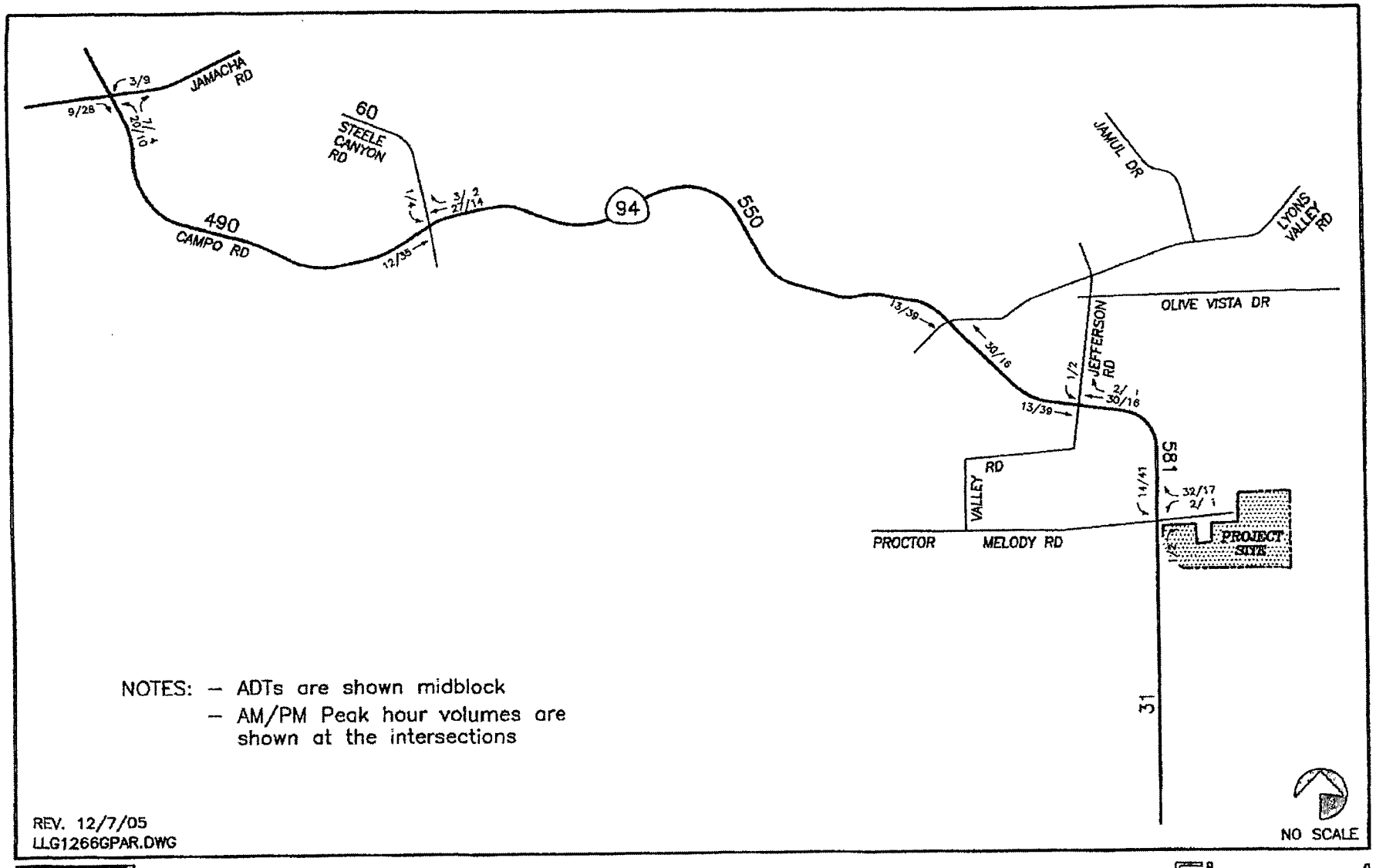
1. VOL = Volume in Average Daily Trips
2. LOS = Level of Service based on County of San Diego Street Classification Table
3. VOL Delta = Increased in Volume (+) or Decrease in Volume (-) as Compared to Existing Volumes

Table 3- 3
Existing / Near Term
Circulation Element Intersection Operations

Intersections	Control Type	Peak Hour	Existing		Exiting Plus Site @ Existing General Plan (w/ Theoretical 53 Lot Density)		Existing Plus Site @ General Plan Amendment (w/ Theoretical 90 Lot Density)		Existing Plus Site @ General Plan Amendment (w/ Project TM 50 Lot Density)	
			Delay[1]	LOS[2]	Delay[1]	LOS[2]	Delay[1]	LOS[2]	Delay[1]	LOS[2]
SR-94 / Jamacha Road	SIGNAL[3]	AM	25.1	C	25.3	C	25.4	C	25.2	C
		PM	26.6	C	27.0	C	27.2	C	27.0	C
SR-94 / Steele Canyon Road	SIGNAL[3]	AM	14.7	B	15.2	B	16.0	B	14.6	B
		PM	14.1	B	14.3	B	14.6	B	14.3	B
SR-94 / Lyons Valley Road	TWSC[4]	AM	>50.1	F	> 50.1	F	> 50.1	F	> 50.1	F
		PM	>50.1	F	> 50.1	F	> 50.1	F	> 50.1	F
SR-94 / Jefferson Road	SIGNAL[3]	AM	21.0	C	21.3	C	21.5	C	21.3	C
		PM	15.1	B	16.2	B	15.8	B	16.0	B
SR-94 / Melody Road	TWSC[4]	AM	13.9	B	17.0	C	18.5	C	16.9	C
		PM	14.2	B	17.5	C	19.3	C	17.4	B

Footnotes:

1. Delay = Average Delay Expressed in Seconds per Vehicle – Represents Worst-Case Minor Street Movement.
2. LOS = Level of Service based on County of San Diego Street Classification Table.
3. SIGNAL = Signal Controlled Intersection.
3. TWSC = Two Way Stop Controlled Intersection.



NOTES: – ADTs are shown midblock
– AM/PM Peak hour volumes are shown at the intersections

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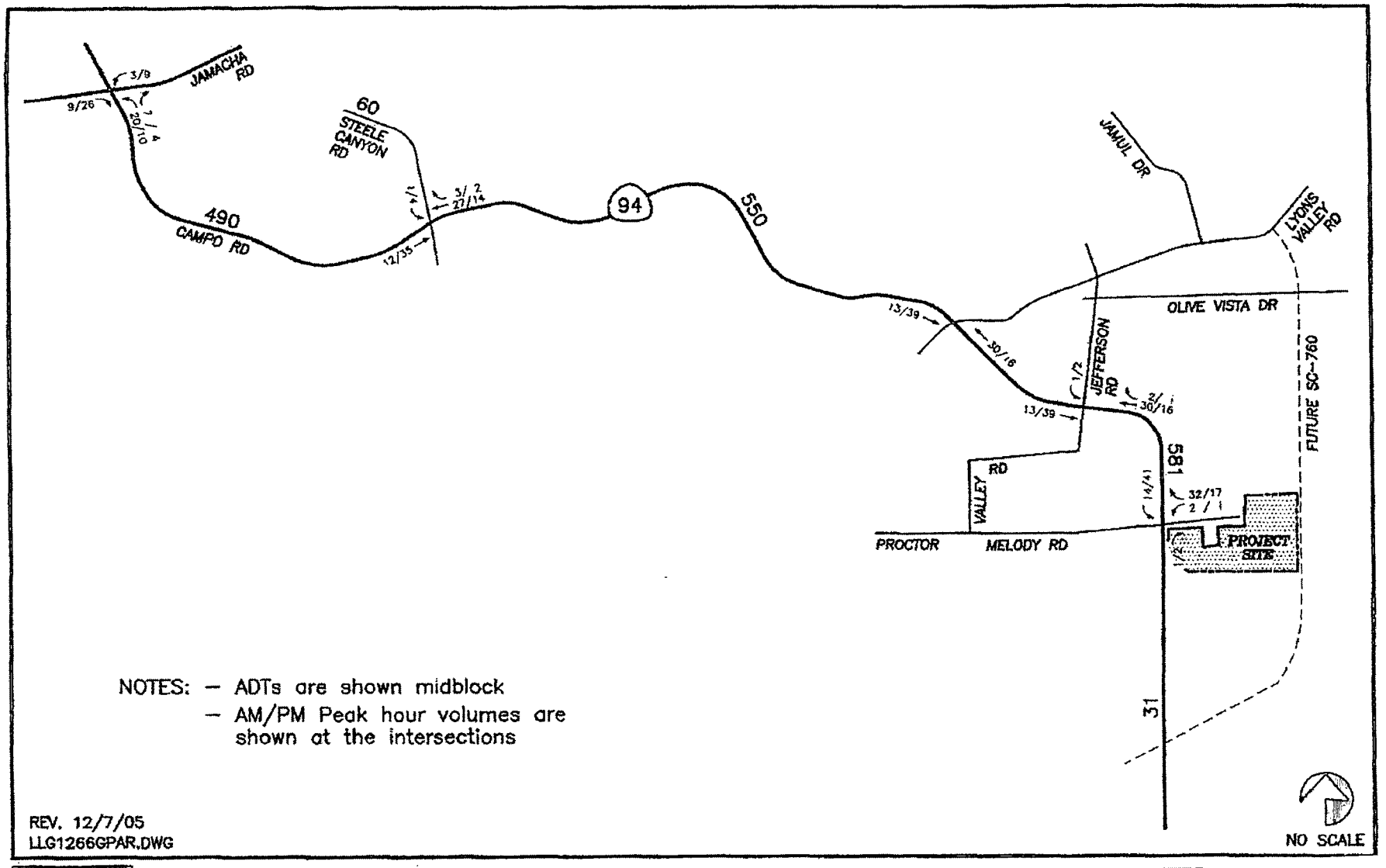
Figure 1

50 UNIT PROJECT TRAFFIC VOLUME ASSIGNMENT ON EXISTING STREET SYSTEM
AM/PM PEAK HOURS & ADTs

PEACEFUL VALLEY RANCH



NOTES: – ADTs are shown midblock
– AM/PM Peak hour volumes are shown at the intersections

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Figure 2

50 UNIT PROJECT TRAFFIC VOLUME ASSIGNMENT ON FULL CIRCULATION ELEMENT AM/PM PEAK HOURS & ADTs

PEACEFUL VALLEY RANCH

Table 3- 4
Long Term Street Segment Operations
@ Year 2030

Street Segment	Improved Road Width[4]	LOS E* Capacity	Existing General Plan (w/ SC 760)		General Plan Amendment w/ Theoretical 90 Lot Density (w/ Deletion of SC 760)			General Plan Amendment w/ Project TM 50 Lot Density (w/ Deletion of SC 760)		
			VOL[1]	LOS[2]	VOL[1]	VOL Delta[3]	LOS[2]	VOL[1]	VOL Delta[3]	LOS[2]
SR-94										
Jamacha Rd. to Steele Canyon. Rd.	2-Lane 4-Lane	16,200 37,000	46,000	F F	46,350	+ 350	F F	45,980	-20	F F
Steele Canyon. Rd. to Lyons Valley Rd.	2-Lane 4-Lane	16,200 37,000	33,500	F E	33,900	+ 400	F E	33,478	-22	F E
Lyons Valley Rd. to Melody Road	2-Lane 4-Lane	16,200 37,000	21,000	F B	21,620	+ 620	F B	21,177	+177	F B
SC-760										
Lyons Valley Rd. to SR-94	2-Lane	16,200	1,500	A	NA	NA	NA	NA	NA	NA

Footnotes:

* Capacity and Level of Service based on County of San Diego Street Classification Table.

1. VOL = Volume in Average Daily Trips
2. LOS = Level of Service based on County of San Diego Street Classification Table
3. VOL Delta = Increased in Volume (+) or Decrease in Volume (-) as Compared to Existing General Plan with SC 760
4. Width: 2-Lane = Existing Roadway Improvement Width
   4-Lane = Planned Circulation Element Improvement Width

NA – Not Applicable since Roadway does not exist.

Deletion of a Segment of SC-760 from Olive Vista Drive to SR-94 - Assessment of Access Issues:

The Peaceful Valley Ranch (PVR) General Plan Amendment proposes, among other General Plan modifications, the deletion of a segment of a circulation element road from the County's Circulation Element of the General Plan. The road has not been constructed and its proposed future alignment is designated within the Circulation Element as SC-760. The road is locally known as Jamul Creek Road. The segment of SC-760 proposed for deletion extends from Olive Vista Drive in the north to SR-94 in the south. This traffic impact analysis evaluates the potential impacts associated with the redistribution of future traffic volumes within the regional roadway network, and potential impacts relating to the elimination of access opportunities to properties along the SC-760 adopted corridor alignment. The potential impacts relating to the redistribution of traffic within the regional roadway network are analyzed in this report. The following discussion provides an analysis of the potential impacts relating to the elimination of access opportunities to properties along the SC-760 corridor alignment.

In order to assess the potential property access issues along the SC-760 corridor, individual property ownerships were identified and, together with both previously approved and currently proposed subdivisions were mapped on a regional map of the corridor (Figure 3). A review of the mapping reveals that the properties along that segment of the SC-760 corridor from Olive Vista Drive to SR-94 can be viewed as grouped in 6 general ownership categories or areas from north to south as follows:

Area 1 – From Olive Vista Drive south approximately ¼ section to the current cul-de-sac end of Miramontes Road;

Area 2 – From the current cul-de-sac end of Miramontes Road approximately 850 feet to the northern boundary of Parcel Map (PM) 6352;

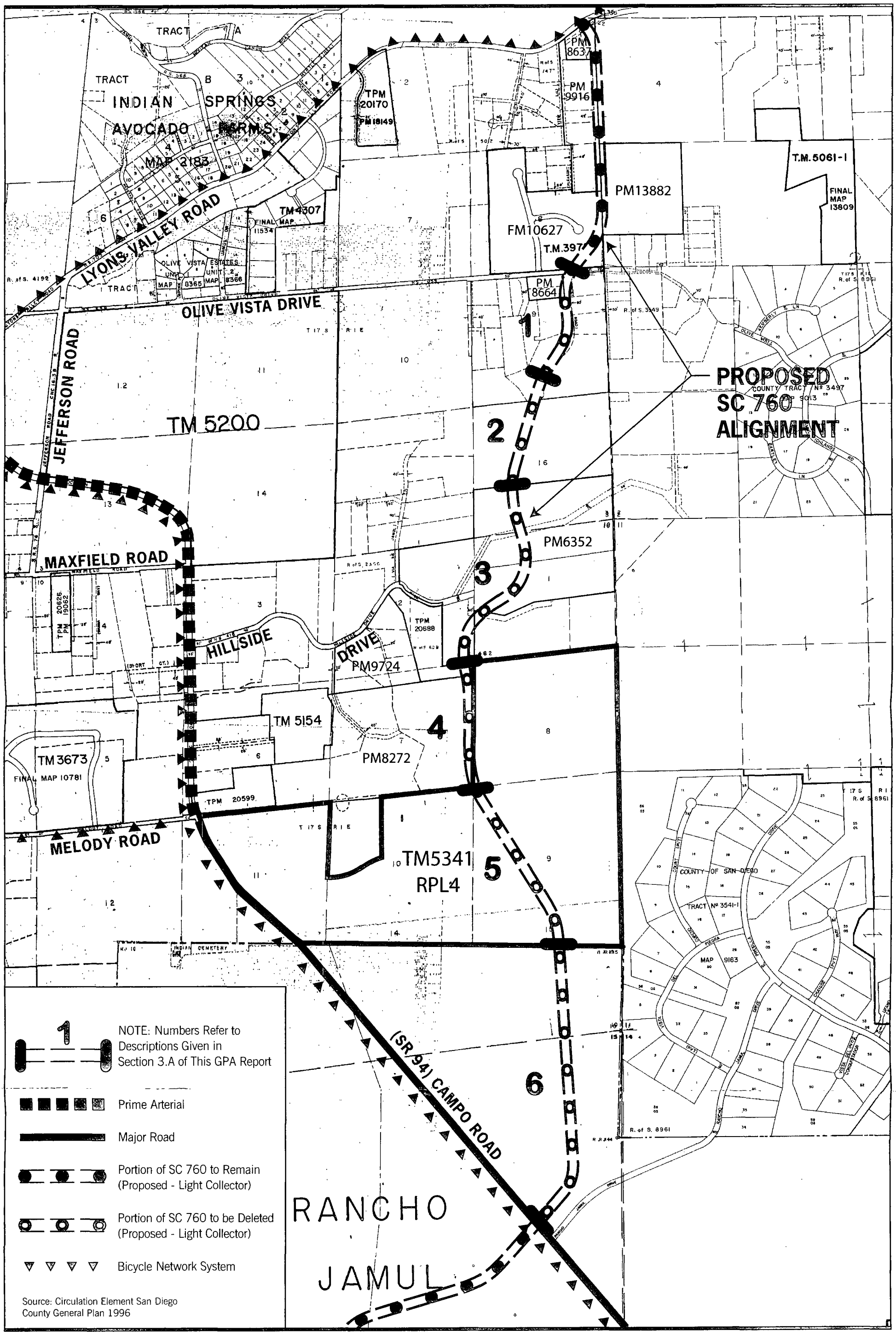
Area 3 – From the northern boundary of PM 6352 approximately 2,000 feet to the southern boundary of PM 6352 at the northeast corner of the Peaceful Valley Ranch property;

Area 4 – From the southern boundary of PM 6352 approximately 1,300 feet immediately west of and adjacent to the northern portion of the PVR property to an inside corner of PVR property;

Area 5 – From the inside corner of the PVR property to the southern boundary of the PVR property;

Area 6 – From the southern boundary of the PVR property to SR-94.

Area 1 (Multiple Ownerships): This is an area of previously subdivided parcels that now consist of 8 parcels along the corridor alignment generally ranging from approximately 2-acres to 6-acres in size. These parcels currently take access from Miramontes Road, a private street. Virtually all of these parcels have now been improved with single-family detached homes and other site improvements. Right-of-way for SC-760 was not dedicated with the recording of the subdivision map for this area, except for a small portion immediately south of and adjacent to Olive Vista Drive associated with PM 8664. Given the current property ownership structure, minimum existing parcel sizes, neighborhood character, level of property improvements, and current improved access, acquisition of the right-of-way is considered infeasible in the absence of condemnation. Additionally, none of these parcels rely on SC-760 for access, nor would they rely on SC-760 if further subdivided.



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Not to Scale

Proposed Deletion of SC 760 Segment

Peaceful Valley Ranch

Figure 3

Area 2 (Kirchman Property): This 25-acre area consists of 3 parcels that take access from private roads connecting to Hillside Drive and do not rely on SC-760 for access. SC-760Additionally, the existing terrain of the property along its northern boundary adjacent at the SC-760 corridor alignment includes a deep, steeply sided ravine. Crossing this ravine for SC-760 would likely entail a significant bridge structure. Given the existing terrain, existing General Plan designations and zoning and recent subdivision, it is not anticipated that these parcels could be further subdivided, nor would the right-of-way for SC-760 be likely granted without County condemnation actions.

Area 3 (Beauchamp Property): This area consists of approximately 57-acres previously subdivided by PM 6352 into 4-lots plus a remainder lot. Each of these lots takes access from a private road from Hillside Drive. The landowner granted an Irrevocable Offer of Dedication for the SC-760 right-of-way at the time of recordation of Parcel Map (PM) 6352; however, none of the lots rely on or utilize the SC-760 alignment for access. Given the existing terrain, existing General Plan designations and zoning, it is not anticipated that these lots could be further subdivided.

Area 4 (Hendrix Property): This area consists of approximately 38-acres previously subdivided into four parcels by PM 8272. Each of these lots takes access from a private street connecting to Hillside Drive. Right-of-way for SC-760 was not dedicated with the recording of this parcel map. None of the existing parcels rely on SC-760 for access, and only one of the parcels, Parcel 4 is adjacent to the SC-760 corridor. Given the topography of the area, current private road access, and wetland and riparian vegetation along and under the adopted SC-760 corridor alignment, it is unlikely that any further subdivision of Parcel 4 would rely on or utilize SC-760 for access.

Area 5 (Peaceful Valley Ranch): This area consists of the 180-acre PVR property. The PVR tentative subdivision map proposes that access to the individual lots be taken from Peaceful Valley Ranch Road, which is proposed to be realigned to intersect with SR-94 at Melody Road. PVR is not planned to take any access from SC-760, and is specifically requesting the deletion of the portion of SC-760 from Olive Vista Drive to SR-94.

Area 6 (CDFG Preserve): This area consists of a triangular parcel once part of the Daley Ranch and now in the ownership of the California Department of Fish and Game. This parcel is part of the CDFG Daley Ranch preserve, and is designated and dedicated as biological preserve in the Multiple Species Conservation Program for San Diego County. No right-of-way for SC-760 was ever dedicated across this parcel. Development of SC-760 across the parcel would negatively impact the biological resources of the parcel, and, given the parcels current ownership, use, and preserve designation, would thereby violate the purpose and function of the preserve. Therefore, development of SC-760 across this Area 6 is considered infeasible.

Other Potential Large Scale Projects: In addition to the properties along the SC-760 corridor segment identified above, there are two other large landholdings in the general vicinity which could potentially develop in the future with a significant number of residential units. These two properties are the Simpson Ranch at the corners of SR-94, Jefferson Road and Olive Vista Drive; and, the Rancho Jamul Estates II property immediately north of and adjacent to Rancho Jamul Estates. With respect to the Simpson Ranch, access to the property and any related subdivision would logically be from any of the three roads fronting the property. Traffic flows would gravitate to SR-94 with no anticipated volumes connecting to SC-760. With respect to the Rancho Jamul Estates II property, northerly access is

currently stubbed to the property at Jamul Highlands Road, and southerly access is provided via access easement rights to Priscilla Drive through Rancho Jamul Estates. The property does not abut SC-760, nor is any access connection to SC-760 anticipated.

No properties along the adopted SC-760 corridor from Olive Vista Drive to SR-94 that rely on SC-760 as a single access, or that would be significantly negatively impacted by the deletion of SC-760 from the County General Plan Circulation Element. All of the properties along the corridor are already accessed by, or could be accessed by, existing local roads. The SC-760 right-of-way dedications and/or irrevocable offers of dedication are intermittent along the corridor. Dedications of the remaining segments of right-of-way are unlikely in the absence of condemnation actions by the County of San Diego. In the case of the CDFG landholding, these dedications are infeasible because the development of SC-760, if constructed, would negatively impact the biological resources of the existing preserve thereby violating the purpose of the preserve. Additionally, the development of SC-760, if constructed, could have a significant environmental effect relating to community character and noise within existing neighborhoods currently accessed by private streets or planned private street access. Finally, the development of SC-760, if constructed, would likely have a significant impact on biological resources as a result of the number and extent of required road crossing through wetland habitat and riparian vegetation. Based on the analysis above, the proposal to delete a segment of SC-760 from the Circulation Element would not preclude access to any current or future properties along the identified corridor. Therefore, potential impacts associated with access to SC-760 along the corridor segment proposed for deletion are considered less than significant.

Retention of Segment of SC-760 from Lyons Valley Road to Olive Vista Drive:

The northernmost segment of SC-760 from Lyons Valley Road to Olive Vista Drive is not proposed for deletion from the County's General Plan Circulation Element. Dedication of or Irrevocable Offers of Dedication of the right-of-way for this entire segment have already been granted by the property owners along the corridor with the recordation of PM 8637, PM 9916, and TM 3978. A dirt path currently exists along this segment of the corridor, which path is currently used predominantly by schoolchildren connecting from the Jamul Primary and Intermediate schools on Lyons Valley Road to the Oak Grove Middle School on Olive Vista Drive. Improvement of this segment of SC-760 would provide direct vehicular access to the Oak Grove Middle School from Lyons Valley Road, as well as providing a secondary means of ingress and egress to the school and residential uses along Olive Vista Drive. Because of these potential transportation and community benefits, deletion of this segment of SC-760 from the County General Plan Circulation Element is not proposed.

Deletion of a Segment of SC-760 from Olive Vista Drive to SR-94 - Year 2030 Assessment:

Eight (8) Year 2030 Model forecasts were conducted using the SANDAG Series 10.0 model run to assess the proposed deletion of the segment of SC-760 from Olive Vista Drive to SR-94. The General Plan 2020 land uses are assumed in the model for 4 of the runs and Existing Policies Land Uses (Existing General Plan) were assumed for the other 4. Table 3-5 shows the results of the 8 model runs. Figures 4-7 show the model run results. Table 3-5 shows the forecasted operations. As Table 3-5 shows, SC-760 is forecasted to carry very small volumes (900-1,500 ADT). This table also shows that the volumes on SR-94 increase only very slightly due to the deletion of SC-760 (0.5%-2%). Overall it appears that there is ample evidence that the deletion of SC-760 would not significantly impact

adjacent roadways and therefore the deletion could be supported from a traffic capacity standpoint. The segments of SR-94 near the portion of SC-760 proposed for deletion were analyzed in Table 3-5 and were assumed to be a 2-lane roadway for analysis purposes. It should be noted that 1,500 ADT on SC-760 is within the carrying capacity of a County non-Circulation Element public roadway.

4. Identify any modifications to existing road network and Circulation Element which will be needed if the site is developed to its full potential under the proposed General Plan designation. Present this and existing road network information, requested above, on a 400-foot scale map, indicating the year 2000 future traffic projections.

No changes to the existing roadway network are expected due to the project other than at the project access point opposite Melody Road. This intersection will need to be upgraded and the specific improvements will be determined in the Traffic Impact Study for the project. No improvements are necessary due solely to the proposed GPA.

As discussed above, the only modifications to the existing Circulation Element is the proposed deletion of the segment of SC 760 from Olive Vista Drive to SR-94. No other modifications to the Circulation Element are needed for the site to be developed to its full potential under the proposed General Plan designation as shown in Tables 3-2, 3-3 and 3-4, and as previously discussed. A 400 foot scale map has been prepared and submitted to the County.

5. Provide turning movement analysis for project area and any related road modifications, which indicates how intersections and access points will accommodate peak-hour traffic volumes without undue congestion.

Turning movement analysis is provided in Table 3-3. As previously noted, the analyzed intersections along SR-94 currently operate at LOS C or better, except for the SR-94/Lyons Valley Road intersection, which currently operates at LOS F. All intersections will continue to operate at the same level of service as the existing conditions with development of the site under either the Existing General Plan theoretical density, the General Plan Amendment theoretical density, or the General Plan Amendment with project Implementing Tentative Map density. The project proposes to mitigate its cumulative impact on the SR-94/Lyons Valley Road intersection through payment of the County's Traffic Impact Fee.

6. Discuss availability of alternative forms of transportation, such as public transportation and bike routes, serving the project area, and address the project's impact on them.

SR-94 is part of the County of San Diego Bicycle Network System. Bike lanes are currently not provided within the project area. In compliance with the Conditions of Approval for the project's Tentative Map, the project will dedicate right-of-way along the project's SR-94 frontage, sufficient to incorporate a bike lane along the eastern side of the roadway, consistent with the County's Bicycle Network system. Bus Stops currently exist intermittently along both sides of the SR-94 roadway. Bus route #894 is currently the only southeast rural bus route within the project area and operates seven days a week. If required, a north-bound bus stop would be incorporated at the SR-94/Melody Road intersection in association with the project improvements for that intersection.

7. Parking – amount and location of proposed on-site parking and of existing, accessible off-site parking within walking distance of proposed project. Projected parking requirements (peak and non-peak business hours) of proposed project and relation to proposed provision of on-site parking to existing off-site parking.

There is no dedicated on-site or off-site parking currently associated with the site, nor would the proposed General Plan Amendment create a specific parking requirement different from the existing General Plan inasmuch as the proposed General Plan Amendment would retain the rural/estate residential use designation.

The Zoning Ordinance Section 6758 Parking Schedule requires two on-site parking spaces for each dwelling unit. The proposed lots have sufficient area to provide at least two on-site parking spaces consistent with the Zoning Ordinance. Additionally, approval of the proposed fire station requires the approval of Site Plan for the fire station, which site plan would identify and define the specific parking requirements for that use. The Rural Fire Protection District has submitted a Site Plan for the proposed fire station for County review and approval.

Table 3-5
Year 2030 Analysis – Future Traffic Volume Comparison

Roadway Segment	Year 2030 Capacity (LOS E)[1]	2020 General Plan Land Uses								Existing Adopted Policies Land Uses							
		Jamul Casino				Worst-Case Jamul Casino				Jamul Casino				Worst-Case Jamul Casino			
		Model Run #1[2] With SC 760		Model Run #2 Without SC 760		Model Run #3 With SC 760		Model Run #4 Without SC 760		Model Run #5 With SC 760		Model Run #6 Without SC 760		Model Run #7 With SC 760		Model Run #8 Without SC 760	
		ADT[3]	LOS[4]	ADT	LOS	ADT	LOS	ADT	LOS	ADT	LOS	ADT	LOS	ADT	LOS	ADT	LOS
SR 94																	
Steele Canyon Road to Lyons Valley Road	16,200	33,500	F	33,500	F	38,800	F	38,800	F	38,200	F	38,300	F	39,100	F	39,200	F
Widen to 4-Lanes	37,000		E		E		F		F		F		F		F		F
Lyons Valley Road to Melody Road	16,200	21,000	F	21,200	F	31,800	F	32,200	F	28,800	F	29,600	F	34,000	F	35,100	F
Widen to 4-Lanes	37,000		B		B		D		D		C		C		E		E
South of Melody Rd.	16,200	15,500	E	15,600	E	16,500	F	16,500	F	22,300	F	23,200	F	22,900	F	24,200	F
Widen to 4-Lanes	37,000		B		B		B		B		B		B		B		B
Olive Vista Drive																	
West of SC 760	16,200	800	A	2,300	B	800	B	2,000	B	4,200	C	4,100	C	4,500	C	4,000	B
SC 760																	
South of Olive Vista Dr.	16,200	1,500	A	DNE[5]	DNE[5]	1,300	A	DNE[5]	DNE[5]	900	A	DNE[5]	DNE[5]	1,400	A	DNE[5]	DNE[5]
Jefferson Road																	
Olive Vista Dr. to SR 94	16,200	6,900	C	7,100	D	9,000	D	9,400	D	16,300	F	16,600	F	16,400	F	17,300	F
Lyons Valley Road																	
Jefferson Rd. to SR 94	16,200	8,600	D	8,600	D	7,800	D	7,800	D	9,700	D	9,700	D	9,600	D	9,500	D

Notes:
1. Capacity based on the County of San Diego Roadway Classifications, Level of Service and ADT Table.
2. See text for Model descriptions.
3. ADT - Average Daily Traffic.
4. LOS - Level of Service.
5. DNE - Does not exist.

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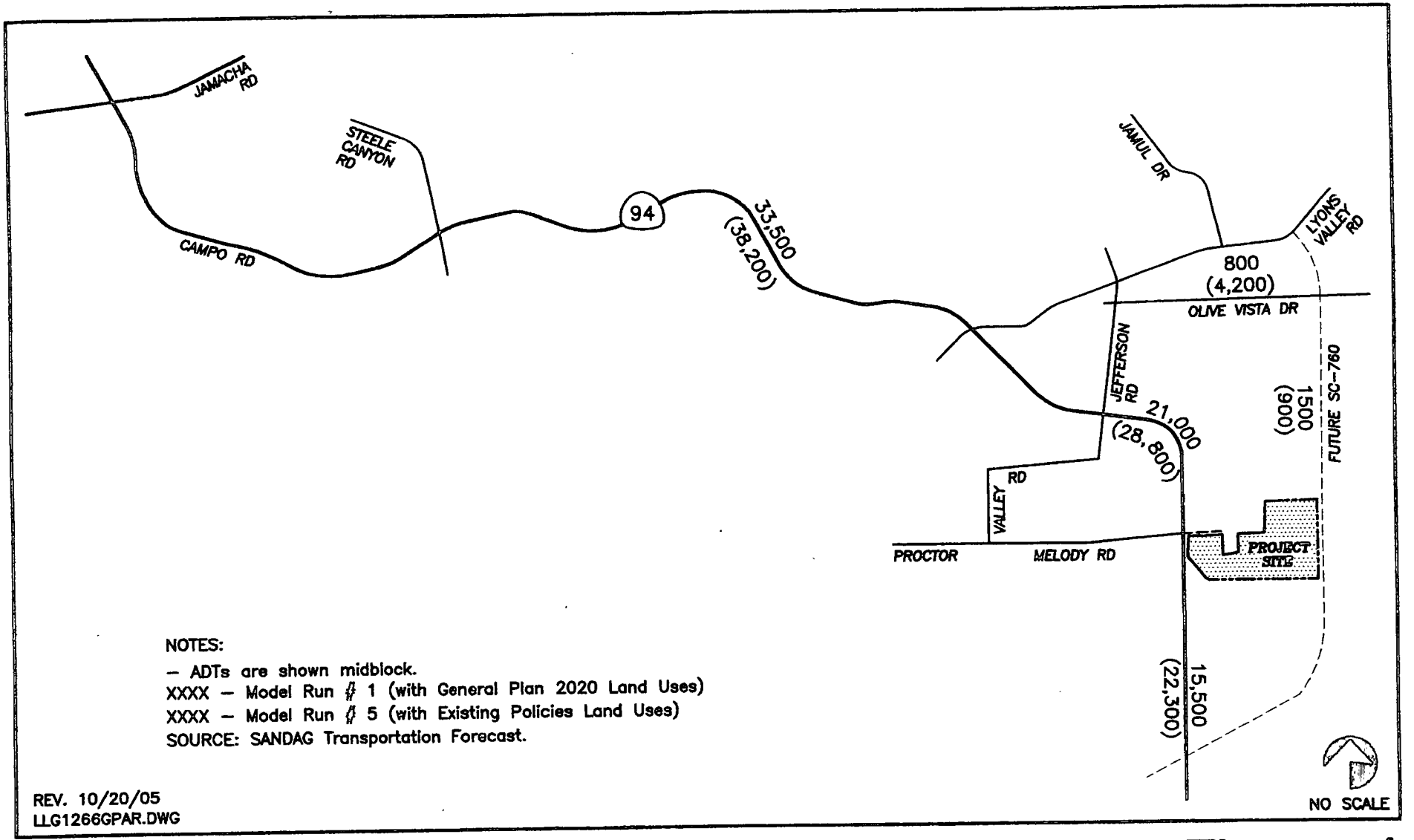

NOTES:
– ADTs are shown midblock.
XXXX – Model Run # 1 (with General Plan 2020 Land Uses)
XXXX – Model Run # 5 (with Existing Policies Land Uses)
SOURCE: SANDAG Transportation Forecast.

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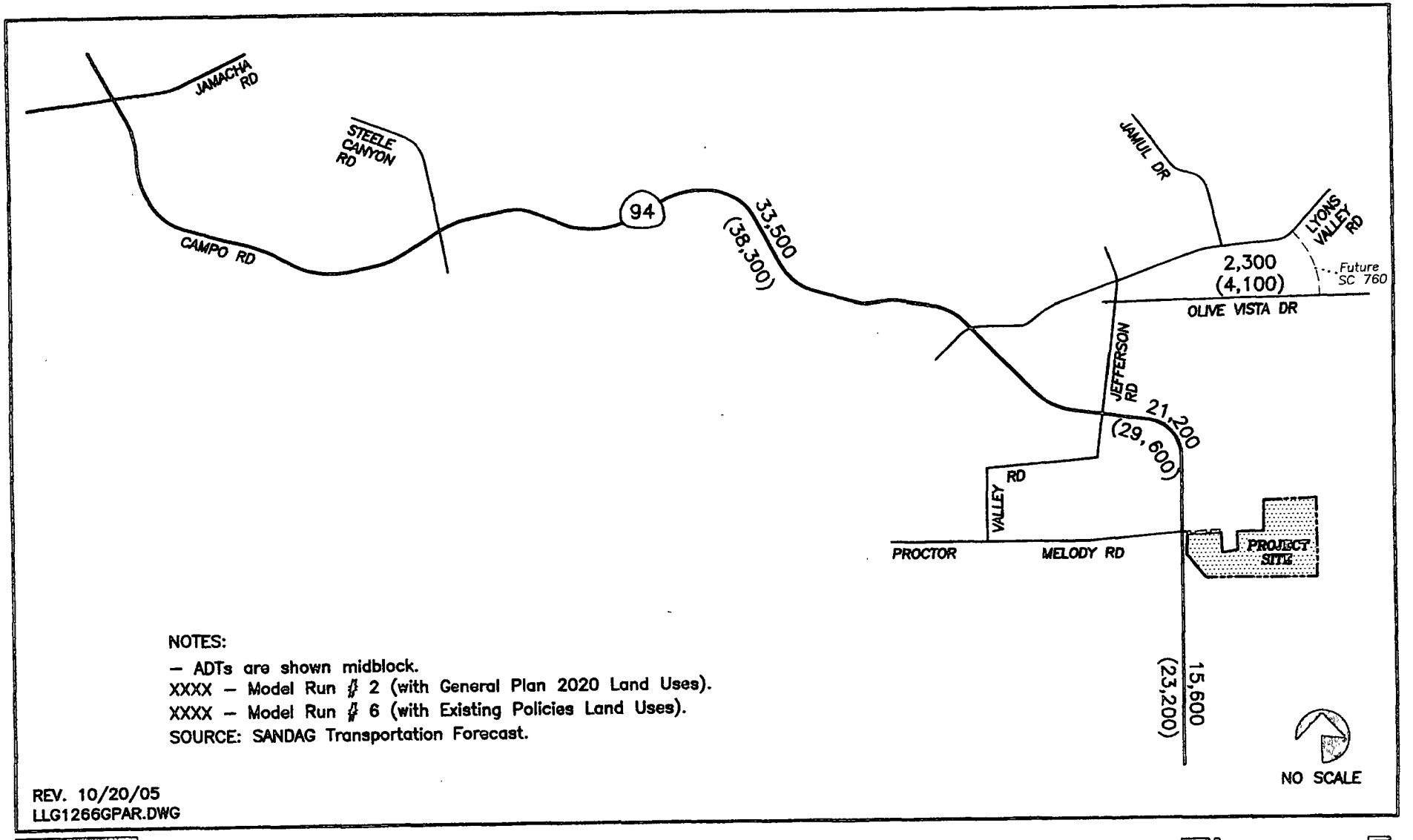
Figure 4

YEAR 2030 WITH SC 760 ROADWAY with PROPOSED JAMUL CASINO PROJECT
TRAFFIC VOLUMES
ADTs
PEACEFUL VALLEY RANCH



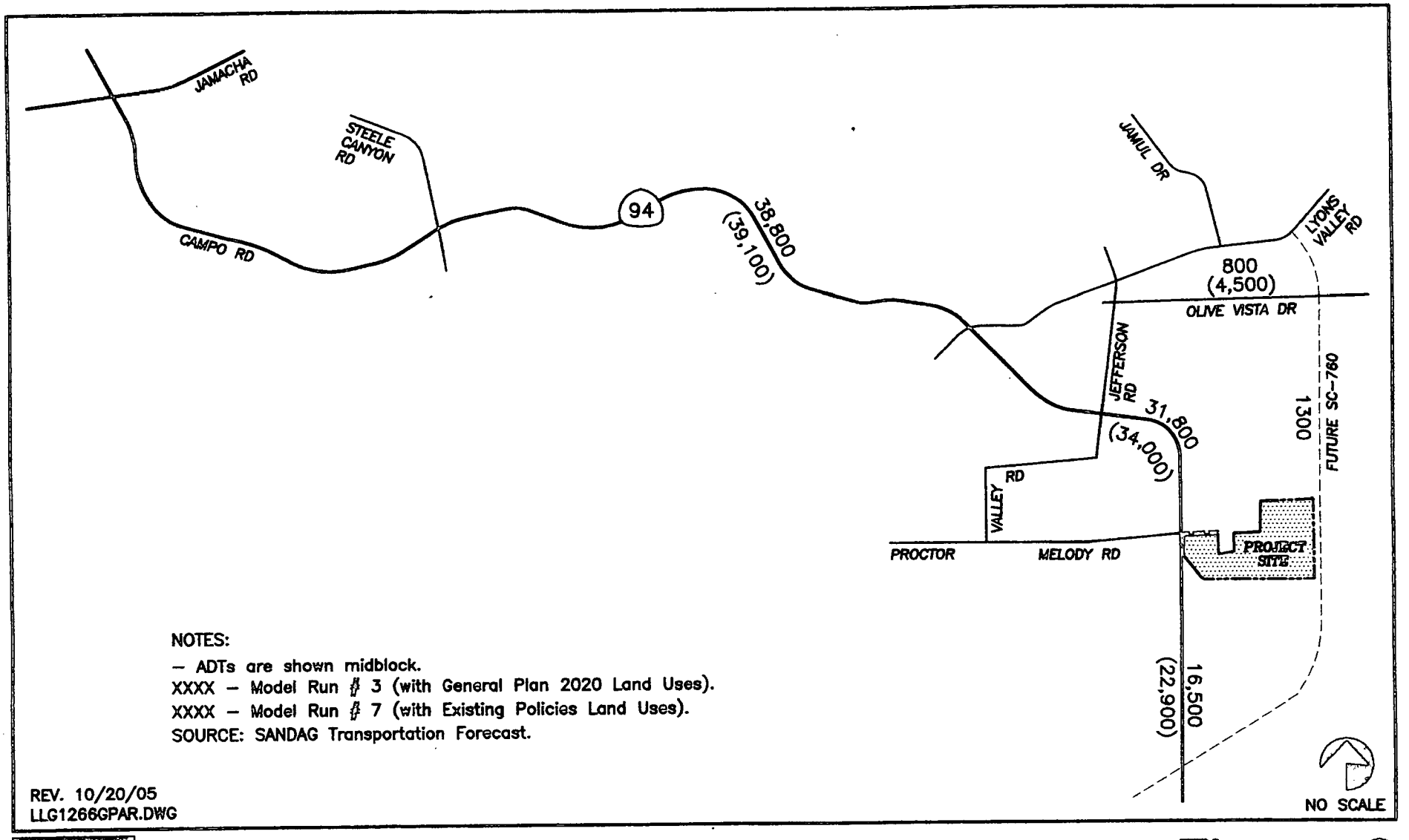
NOTES:
– ADTs are shown midblock.
XXXX – Model Run # 2 (with General Plan 2020 Land Uses).
XXXX – Model Run # 6 (with Existing Policies Land Uses).
SOURCE: SANDAG Transportation Forecast.

REV. 10/20/05
LLG1266GPAR.DWG

LINSCOTT LAW & GREENSPAN engineers

Figure 5

YEAR 2030 WITHOUT SC 760 ROADWAY with PROPOSED JAMUL CASINO PROJECT
TRAFFIC VOLUMES
ADTs
PEACEFUL VALLEY RANCH



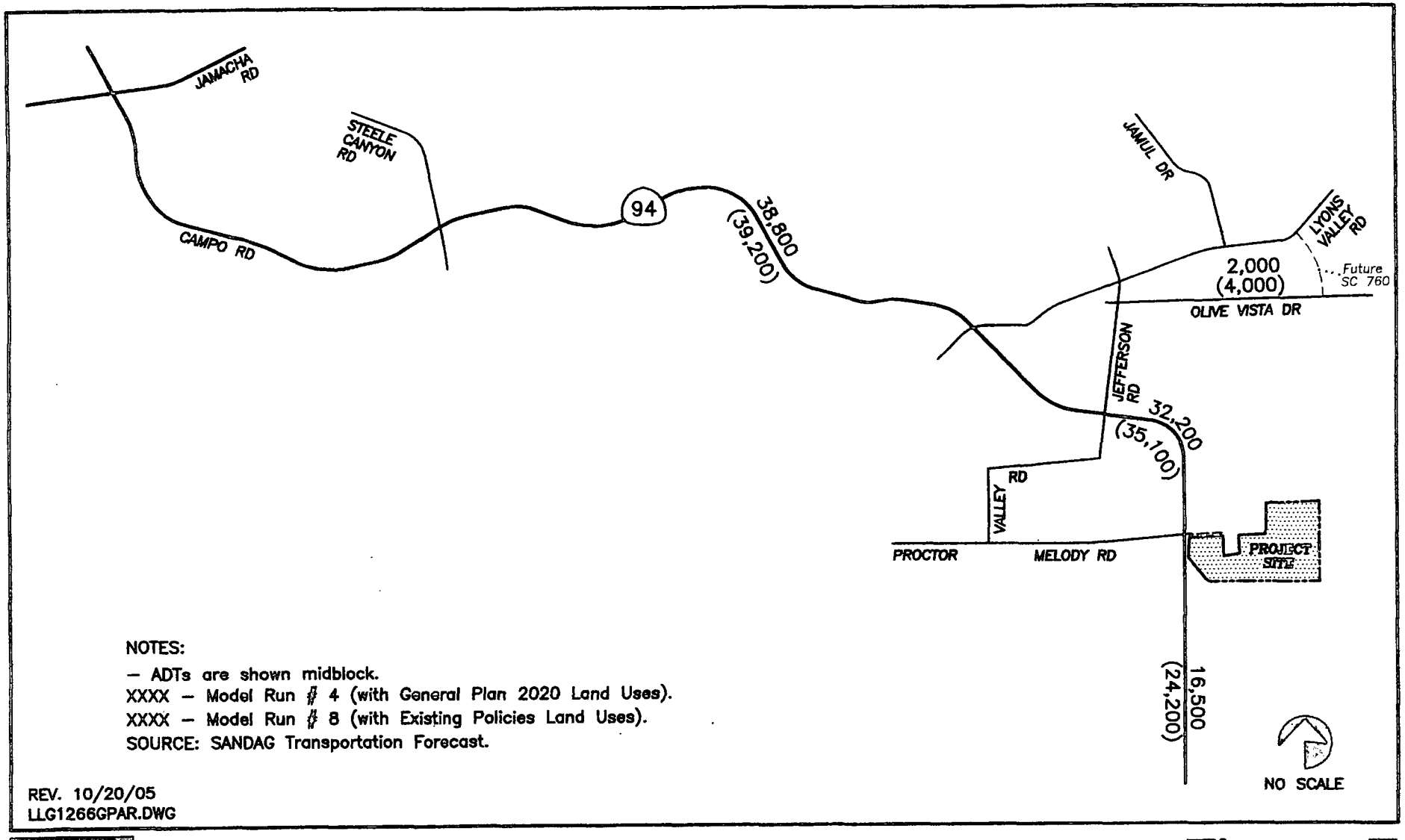
NOTES:
– ADTs are shown midblock.
XXXX – Model Run # 3 (with General Plan 2020 Land Uses).
XXXX – Model Run # 7 (with Existing Policies Land Uses).
SOURCE: SANDAG Transportation Forecast.

REV. 10/20/05
LLG1266GPAR.DWG

LINSCOTT LAW & GREENSPAN engineers

Figure 6

YEAR 2030 WITH SC 760 ROADWAY with WORST-CASE JAMUL CASINO PROJECT TRAFFIC VOLUMES
ADTs
PEACEFUL VALLEY RANCH



NOTES:
– ADTs are shown midblock.
XXXX – Model Run # 4 (with General Plan 2020 Land Uses).
XXXX – Model Run # 8 (with Existing Policies Land Uses).
SOURCE: SANDAG Transportation Forecast.

REV. 10/20/05
LLG1266GPAR.DWG

LINSCOTT LAW & GREENSPAN engineers

Figure 7

YEAR 2030 WITHOUT SC 760 ROADWAY with WORST-CASE JAMUL CASINO PROJECT TRAFFIC VOLUMES
ADTs
PEACEFUL VALLEY RANCH

Future Road Improvements

The proposed project would result in the timely provision and improvement of roadways to accommodate anticipated development. As requested by Caltrans, the proposed project would improve SR-94 with 8-foot paved shoulders, with an additional 15 feet of adjacent grading along the property frontage. The proposed project also includes an 86-foot IOD (half-width) to allow for future improvement of SR-94 to County/Caltrans standards. The project would improve the intersection of SR-94/Melody Road/Peaceful Valley Ranch Road. The project would also make a fair share contribution to the intersection improvement of SR-94 and Jefferson Road. The project would also make contributions to the improvement of SR-94 through participation in the County's Traffic Impact Fee (TIF) Program.

Traffic Signal Warrants

A traffic signal warrant analysis was conducted at the intersection of SR-94/Melody Road with the project driveway. The planning warrants from the Manual on Uniform Traffic Control Devices (MUTCD) 2003 California Supplement were utilized. Traffic signal warrants are not met, based on traffic volumes for the existing and existing plus project conditions, but they are met for the existing plus project plus cumulative projects scenario, largely due to traffic from the proposed casino.

The proposed project is not anticipated to increase levels of traffic, relative to that existing in the surrounding area. The proposed GPA is not anticipated to result in development that would conflict with the County General Plan or that is incompatible with existing and planned land uses. Therefore, no significant impacts are anticipated as the result of approval of the GPA.

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B. Public Facilities

Water Service

The Peaceful Valley Ranch project site is located entirely within and will be served by the Otay Water District (OWD), a member agency of the San Diego County Water Authority (SDCWA) and the Metropolitan Water District of Southern California (MWD). The entire PVR project site has been conditionally annexed into the OWD Improvement District (ID) 9. The westerly 28.85-acre portion of the project site is also within the SDCWA and MWD, with the remaining 152.46-acre easterly portion outside the SDCWA's service area.

On September 3, 2003, OWD commenced the annexation process of the 152.46-acre easterly portion into SDCWA and MWD. That annexation application is in process.

An OWD 16" water main exists along the property's western boundary within Campo Road/SR-94 and along the property's southern boundary. The portion of the water main that runs along the southern boundary extends easterly into the adjacent Rancho Jamul Estates development where it transitions from 16" to 12" to 8" water mains. The portion of the water main in Campo Road/SR-94 also transitions from 16" to 12" to 8" to serve parcels located north/northwest of the subject property. Therefore, no off-site infrastructure upgrades are anticipated with implementation of the Peaceful Valley Ranch GPA.

An OWD Capital Improvement Project (CIP) proposes a new 16" water mainline through the Peaceful Valley Ranch site to complete a loop system and ensure uninterrupted water flow to the region. The development of PVR as proposed will facilitate construction of that loop water mainline, and will provide the necessary infrastructure for the PVR project.

Sewer Service

No sewer service is available in this region of the County. The proposed Peaceful Valley Ranch project will utilize private on-site sewage disposal systems for each lot and use. Vinje & Middleton Engineering performed percolation tests for each proposed lot in accordance with County requirements, the results of which demonstrate that all lots perform well in excess of County Septic Standards.

Fire

The project site is located within and served by the Rural Fire Protection District (RFPD). RFPD maintains a full-time fire station and administrative offices located on SR-94, immediately west of the project site.

The proposed PVR project reserves a lot for future on-site location of a fire station and administrative offices for joint-use by the RFPD and the United States Fish and Wildlife Service (USFWS). The lot will be conveyed to the RFPD pursuant to a Fire Service Agreement entered into between the RFPD and Peaceful Valley Ranch LLC, owner of the subject property, and conditioned upon final approval

of the Peaceful Valley Ranch Development. The project will not directly result in the expansion of area fire protection services, and the RFPD has indicated that it can adequately serve the proposed project.

The RFPD has approved the Peaceful Valley Ranch Wildfire Safety/Vegetation Management Master Plan dated September 2006, and has approved the proposed project's access and circulation. In addition, based on the project's design and wildfire safety standards, RFPD has designated the PVR project as a "Shelter-In-Place Community".

Electric

Electric service is provided by San Diego Gas & Electric (SDG&E). Overhead electric lines are located along the eastern side of SR–94 within the PVR property. These overhead lines will be placed underground with implementation of the PVR project. Additionally, underground electric service lines will be extended within the property to serve the proposed development.

Schools

The PVR project site is within the Jamul-Dulzura Union School District and the Grossmont Union High School District. Although each of the school districts has preliminarily indicated that the PVR project may result in the overcrowding of the affected schools, it is not anticipated that the conditions of overcrowding will impair the normal functioning of educational programs. The proposed PVR project will pay all mandated fees to assist in the funding and improvement of school facilities.

Law Enforcement

The San Diego County Sheriff's Department-Lemon Grove Sheriff Station provides law enforcement and protection to the Jamul area. The project would not result in substantial, adverse impacts associated with the provision of new law enforcement services or require service expansion in order to maintain acceptable service ratios or response times; therefore, law enforcement services would be adequate to serve the proposed project.

Flood Control

As provided in the Preliminary Drainage Study prepared for the PVR project, the proposed project will not significantly alter on-site drainage patterns. The negligible increase in impervious area (9 percent of the project site) will not result in a change in the amount of runoff from the site. Best Management Practices (BMPs) to mitigate potential pollutants from entering these systems will be incorporated into the project design. A Storm Water Best Management Plan has been prepared and will be implemented at the completion of construction to prevent runoff pollution.

The Peaceful Valley project has been designed to situate all of the proposed developments outside of the north-south ephemeral drainage course traversing the center of the property so as to protect persons and property against flood hazards. No encroachment that would impede the flow of water within the stream or impair its ability to carry and discharge the waters resulting from a flood hazard is proposed as part of the PVR project. Proposed roadway improvements on Peaceful Valley Ranch Road at the

existing stream crossing will include appropriately sized culverts so as not to impair flows.

Open space easements for biological purposes have been delineated along the on-site ephemeral drainage that traverses the middle of the property and the on-site intermittent drainage that crosses the southeast corner of the property, except at the Peaceful Valley Ranch Road crossing of the ephemeral drainage and the private driveway crossing of the intermittent drainage. The easements generally include a 25' setback from the limits of the floodway; however, where oaks exist along drainage, the easement includes a 50' setback from the dripline, which in some cases expands the easement beyond 100' in width (50' to either side of the floodline). Additionally, a 100' Limited Building Zone Easement will be granted to the County of San Diego and located adjacent to the biological open space easement to further prevent impacts to the on-site drainage.

IV. PHYSICAL DEVELOPMENT

Land Use

The 152.46-acre portion of the site to be amended is designated (18) Multiple Rural Use (1 du/4,8,20 ac). This designation is applied to areas that characteristically encompass rugged terrain, rely on groundwater, and are environmentally constrained. Furthermore, the Multiple Rural Use designation is typically applied to remote areas and to broad expanses of rural land with an overall low population density and with an absence of *most* public utilities.

Surrounding the 152.46-acre portion of the project site are several land use designations as identified in the Jamul/Dulzura Sub-Regional Plan. Existing land uses in the surrounding area are consistent with these plan designations (see Exhibit 5 for a view of surrounding land uses). The Draft General Plan 2020 Framework Plan designates the entire Peaceful Valley Ranch as well as properties to the north Semi-Rural Residential 2 (1 du/2 ac). The proposed SR-2 designation is consistent with the proposed (17) Estate Residential. Please see Exhibit 6 for identification of the existing Land Use Designations. The following is a breakdown of the plan designations and existing land uses surrounding the site:

West
Located west of the project is the Jamul Indian Village and Cemetery, the Rural Fire Protection District fire station, agricultural dry farming, and open space as identified on the Otay Ranch Specific Plan. Parcels in this area are designated (17) Estate Residential (1 du/ 2, 4 ac) and (21) Specific Plan Area.

North
Land uses located to the north consist of a mix of rural- and estate residential single-family uses on lots ranging in sizes from 1-acre to 4-acres with the large lots located on the steeper terrain. Several parcels contain horse-keeping enclosures. Services to this area include public water and private on-site septic systems. Parcels in this area are designated (1) Residential (1 du/ 1,2,4 ac) and (17) Estate Residential (1 du/ 2, 4 ac).

East
Located to the east of the proposed project site, the Rancho Jamul Estates consists of low-density, estate single-family uses on lots ranging from 2 to 3 acres in size. As with the northerly parcels, several lots contain horse-keeping enclosures. This residential development is considered a clustered project with an open space system winding its way through the development. Services to this area include public water and private on-site septic systems. Parcels in this area are designated (18) Multiple Rural Use (1 du/ 4,8, 20 ac).

South
Directly south of the project is the Daley Ranch, a large expansive dedicated open space area under the jurisdiction of California Department of Fish & Game (CDF&G). Historically, the Daley parcel was dry-farmed with agricultural lands dominating the area. Parcels to the south and southwest are designated (20) General Agriculture.

The project is consistent with the existing and planned land uses in the vicinity of the project site as well as the surrounding community. The Peaceful Valley Ranch project includes several components: single-family residential estate lots (2 to 7.7-acres); a public equestrian facility; private horse stables and training facilities/polo field; and, a lot reserved for a joint-use fire station and administrative offices of the RFPD and the USFWS. Land uses in the surrounding area include low-density rural and estate residential uses to the north and east. Densities of these areas range from 1 du/ac to 1du/4ac. Parcel sizes range from 1 acre to 4 acres in size. Located west of the project are the Jamul Indian Village and Cemetery, RFPD fire station, agricultural dry farming, and open space as identified on the Otay Ranch Specific Plan. Located to the south is the Daley Ranch open space area.

The proposal to change the existing land use designation from (18) Multiple Rural Use to (17) Estate Residential would provide low-density residential estate uses, consistent with the adjacent lands, to ensure that the rural setting of the area will be maintained.

V. ENVIRONMENTAL DOCUMENTATION

Refer to the Peaceful Valley Ranch Environmental Impact Report for a complete analysis of the environmental aspects of the proposed project.

VI. IMPLEMENTATION

The proposed Peaceful Valley Ranch project and associated activities will require additional discretionary actions from the County of San Diego Board of Supervisors, and the County Planning Commission; these include the approval and adoption of the General Plan Amendment, Tentative Map and findings, Rezone and a Major Use Permit. Additional discretionary approvals and permits are required from State agencies having discretionary approval or jurisdiction by law over natural resources affected by the project. To implement the project, Table 6-1 lists the agencies from which approvals and permits are required. The permits have been listed in the approximate order in which they are expected to be obtained. The Peaceful Valley Ranch project will not be phased. Grading plans for the development pads and improvement plans for the streets will be processed and constructed concurrently.

A summary of each required discretionary actions is as follows:

Tentative Map and Preliminary Grading Plan

The project proposes the subdivision of 181.31-acres into 57 lots. These include:

- One estate development lot of 4.0 acres for the existing ranch house (Lot 5)
- 46 new development lots ranging in size from a minimum of 2.0 acres to approximately 7.7 acres (Lots 1-4, 6-47)
- One 6.7-acre public equestrian facility lot (Lot 48)
- One 28.9-acre private horse stable and polo training facility (Lot.51)
- One 3.7-acre lot reserved for a new joint-use fire station and administrative offices of the San Diego RFPD and U.S. Fish and Wildlife Service (USFWS) (Lot 49);
- One 3.7-acre open space lot (Lot 50); and,
- Six private roadway lots (Lots 52-57).

The Department of Public Works (DPW) has reviewed and approved the preliminary grading plans. At this time, DPW has requested minor revisions to the tentative map, which have been accommodated on the replacement map TM5341RPL[5]. Further revisions, if necessary, will be accommodated on a future replacement tentative map.

Major Use Permit

The Peaceful Valley Ranch project proposes the planned operation of a private equestrian facility. The private stable and polo training facility (Lot 51) proposes activities that include, among other activities, a limited number of anticipated polo events / matches, which have been classified as "Outdoor Participant Sports and Recreation" under the County of San Diego Zoning Ordinance. Such use types requires a Major Use Permit in the A72 General Agricultural Zone designation for the property.

A Major Use Permit has been filed with the DPLU (P04-048), describing in sufficient detail the anticipated operations and uses to assist DPLU staff in formulating and setting forth appropriate Major Use Permit Conditions for review and consideration by the project reviewing authorities and decision makers.

Table 6-1
Matrix of Required Project Approvals and Permits

Permit Required	Approving Agency	Lead/Trustee/Responsible Agency Designation
General Plan Amendment	County	Lead Agency
Rezone	County	Lead Agency
Tentative Map/Grading Plan - TM5341 RPL5	County	Lead Agency
Major Use Permit P04-048	County	Lead Agency
Streambed Alteration Permit (Section 1603)	California Department of Fish and Game (CDFG)	Trustee Agency
Clean Water Act Permit (CWA) (Section 404)	United States Army Corps of Engineers (ACOE)	Responsible Agency
Clean Water Act Permit (Section 401)	Regional Water Quality Control Board (RWQCB)	Responsible Agency
Landscape Plans	County	Lead Agency
Annexation to San Diego County Water Authority (SDCWA) and Metropolitan Water District (MWD)	Local Agency Formation Commission (LAFCO) and SDCWA and MWD	Lead and Responsible Agency
Storm Water Management Plan (SWMP)	County	Lead Agency
Grading Permit	County	Lead Agency
Construction Permit and/or Encroachment Permit	California Department of Transportation (Caltrans)	Responsible Agency
Execution of Irrevocable Offer of Dedication	County	Lead Agency
Improvement Plans	County	Lead Agency
General Construction Storm Water Permit	RWQCB	Responsible Agency
Water Well Permit	County of San Diego Department of Environmental Health – Land and Water Quality Division	Responsible Agency

VII. APPENDICES

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APPENDIX A–Project Facility Availability Forms

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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

Peaceful Valley Ranch, LLC (619) 696-0600
Owner's Name Phone

14131 Hillside Drive
Owner's Mailing Address Street

Jamul CA 91935
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(8) to A72(2) zone.
[X] Major Use Permit (MUP), purpose: Private equestrian facility
[ ] Time Extension...Case No._____
[ ] Expired Map...Case No._____
[X] Other General Plan Amendment

B. [X] Residential ..... Total number of dwelling units 47
[ ] Commercial ..... Gross floor area_____
[ ] Industrial ..... Gross floor area_____
[ ] Other ..... Gross floor area_____

C. Total Project acreage 181.3 Total lots 57 Smallest proposed lot 2 ac.

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

5	9	7	0	5	0	1	3
5	9	7	0	6	0	0	2
5	9	7	0	7	0	0	7
5	9	7	0	7	0	0	2

Thomas Bros. Page 1292 Grid H3 & J3

Highway 94/Peaceful Valley Ranch Rd.
Project address Street

Jamul 91935
Community Planning Area/Subregion Zip

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

Applicant's Signature: (AGENT) Date: April 24, 2007

Address: 9755 Clairemont Mesa Blvd. Suite 100 SD 92124 Phone: 858-614-5087

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District name San Diego Rural Fire Protection Dist.

Indicate the location and distance of the primary fire station that will serve the proposed project: STA 66

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 7 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:_____
[ ] 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.

[X] Within the proposed project 100 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.

David Nissen B.C. 619-669-1188 4-24-07
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-359F (09/06)

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

SCHOOL

Please type or use pen
(Two forms are needed if project is to be served by separate school districts)

Owner's Name: Peaceful Valley Ranch LLC Phone: 619-669-0600
Owner's Mailing Address: 14131 Hillside Drive Street
City: Jamul State: CA Zip: 91935

ORG_____ ACCT_____ ACT_____ TASK_____ DATE_____
ELEMENTARY_____ HIGH SCHOOL_____ UNIFIED_____
DISTRICT CASHIER'S USE ONLY

Sc

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT
- [XX] Rezones changing Use Regulations or Development Regulations
- [XX] General Plan Amendment
- [ ] Specific Plan
- [ ] Specific Plan Amendment

B. DEVELOPMENT PROJECT
- [ ] Rezones changing Special Area or Neighborhood Regulations
- [XX] Major Subdivision (TM)
- [ ] Minor Subdivision (TPM)
- [ ] Boundary Adjustment
- [ ] Major Use Permit (MUP), purpose:
- [ ] Time Extension...Case No.
- [ ] Expired Map...Case No.
- [ ] Other

C. [XX] Residential ..... Total number of dwelling units 46
- [ ] Commercial ..... Gross floor area
- [ ] Industrial ..... Gross floor area
- [ ] Other ..... Gross floor area

D. [ ] Total Project acreage 181 Total number lots 56

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

5	9	7	0	5	0	1	3
5	9	7	0	6	0	0	2
5	9	7	0	7	0	0	2
5	9	7	0	7	0	0	7

Thomas Bros. Page 1293 Grid J3
Project address: Peaceful Valley Ranch Road Street
Community Planning Area/Subregion: Jamul/Dulzura Zip: 91935

Applicant's Signature: (GERALD MOORER - AGENT) Date: September 5, 2003
Address: 14131 Hillside Drive Jamul CA 91935 Phone: 619-669-0600
(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: Jamul-Dulzura Union

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance. Elementary: Jamul miles 3
Junior/Middle: OAKGROVE miles: 2 High school: miles

- [✓] This project will result in the overcrowding of the [✓] elementary [✓] junior/school [ ] high school. *(Check)*
- [✓] Fees will be levied or land will be dedicated in accordance with either Government Code Section 53080 or Section 65970 prior to the issuance of building permits.
- [✓] Project is located entirely within the district and is eligible for service.
- [ ] The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Authorized signature — *Print name*: Clark Hampton
Print title: BUSINESS MANAGER — *Phone*: 619-669-7703

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

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

SCHOOL

Please type or use pen
(Two forms are needed if project is to be served by separate school districts)

Owner's Name: Peaceful Valley Ranch LLC Phone: 619-669-0600
Owner's Mailing Address: 14131 Hillside Drive Street
City: Jamul State: CA Zip: 91935

ORG ____ ACCT ____ ACT ____ TASK ____ DATE ____
ELEMENTARY ____ HIGH SCHOOL ____ UNIFIED ____
DISTRICT CASHIER'S USE ONLY

Sc

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT
- [XX] Rezones changing Use Regulations or Development Regulations
- [XX] General Plan Amendment
- [ ] Specific Plan
- [ ] Specific Plan Amendment

B. DEVELOPMENT PROJECT
- [ ] Rezones changing Special Area or Neighborhood Regulations
- [XX] Major Subdivision (TM)
- [ ] Minor Subdivision (TPM)
- [ ] Boundary Adjustment
- [ ] Major Use Permit (MUP), purpose: ____
- [ ] Time Extension...Case No. ____
- [ ] Expired Map...Case No. ____
- [ ] Other ____

C. [XX] Residential ..... Total number of dwelling units ____
- [ ] Commercial ..... Gross floor area ____
- [ ] Industrial ..... Gross floor area ____
- [ ] Other ..... Gross floor area ____

D. [ ] Total Project acreage 181 Total number lots 56

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

5	9	7	0	5	0	1	3
5	9	7	0	6	0	0	2
5	9	7	0	7	0	0	2
5	9	7	0	7	0	0	7

Thomas Bros. Page 1293 Grid J3
Project address: Peaceful Valley Ranch Road Street
Community Planning Area/Subregion: Jamul/Dulzura Zip: 91935

Applicant's Signature: (GERALD MOORER - AGENT) Date: September 5, 2003
Address: 14131 Hillside Drive Jamul CA 91935 Phone: 619-669-0600
(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: Grossmont Union H.S. District

If not in a unified district, which elementary or high school district must also fill out a form? ____

Indicate the location and distance of proposed schools of attendance. Elementary: ____ miles ____
Junior/Middle: ____ miles: ____ High school: Valhalla High School miles ____

- [x] This project will result in the overcrowding of the [ ] elementary [ ] junior/school [ ] high school. *(Check)*
- [x] Fees will be levied or land will be dedicated in accordance with either Government Code Section 53080 or Section 65970 prior to the issuance of building permits.
- [x] Project is located entirely within the district and is eligible for service.
- [ ] The project is not located entirely within the district and a potential boundary issue may exist with the ____ school district.

Rosa Rossell
Authorized signature

Rosa Rossell
Print name

Print title

619 644-8177
Phone

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

DPLU #399Sc (01/02)

COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
5201 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123-1666
(858) 565-5981 • (800) 267-8770

PROJECT FACILITY AVAILABILITY FORM

WATER **W**

Please type or use pen

Peaceful Valley Ranch, LLC (619) 695-0600
Owner's Name Phone

14131 Hillside Drive
Owner's Mailing Address Street

San Diego, CA 92102
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(8) to A72(2) zone.
[X] Major Use Permit (MUP), purpose: Private equestrian facility
[ ] Time Extension...Case No.
[ ] Expired Map...Case No
[ ] Other:

B. [X] Residential . . . . Total number of dwelling units 57
[ ] Commercial . . . Gross floor area
[ ] Industrial . . . . Gross floor area
[ ] Other . . . . . Gross floor area

C. [X] Total Project acreage 153 Total number of lots 57

D. Is the project proposing the use of groundwater? [ ] Yes [X] No
Is the project proposing the use of reclaimed water? [ ] Yes [X] No

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

5	9	7	0	5	0	13	
5	9	7	0	6	0	02	
5	9	7	0	7	0	02	
5	9	7	0	7	0	07	

Thomas Bros. Page 1292 Grid H3 & J3

Peaceful Valley Ranch Rd./Highway 94
Project address Street

Jamul 91935
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: (AGENT) Date: April 24,2007

Address: 9755 Clairemont Mesa Boulevard, Suite 100 SD 92124 Phone: 858-614-5087

(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: Otay Water District Service area ID 9

A. [X] 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. [X] Facilities to serve the project [X] 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): Developer will be required to contact the District for all requirements necessary for approval of project.

C. [ ] District conditions are attached. Number of sheets attached:
[ ] District has specific water reclamation conditions which are attached. Number of sheets attached:
[X] 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: David T. Charles Print name: David T. Charles

Print title: Public Services Manager Phone: 619-670-2243 Date: 04/25/07

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

...Dedicated to Community Service

2554 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA 91978-2096
TELEPHONE: 670-2222, AREA CODE 619

J.N. 25-100796
SKNCW
FILE

September 8, 2003

Steve Wragg, Project Manager
RBF Consulting
9755 Clairemont Mesa Boulevard, Suite 100
San Diego, CA 92124-1324

Re: "Peaceful Valley Ranch Annexation" to Water Improvement District No. 9 (APN 597-070-02, 597-070-07, 597-050-13 and 597-070-06)
Our Work Order No. 9560

Dear Mr. Wragg:

Enclosed for your files is a copy of Resolution No. 3992 which was adopted by our Board of Directors at the September 3, 2003 Board meeting. It is my understanding that you will present the resolution to the San Diego County Water Authority and the Metropolitan Water District for approval.

Also enclosed are copies of letters we sent to the State Board of Equalization, the County Assessor's office and the County Auditor's office. Once we receive confirmation that our documents have been received and accepted by these government entities, I will send you a letter enclosing copies of their acceptance letters.

I am returning the check for $500 made payable to the State Board of Equalization (Stoddard property). Since the total acreage to be annexed is 160.7 acres, the check for $2,000 was enough to cover the BOE's fees.

Should you have any questions, please feel free to give me a call at (619) 670-2253.

Sincerely,

Connie Rathbone

Connie Rathbone
Assistant District Secretary

RECEIVED
SEP 10 2003
RBF CONSULTING

Encl.

RESOLUTION NO. 3992

A RESOLUTION OF THE BOARD OF DIRECTORS OF OTAY WATER DISTRICT FIXING TERMS AND CONDITIONS FOR THE ANNEXATION TO OTAY WATER DISTRICT IMPROVEMENT DISTRICT NO. 9 OF THOSE LANDS DESCRIBED AS "PEACEFUL VALLEY RANCH ANNEXATION" AND ANNEXING SAID PROPERTY TO OTAY WATER DISTRICT IMPROVEMENT DISTRICT NO. 9 (WO 9560/DIV. 5)

WHEREAS, a request has been made by the owners and parties that have an interest in the land described in Exhibit "A," attached hereto, for annexation of said land to Otay Water District Improvement District No. 9 of the Otay Water District pursuant to California Water Code Section 72670 et seq.; and

WHEREAS, pursuant to Section 72680.1 of said Water Code, the Board of Directors may proceed and act thereon without notice and hearing.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. A description of the area proposed to be annexed is set forth on a map filed with the Secretary of the District, which map shall govern for all details as to the area proposed to be annexed.

2. The purpose of the proposed annexation is to provide water service to the territory to be annexed.

3. The Board of Directors hereby finds and determines that the area proposed to be annexed to Otay Water District and Improvement District No. 9 will be benefited thereby and that Otay Water District Improvement District No. 9 will also be benefited and not injured by such annexation because the

property to be annexed will benefit from the water facilities in Improvement District No. 9 and the property already within Improvement District No. 9 will now have a larger base to finance the water improvements.

4. The Board of Directors hereby declares that the annexation of said property is subject to owner first meeting the following terms and conditions:

(a) Final annexation by San Diego County Water Authority ("SDCWA") and Metropolitan Water District of Southern California ("MWD").

(b) That the owners for said annexation shall pay to Otay Water District the following:

(1) Standard District Administration fee in the amount of $593.00;

(2) State Board of Equalization filing fees in the amount of $2,500.00 ($2,000 for the Streeter property - 152.4 acres and $500 for the Stoddard property - 8.3 acres);

(3) An Annexation fee of $1,154 per EDU to be collected at the time the meter is purchased;

(4) Other meter-related costs; and

(5) All other applicable local or state agency fees.

(c) The property to be annexed shall be subject to taxation after annexation thereof for the purposes of the improvement district, including

the payment of principal and interest on bonds and other obligations of the improvement district, authorized and outstanding at the time of annexation, the same as if the annexed property had always been a part of the improvement district.

5. The Board of Directors of the Otay Water District does hereby declare the property described in Exhibit "A" to be annexed to Improvement District No. 9 of the Otay Water District, conditioned upon final annexation by SDCWA and MWD.

6. The Board of Directors further finds and determines that there are no exchanges of property tax revenues to be made pursuant to California Revenue and Taxation Code Section 95 et seq., as a result of such annexation.

PASSED, APPROVED AND ADOPTED by the Board of Directors of the Otay Water District at a regular meeting held this 3rd day of September, 2003.

AYES: Directors Breitfelder, Bonilla, Lopez, Croucher and Lewis
NOES:
ABSTAIN:
ABSENT:

President

ATTEST:

District Secretary

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

I, Connie Rathbone, Assistant District Secretary of the OTAY WATER DISTRICT do hereby certify that the foregoing is a true and correct copy of Resolution No. 3992, duly adopted by the Board of Directors of the OTAY WATER DISTRICT at a Board meeting, held the 3rd day of September, 2003.

Connie Rathbone
Assistant District Secretary of
the Otay Water District and the
Board of Directors Thereof

G:\UserData\DistSec\WINWORD\ANNEX\Certification.doc

SDR W. 125-100796.001

...Dedicated to Community Service

2554 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA 91978-2096
TELEPHONE: 670-2222, AREA CODE 619

File In Govt.

July 25, 2003

Mr. Steve Wragg
RFB Consulting
9755 Clairemont Mesa Boulevard, Suite 100
San Diego, CA 92124

Subject: Peaceful Valley Ranch

Dear Mr. Wragg:

As we discussed recently, the real property comprising the above-subject development (Property) is within the boundaries of the Otay Water District (OWD), but a large portion of the property is not located within an OWD improvement district.

As you know, to be eligible for water service pursuant to OWD's Code of Ordinances, the Property must be annexed to an improvement district, all appropriate fees must be paid, and all necessary improvements need to be constructed. In addition, the Water Code provides that the Property must either be annexed to the Metropolitan Water District (MWD) or their consent to the water service must be obtained. During a recent meeting, you requested that we initiate proceedings to annex the Property to the San Diego County Water Authority (CWA) and the MWD. In order to do so, you agreed to provide us with certain information required by the MWD. You also requested that OWD annex the Property to Improvement District Number 9 (ID No. 9).

Please note that we have commenced the process of preparing the application to annex the Property to CWA and the MWD. In addition, we are contemplating the timing of the annexation to ID No. 9. We look forward to working with you to successfully complete the process of annexing the Property to CWA, the Metropolitan Water District, and ID No. 9. Please contact us if you have additional questions.

Sincerely,

David T. Charles

David T Charles
Manager
Engineering Customer Services

RECEIVED
JUL 28 2003
RBF CONSULTING

DC:seh

P:\Public-s\Annexation Requests\Peaceful Valley Rnch ltr 07-25-03.DOC

APPENDIX B – Wildfire Safety/Vegetation Management Master Plan

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Wildfire Safety / Vegetation Management Master Plan

TM5341RPL[5], GPA 30-05, R 03-15, MUP 04-048

Log No. 04-19-007

Peaceful Valley Ranch

Jamul, California

Prepared by:
Scott Franklin Consulting
Urban-Wildland Fire Management
25059 Highspring Ave.
Santa Clarita, CA. 91321
Phone (661) 254-2376
Email:Rx1sef@c-s.net

and

Peaceful Valley Ranch LLC

Revised August 2004
Revised July 2004
Revised April 2005
Revised November 2005
Revised September 2006

APPROVED: Rural Fire Protection District

By: _____

Chief Dave Nissen

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1. INTRODUCTION / PROJECT DESCRIPTION

A. Introduction

This is the Wildfire Safety / Vegetation Management Master Plan ("Plan") for the Peaceful Valley Ranch project in Jamul, California. Peaceful Valley Ranch LLC ("PVR LLC"), owner of the property, has pending development applications consisting of a General Plan Amendment (GPA 03-05), Rezone (R03-015), Major Use Permit (MUP 04-048), and Tentative Map (TM 5341RPL[5]). These applications are currently being reviewed and processed for potential development entitlements by the County of San Diego.

This Plan is required by the San Diego Rural Fire Protection District (RFPD) and the County of San Diego Department of Planning and Land Use (DPLU). This Plan has been prepared by Scott Franklin Consulting (Urban-Wildland Fire Management consultant) in consultation and cooperation with PVR LLC and its other consultants. The scope of this Plan is limited to addressing and pursuing mitigation of the wildland fire threat, compliance with the 2001 California Fire Code Article 86 "Fire Protection Plan; Urban-Wildland Interface Areas," and the requirements of the RFPD and DPLU. By adopting this plan, PVR LLC meets the tenets of California law by managing this property in a reasonable manner (*Sprecher v. Adamson 1981).*

This Wildfire Safety / Vegetation Management Plan addresses vegetation management, introducing primarily native California shrubs and trees to produce a drought tolerant, fire resistive landscape. Validation for these recommendations is based upon the most recent historical catastrophic fire and weather history (Cedar Fire, October, 2003). Catastrophic wildfires generally occur only under extreme weather and related fuel conditions.

This Plan models wildfires under the extreme weather and fuel conditions associated with eastern San Diego County. The BEHAVE PLUS 2.0 model has been employed to validate both wildfire risks and the proposed Vegetation Management recommendations. The BEHAVE model, including BEHAVE PLUS 2.0, was developed by research scientists from USDA-Forest Service [Andrews & Bevens 2003; Burgan & Rothermel 1984]. The BEHAVE PLUS 2.0 system provides an indication of how vegetative fuels will burn under specific fuel, weather and topography conditions. The system is a set of computer programs based upon energy release from specific fuels and is employed by wildfire professionals both nationally and internationally to predict wildfire behavior. Fuel Models used in BEHAVE PLUS 2.0 have been classified into four groups, based upon fuel loading (tons/acre), fuel height, and surface to volume ratio. The differences in fire behavior among these four models are basically related to fuel (tons/acre) and their distribution among fuel particle size classes.

With implementation of the provisions of this Plan, the Peaceful Valley Ranch community is being designated a "Shelter-in-Place" community by the RFPD.

All recommendations and requirements of this Plan are subject to all legal, environmental, cultural and resource laws and constraints. This Plan is subject to the approval of the RFPD and DPLU.

B. Property Description and Setting

The Peaceful Valley Ranch property is within the San Diego Rural Fire Protection District. The property consists of a total of approximately 181-acres located on the east side of SR-94, north of Ranch Jamul Drive and south of Melody Road, in the community of Jamul in San Diego County.

1. Assessor Parcel Numbers: The property includes Assessor Parcel Numbers 597-060-02, 597-070-02, 597-070-06, and 597-070-07.

2. Development Area: The total size of the area to be developed is approximately 162.03-acres, with a total of approximately 19.28-acres proposed as on-site sensitive habitat open space easement areas.

3. Development Plan: The Peaceful Valley Ranch development plan proposes the subdivision of 181.31-acres for an estate residential development, equestrian uses and amenities and fire service facilities. The development plan includes a total of 57 lots consisting of:

   a) 1 – estate residential lot of 4.0-acres for the existing Ranch House (Lot 5);

   b) 46 – new estate residential lots ranging in size from a minimum of 2-acres up to approximately 6.2 -acres (Lots 1-4, 6-47);

   c) 1 - 6.7-acre equestrian facility lot (Lot 48);

   d) 1 – 28.9 -acre private horse stable and training facilities / polo field lot (Lot 51);

   e) 1 – 3.7-acre open space lot for the protection of biological resources (Lot 50);

   f) 1 - 3.7-acre lot reserved for a new joint-use fire station and administrative offices of the RFPD and US Fish and Wildlife Service (Lot 49); and,

   g) 6 - private roadway lots (Lots 52-57).

4. Building Occupancies: Types of building occupancies include:

   a) R1 – Estate Residential and Equestrian Facility lots

   b) B – Fire Station lot

5. Building Sizes: Residential buildings are anticipated to range in size from 3,000 sf to 4,500 sf.

6. Fire Service: The nearest existing RFPD fire station borders the property, and is located on the west side of SR-94 immediately opposite the current Peaceful Valley Road access to the property. As identified above, a 3.7-acre lot has been reserved within the Peaceful Valley Ranch development for a new joint-use fire station and administration offices of the RFPD and US Fish and Wildlife Service.

7. Primary Access: Primary access to the property will be from SR-94 via Peaceful Valley Ranch Road that is to be re-aligned to intersect with SR-94 at the current Melody Road intersection in the northeast corner of the property. The on-site circulation system will consist of private roads sized in accordance with the standards identified in this Fire Protection Master Plan. Access from Peaceful Valley Ranch Road to the equestrian facility and RFPD fire station site along SR-

94 will be un-restricted. Access to the single-family estate lots and private stables and training facility / polo field will be gate controlled.

8. Secondary Access for Emergencies: Secondary access for emergencies shall be provided within the project. A 24-foot wide paved access to SR-94 from Peaceful Valley Ranch Road is being provided adjacent to and south of the fire station site. This access shall be under the control of the RFPD and shall be utilized for emergency purposes only. The access shall be secured with either a gate or bollards and locked chain, with the RFPD controlling the operation and use of the access.

9. Surrounding Uses: Surrounding the property are several types of land uses, consistent with the Jamul/Dulzura Sub-Regional Plan. West of the property is located the Jamul Indian village and cemetery, the current RFPD fire station, various agricultural dry farming lands, and open space as identified in the Otay Ranch Specific Plan. Land uses to the north consist of estate residential single-family uses on lots ranging in size from 1-acre to 4-acres, with the larger lots located on steeper terrain. Rancho Jamul Estates, estate single-family uses on lots ranging in size from 2-acres to 3-acres, and certain undeveloped parcels and open space lie east of the property. Directly south and adjacent to the property is the Daley Ranch, a large dedicated open space area under the ownership and jurisdiction of the California Department of Fish and Game (CDF&G).

10. Water Service: Peaceful Valley Ranch is within the Otay Water District. The western 28.85-acre portion of the property is also within the SDCWA and MWD boundaries, and is currently served by the Otay Water District. The remaining 152.46- acre eastern portion of the property is currently outside the SDCWA and MWD service area. The Otay Water District has imitated the annexation process to annex the 152.46-acre portion into the SDCWA and MWD, and the annexation application is in process. Once the annexation is complete, the entire Peaceful Valley Ranch will be served by the Otay Water District. The closest public water supply system will be on-site.

11. Topography: The property is irregularly shaped with varying topography generally consisting of rolling hills and gently sloping plains, with elevations gradually increasing from west to east. There are two small knolls on the western portion of the property and a larger knoll located along the southern boundary. The eastern two-thirds of the property gently slopes up towards the east. The property's average slope is approximately 14%.

12. On-Site Vegetation:

    a) The property has been farmed for over 40 years. Currently, on-site agricultural operations include the dry farming. Approximately 111.5 acres of the property are currently in agricultural production or developed. The remaining 69.81 acres of the property are in various communities of native and non-native vegetation, with the largest portion of this undisturbed and disturbed habitat lying along the northeastern boundary slopes.

    b) As previously noted, over 61.5% of the property (111.5-acres) is currently in agricultural production or developed.

c) A small 0.9% portion of the property (1.6-acres) consists of various wetland and woodland habitats.

d) The remaining 37.6% (68.81-acres) of the site largely consists of mainly coastal sage scrub, southern mixed chaparral and non-native grassland vegetation communities, largely along the hilly northeastern boundary of the property. These habitat communities connect in a patchwork pattern to other native habitat communities to the north, east and south of the property.

e) Specific on-site vegetation communities include:

o Coast live oak woodland:	0.9-acres
o Riparian woodland	0.40-acres
o Mule fat scrub	0.03-acres
o Diegan coastal sage scrub:	27.40-acres
o Diegan coastal sage scrub – disturbed:	2.20-acres
o Southern mixed chaparral:	3.10-acres
o Non-native grassland:	25.0-acres
o Non-native vegetation – other:	0.90-acres
o Eucalyptus woodland:	0.40-acres
o Disturbed habitat	9.50-acres
o Agriculture	106.0-acres
o Developed	5.50-acres
Total:	181.31 acres*

* Total acreage (if column is added) equals 181.33 (not 181.31) due to rounding

13. Surrounding Off-Site Vegetation:

a) Lands to the west of the property consist largely of undeveloped, natural vegetation. In fact, the eastern front of the Otay fire of 2003 reached the crest of hills approximately ¼-mile west of the property. This threat from the west will be somewhat mitigated if the Jamul Indian band develops their proposed casino immediately west of the property, particularly if that project is developed with wildfire safety provisions in mind.

b) A further threat is posed by the open space property owned and managed by the CDF&G immediately south of and adjacent to the property. While the current vegetation on this property appears to consist largely of native and non-native grasslands, as opposed to the higher risk coastal sage scrub and chaparral vegetation communities, on-going fire management and control plans and activities of CDF&G are unknown.

c) Finally, the open space lands and patchwork of native vegetation existing along the eastern and northeastern boundaries of the property also poses a significant wildfire-spread risk. The presence of the Jamul Estates development east and southeast of the property somewhat mitigates that wildfire threat. Most of the lots within the Jamul Estates development have been landscaped and irrigated with ornamental plantings.

14. Weather Conditions:

This area is subject to severe weather extremes. These weather extremes directly affect the flammability of the native vegetation. Elevated air temperature episodes - above 105°F in the summer months - and high wind velocity episodes out of the north or northeast above 40 mph in the fall or winter months can be anticipated.

15. Existing Local Fire Service Facilities and Equipment:

a) The RFPD currently occupies a fire station on a leased parcel of land on the west side of SR-94 immediately west of the Peaceful Valley Ranch property. This land lease will expire in 2009. The existing fire station facilities include a 3-bay apparatus building of approximately 4,000 sf., and an administrative office of approximately 1,440 sf. RFPD houses a brush truck, fire engine and rescue truck at this station.

b) The RFPD has analyzed alternative fire station locations to re-locate its facility once the current land lease expires, and has concluded that the Peaceful Valley Ranch proposed site is the preferred alternative.

16. Proposed Peaceful Valley Ranch Fire Station:

a) As part of the Peaceful Valley Ranch development program, Lot 49 is being reserved for a joint-use RFPD / USFWS fire station. This lot will be conveyed to the RFPD pursuant to a Fire Service Agreement entered into between the RFPD and Peaceful Valley Ranch LLC, owners of the Peaceful Valley Ranch property, and conditioned upon final approval of the Peaceful Valley Ranch development. A proposed Site Plan illustrating the uses and layout of that facility has been prepared and is incorporated herein as Exhibit A.

2. FIRE HISTORY

A. Recent Vicinity Fires

1. Otay Wildfire: As noted above, the eastern front of the Otay wildfire of 2003 burned to within ¼-mile of the western boundary of the property. The Otay wildfire, in conjunction with the simultaneous disastrous Cedar and Paradise wildfires of 2003 burned an area of 375,000-acres in San Diego County, destroying over 2,400 structures and killing 16 people. The Otay wildfire itself was contained at 51,000-acres with no structure losses or deaths. The eastern edge of the wildfire was contained by the extraordinary efforts of the fire fighting personnel in the setting of strategic backfires and simultaneous hand and equipment clearing of fire fuel load.

2. Proctor Valley Wildfire: Prior to the Otay wildfire, the last significant wildfire in the area was the Proctor Valley Wildfire of 1999. This wildfire burned over 1,200-acres, with no structures lost and no loss of life.

3. FIRE SPREAD MODEL / RISK ASSESSMENT

A. Introduction

1. Fuel Groups: Observation of the location and positioning of fuels in the field (on-site) determines which fuel groups are represented. Selection of the appropriate fuel model may be simplified if one recognizes those features that distinguish one fuel group from another, according to the following categories:

   Grasses - Fuel Models 1 through 3

   Brush - Fuel Models 4 through 7

   Timber- Fuel Models 8 through 10

   Logging Slash – Fuel Models 11 through 13

2. Principles of Vegetation Management:

   a) Fuel: To better understand the principles of vegetation management in the chaparral and coastal sage community, a brief discussion regarding vegetation/fuels is appropriate. All vegetation is considered "fuel". No "fire proof" vegetation exists. All vegetation will burn, but some require more heat in order to ignite and propagate flame. An example is dry grass versus green grass. Dry grass will ignite immediately, while green grass must lose its moisture before it will ignite. Chaparral with high oil content (above 6%) will burn quicker and hotter than chaparral with a high leaf moisture and low oil content. More than 90% of the flaming front of a wildfire is composed of fuel less than one-half inch in diameter, and is consumed in minutes. Small branches and leaves make up this type of fuel. Fuels larger than one inch in diameter are termed "residual" fuel and may require several hours to burn out. This larger fuel does not contribute to the forward rate of spread of the fire.

   b) Oil and Moisture Content: Oil and moisture content varies between fuels, depending upon the time of year. For example, Black Sage (*salvia mellifera)* may have an oil content approaching 20% of its weight, but in the spring, it has moisture content over 300%. By summer, the moisture content may be lower than 60%. Manzanita (*Arctostaphylos sp.)* oil content is about 15% and moisture varies between 120% and 50%. Scrub oak (*Quercus dumosa)* has oil content below 4% and a moisture content above 100%. *Ceanothus sp.* has a low oil content, with *C. spinosis sp.* retaining moisture at 100% or higher. When stressed during extreme dry periods, *Adenostoma sp, Arctostaphylos sp.,* and *Artemesia sp.* will react explosively when moisture falls below 60%. Conversely, *C. spinosis* and *Q. Dumosa* require high energy to sustain ignition.

   There are two types of fuel moisture to consider; i.e., dead fuel moisture (1-hour time lag; 10-hour time lag; 100-hour time lag; and 1000-hour time lag) and live fuel moisture.

   Temperature, aspect, time of day, relative humidity and month of the year determine the percentage of dead fuel moisture. 1-hour time lag fuel is less than ½ inch thick; 10-hour fuel is between ½ inch and 1 inch thick; 100-hour is between 1 inch and 3 inches; and 1000-hour fuel is above 3 inches in thickness. 1-hour time lag fuel can reach equilibrium with the surrounding atmosphere in one hour,

and within minutes when air temperature is high–above 80° F and relative humidity is below 25%. 1-hour fuel moisture may be calculated using a set of tables that reference time of day, month, aspect, slope, temperature and relative humidity. 10-hour time lag fuel can take up to 10 hours to reach equilibrium; and, 100 and 1000-hour fuels follow the same pattern. In southern California, 1-hour, 10-hour and 100-hour time lag fuels are usually given equal value. 1000-hour time lag fuel, which happens to be timber, is used in measuring drought effects. Forests are considered 'critical" when 1000-hour fuel measures less than 15% (kiln dried wood is 22%).

Live fuel moisture is the moisture found in the leaf and woody portion of a shrub. Live fuel moisture is calculated by cutting a small branch (less than 3"), weighing the branch, placing it in a low temperature oven for 12 hours, removing the branch and weighing it again. The difference in weight is the loss of moisture in the leaves and woody portion of the branch. For this reason, live moisture may exceed 100% of the dry weight of the plant. Live fuel moisture is the highest in the spring and early summer, and the lowest in late summer, fall and early winter. Los Angeles County Fire samples live fuel moisture from representative sites throughout Los Angeles County twice each month. Fuel moisture from these sites, while not site-specific to north San Diego County area, can serve as an indicator of moisture content. This is a valuable tool in predicting wildfire potential over a general area.

3. FUEL – Arrangement, Loading, and Chemical/Moisture Content:

a) Measuring Techniques: Measuring the force of wildfire is accomplished by observing flame lengths produced by burning vegetation. There exists a direct relationship between the amount of energy released, per second, and the length of flame generated. The United States standard for measuring energy released per second is the British thermal unit or "Btu". One Btu is the amount of energy required to raise one pound of water one degree Fahrenheit. A single kitchen match or single candle flame equals one Btu. A cup of gasoline contains about 8,500 Btu's. Comparably, a pound of chaparral contains 8,500 to 10,000 Btu's, depending upon oil content (ether extractives).

Ignite gasoline in a cup and it will burn evenly. Spread the cup of gasoline across the floor and it will burn rapidly, if not explosively. Similarly, aerate a pound of chaparral, as occurs naturally, raise the surrounding temperature to 100°F and, in addition, pass a 30 mph wind through it, provide ignition, and the chaparral will burn almost as explosively as the cup of gasoline spread across the floor. On the other hand, grind, cut or chip chaparral into pieces less than 3" long, place on the ground as "mulch" and attempt to ignite it. The chaparral will burn very slowly or only smolder. This demonstration suggests that fuel arrangement and fuel chemical/moisture content play an equally important role in wildfire combustion.

b) Moisture: Moisture in the form of high leaf and woody fuel moisture, high relative humidity (Rh above 50%), is significant because it requires energy to dry out the fuel in order for it to burn. High winds and or high temperatures remove moisture, allowing the shrub to burn more rapidly. Lower fuel moisture, both dead and live, equal higher fire intensity. Wetter fuel inhibits complete combustion as well as producing excessive smoke. Live vegetation in its natural

state exhibits a high surface to volume ratio. Standing grass and standing chaparral have a high surface to volume ratio. Forest litter on the ground (leaves & small twigs) and chipped or cut biomass exhibit a very low surface to volume ratio.

c) Oil Content: Chaparral, particularly *salvia sp.,* is found in most vegetative communities (excluding riparian) and has an oil content of 15 to 19%. Riparian vegetation, including Sycamore (*Plantus racemosa), Coastal* live oak (*Quercus sp.),* green bark ceanothus (*C. spinosis),* and Mulefat (*Baccharis sp),* are considered wet or high leaf moisture vegetation. This high leaf moisture acts as an energy sink, requiring higher Btu output to ignite or sustain ignition.

B. Fuel Management Practices – Definitions

1. Definitions: Terms used to describe various activities or actions regarding fuel management often times are misused or misstated. The following terms regarding fuel management practices are recognized as the standard for the fire service:

Defensible Space: Area with low fuel volume that affords protection for fire personnel, as well as residents.

Fireline: A narrow line, 2 to 10-feet wide, from which all vegetation is removed.

Firebreak: Specifically, a Fireline wider than 10-feet, prepared annually.

Firelane: An access line, prepared either ahead of the fire or in advance of fire season, forming the basis for a firebreak.

Fire Control Line: A strip of land cleared to mineral soil.

Fuelbreak: A strategically located wide block, or strip, on which vegetative cover has been reduced to lower or alter fuel volume.

Fuelbreak System: A system of relatively large open areas, interconnected by fuel breaks.

Fuel Modification Practice: The broad approach to fuel management on large area of wildland, or a limited approach to fuel management around structures.

Hardening of Structures: Application of fire resistive rating to a structure.

Prescribed Burning: Application of fire to wildland fuels when conditions such as weather, fuels and topography permit a specific objective to be accomplished.

Red Flag Alert: Extreme fire weather condition issued by the National Weather Service when wind speed exceeds 25 mph and relative humidity falls below 15%.

Residency Time: Time the flaming front of a wildfire impacts a specific area.

Shelter in Place: Area for residents or fire personnel to safely survive catastrophic wildfire.

C. Risks of Catastrophic Wildfire

1. General Overview: Existing risk of catastrophic wildfire to the proposed project area is from continuous Diegan coastal sage scrub and Southern mixed chaparral vegetation where it occurs along the perimeter of the property. The northwest corner of the project area includes heavy fuel area, consisting of Diegan coastal

sage scrub and Southern mixed chaparral. Diegan coastal sage scrub is also found in pockets along the northern, eastern and southern boundary of the project. Most of the project area is dominated by agriculture (oats) or disturbed grassland, which presents a less significant catastrophic wildfire risk.

2. Risk of Structural Fire: The existing structures on-site will either be demolished or protected by a fuel management zone consistent with the requirements of this Plan. Any new structures will be required to adhere to the fuel management and building standard requirements of this Plan. As such, the appropriate minimum vegetation management requirements and new construction standards will provide for a wildfire safe development.

   Recent research conducted by USDA-Forest Service (Jack Cohen et al, 2000) has measured the effects of fire on structures, measured on a flat plane, no wind. This study found that the minimum safe distance in heavy fuel from radiated heat was 40 meters (130 feet). Lighter fuel as well as topography shortens this distance significantly. Conversely, slopes in excess of 25% would increase the required distance. The study did not account for flying embers/flaming brands or extreme wind in excess of 30 mph. Heavier fuel, high wind as well as steep slopes may require clearance in excess of 130 feet in some areas of the project.

D. BEHAVE PLUS Model Analysis

1. BEHAVE PLUS Model Assumptions: The following weather and fuel inputs have been provided to create a "worst case" wildfire scenario. These Models are used to replicate the amount of flame propagation that would exist under extreme or catastrophic wild fire weather conditions. While weather conditions play a major role in wildfire behavior, fuel conditions, as well as topography, are also a part of the equation. BEHAVE PLUS calculations assume there is no fire suppression activity.

   a) Predominant Ground Cover: The assumed predominate ground cover for modeling purposes is coastal sage scrub and chaparral, combined with non-native grass. These fuels are highly volatile.

   b) Wind Conditions: San Diego County is subject to high wind conditions, particularly during the fall and early winter months. Highest number of Santa Ana wind episodes as well as days of duration occurs during the month of November, while the month of August has the least number.

   c) Wildfire Scenarios: Two fire/weather scenarios are employed to reflect (1) a catastrophic wildfire in the summer, with high air temperature; and (2) a fall/winter scenario with lower air temperature, lower live fuel moisture, and elevated wind velocity.

   d) Event Time: The time of day is 12:00 PM.

   e) Slope Adjustment: Since the majority of the proposed project is relatively flat, a zero slope calculation is used.

   f) Weather Conditions: Weather conditions vary from month to month, as does live fuel moisture, sun angle, including amount of daylight, and air temperature. Air temperature may moderate during fall and early winter, but live fuel moisture may continue to drop through January or early

February. If any ground moisture is present, live fuel moisture will start rising in March and will peak in late May or early June, depending upon annual rainfall. In order to account for these variables, BEHAVE inputs include latitude and longitude for site specific forecasting.

f) Source of Weather (Wx) Data: Summer Fire-NWS; Fall Fire-Cedar Fire, 2003.

g) Fire Weather Scenarios:

Summer - Fire Weather Scenario:

Month:	September
Temperature:	105°F.
Relative humidity:	8%
1-hour fuel moisture:	2%
Live fuel moisture:	65%
Wind speed from SW:	15-20 mph
Slope:	0%

Fall/Early Winter - Fire Weather Scenario:

Month:	October
Temperature:	95°F.
Relative humidity:	7%
1-hour fuel moisture:	2%
Live fuel moisture:	55%
Wind speed from NE:	30-40 mph
Slope:	0%

2. BEHAVE PLUS Model Outputs:

a) General: Using the above inputs for summer and fall/winter catastrophic wildfire conditions, outputs will be displayed to illustrate how fire moves through fuels found both off-site and on-site. The following BEHAVE PLUS fire spread models serve as indicators of catastrophic wildfire potential of the project area, as well as the fuels located onsite.

b) Spotting Distance: Spotting Distance is the distance a burning brand, leaf or twig will carry in a wind driven fire. Spotting Distance is included in the BEHAVE PLUS model outputs.

c) Ignition Component: Ignition Component is an indicator of the flammability of the fuel and is measured in percent. Out of 100 flying, burning brands or twigs, if 80 start a new fire down wind, the ignition component would be 80%. A probability of Ignition above 60% is

considered severe. Ignition Component is included in the BEHAVE PLUS model outputs.

d) Model Outputs:

28 Lots are impacted by FM 3 –Tall Grass

2 Lots are impacted by FM 4 – Southern mixed chaparral.

21 Lots are impacted by FM 6 – Diegan coastal sage scrub.

Fuel Model 3 - Tall Grass 2-3 feet

Summer Fire	Fall/Winter Fire
Rate of Spread: 229 ch/hr or 3 mph	Rate of Spread: 555 ch/hr or 7 mph
Flame Length: 21 feet	Flame Length: 31 feet
Spotting Distance: 0.8 miles	Spotting Distance: 1.6 miles
Probability of Ignition: 100 %	Probability of Ignition: 100%

Fuel Model 6 - Diegan Coastal Sage Scrub

Summer Fire	Fall/Winter Fire
Rate of spread: 66 ch/hr or 1mph	Rate of Spread: 163 ch/hr or 2 mph
Flame Length: 9.5 feet	Flame length: 14 feet
Spotting Distance: 0.4 miles	Spotting Distance: 0.9 miles
Probability of Ignition: 100 %	Probability of Ignition: 100 %

Fuel Model 4 - Mixed Southern California Chaparral

Summer Fire	Fall/Winter Fire
Rate of Spread: 333 ch/hr or 5 mph	Rate of Spread: 982 ch/hr or 12 mph
Flame Length: 43 ft	Flame Length 72 ft
Spotting Distance: 1.3 miles	Spotting Distance: 2.9 miles
Probability of Ignition: 100%	Probability of Ignition: 100%

Fuel Model 8 - Oak Understory/Chipped Biomass

Summer Fire	Fall/Winter Fire
Rate of Spread: 5 ch/hr or 0.06 mph	Rate of Spread: 11 ch/hr or 0.1 mph
Flame Length: 1.8 ft	Flame length: 2.6 ft

Spotting Distance: 0.1 miles	Spotting Distance: 0.4 miles
Probability of Ignition: 92%	Probability of Ignition: 100%

Note the difference in flame lengths between summer and fall. This is the result of high wind and lower live and dead fuel moisture in the fall model. Note the flame lengths in Fuel Model 8. This is due to Fuel Model 8 being partially sheltered by tree canopy as well as non-aerial.

Flame residency time is the time direct flame impingement occurs.

The effect of shade on fuel is significant. Just increasing shade to 70% coverage will raise the dead fuel moisture over 3%. This will lower the probability of ignition dramatically.

4. DEFENSIBLE SPACE AND VEGETATION MANAGEMENT ZONES

A. Fuel Management Zones

1. Fuel Management Zones – All Lots except Lots 29, 30, 31, 32, 33, 45 and 46: A 100 FOOT MINIMUM FUEL MANAGEMENT ZONE is required around each structure. This is to provide defensible space for fire suppression resources as well as providing protection from flaming sparks or embers carried by strong winds.

   The 100 Foot Fuel Management Zone is divided as follows:

   a) Zone A-From structure out 30-feet. This Zone must be irrigated. Tree spacing should be 30-feet between canopies. Shrub spacing should be15-feet between canopies. Lawn or low-lying plants (less than 3 inches) are recommended as ground cover.

   b) Zone B-From the 30-foot end of Zone A out to 100-feet. This Zone need not be irrigated. Shrubs should not exceed eighteen inches in height. Tree separation should be the same as Zone A.

2. Fuel Management Zones – Lots 30, 31, 32, and 33: Lots 30, 31, 32, 33 and a portion of Lot 29 require 150 feet of clearance along the northern and eastern sides of structures facing the steeper slope areas of the northern and eastern project boundaries due to heavier fuel (FM 4). This Fuel Management Zone reduces from 150-feet to 100-feet along the eastern boundary of Lot 29 approximately 225-feet north of the southern lot line where the natural topography flattens. Lots 29, 32 and 33 shall have the typical 100-feet of clearance on the other exposures. Lots 30 and 31 shall have 150-feet of clearance on all 4-sides of any structure.

   The 150 Foot Fuel Management Zone (Lots 29, 30 31, 32, and 33) is divided as follows:

   a) Zone A - From structure out 30-feet. This Zone must be irrigated. Tree spacing should be 30 feet between canopies. Shrub spacing should be 15 feet between canopies. Lawn or low lying plants (less than 3 inches) are recommended as ground cover.

b) Zone B - From 30-foot mark to 100-foot mark. This Zone must also be irrigated. Shrubs should be less than eighteen inches high. Tree separation should be the same as Zone A.

c) Zone C - From 100-foot mark of Zone B, out 50 feet. This zone need not be irrigated. Trees should be separated 50 feet between canopies. Shrubs should be separated 20 feet between canopies. Ground cover should be less than 3 inches high.

3. Fuel Management Zones – Lots 45 and 46: A reduced clearance of 30-feet along the northern side of the pads adjacent to the Melody Road private drive is allowable for Lots 45 and 46 in conjunction with the requirement for enhanced building standards as identified in Section 6B of this Wildfire Safety Master Plan. The Fuel Management Zone around the west, south and east sides of structures on Lots 45 and 46 shall maintain the 100-foot clearance standard.

The Fuel Management Zone is divided as follows:

a) Zone A (All Sides) - From structure out 30-feet must be irrigated. Tree spacing should be 30-feet between canopies. Shrub spacing should be15-feet between canopies. Lawn or low-lying plants (less than 3 inches) are recommended as ground cover.

b) Zone B (West, South and East Sides Only) - From the 30-foot end of Zone A out to 100-feet. Irrigated shrubs should not exceed eighteen inches in height. Tree separation should be the same as Zone A.

B. Planting within Fuel Management Zones

1. Acceptable Plants: The following shrubs and trees are examples of those plantings recommended for general landscaping within the fuel management zones - with appropriate maintenance:

Coastal live oak - *Quercus spp.*

California Sycamore – *Plantus racemosa*

Cottonwood – *populus fremontii*

Willow – *Pittisporum spp.*

California Bay – *Umbellularia californica*

California Black Walnut – *Juglans californica*

Liquidamber – *Liquidamber styraciflua*

Ceanothus spp.

Toyon – *Heteromeles arbutifolias*

Mountain Mahogany – *Cercocarpus betuiloides*

Holly leaf cherry – *P. ilicifolia*

Dwarf periwinkle – *Vinca minor*

2. Prohibited Plants: The following shrubs and trees are highly flammable. These plants are prohibited with the fuel management zones. Some of these plants are not drought tolerant and therefore should not be planted within the project area:

Pampas grass – *Cortaderia spp.*	Eriogonum fasciculatum
Cypress – *Cupressus spp.*	Artemisia californica
Eucalyptus –*Eucalyptus spp.*	Salvia apiana
Juniper – *Juniperus spp.*	*Salvia columbariae*
Pine – *Pinus spp.*	

3. Trees within Fuel Management Zones: The planting of trees is not mandatory, but where planting of trees is allowed and a homeowner or the developer elects to plant trees, only the above recommended trees shall be allowed in the fuel management zones. Particularly noteworthy are the Coastal Live oak *(Q.agrifolia)* and California sycamore *(Plantus racemosa)* because both are highly fire resistive, and both are native. Additionally, trees must be maintained free of dead branches; and, must be limbed up 4 feet or 1/3 the height of the tree, whichever is greater.

4. Shrubs within Fuel Management Zones: In all planted areas outside of the "wet" zones of the uniform spacing of shrubs may be modified by clustering of smaller shrubs thus creating drifts, as long as such clustering does not result in an average spacing less than 15-feet on center. Additionally, shrub height is limited to 2 feet.

Community Fuel Management Implementation Program

The preceding Fuel Management standards have been prepared to provide a defensible space around all structures. In the situation where adjacent structures are constructed at the same time, the Fuel Management Zones will overlap such that the 30-foot Zone A standards could touch or overlap in the area between structures. Thus, the development of Fuel Management Zones around any 2 adjacent structures could be viewed as a "joint" or "joined" fuel management zone. However, it is anticipated that the homes at Peaceful Valley Ranch will be built over time on a custom or semi-custom home construction basis. As such, a fuel management program to protect the community as a whole, regardless of the sequence of individual home construction, is necessary and has been developed. This Community Fuel Management Implementation Program allows any single structure to be constructed while allowing the surrounding lots to remain vacant.

The Community Fuel Management Implementation Program standards are as follows:

1. A Restricted Building Zone setback to the PVR project boundary line has been established along each perimeter lot to ensure that the minimum Fuel Management Zones identified in Section 4A above can be achieved without off-site clearing. No habitable or combustible structures are allowed to be constructed within the Restricted Building Zone on any perimeter lot as shown on Exhibit C.

2. All of the PVR property inside the outer limit of the Fuel Management "Zone B" line as shown on Exhibit B shall initially be brushed and vegetated by the PVR Developer at the time of project grading and infrastructure construction in accordance with the "Zone B" standards identified herein. Each subsequent owner of any lot within the Peaceful Valley Ranch development will be required under the provisions of the

project's Covenants, Conditions and Restrictions ("CC&Rs") to maintain the vegetation in a managed condition pursuant to the standards identified herein. Under the CC&Rs, the Homeowners Association for the project will have the right to require specific brush maintenance performance by each owner. The Homeowners Association shall also have the right under the CC&Rs to implement vegetation management activities itself in the event any owner should fail to do so as required.

3. With construction of a structure by a lot owner, that owner shall also provide a minimum 30-foot wide Fuel Management Zone around the perimeter of the building pad extending to the private road frontage as shown on Exhibit B and in accordance with the "Zone A" Fuel Management standards identified herein.

4. With construction of a structure by a lot owner, all pad areas shall be landscaped in accordance with the "Zone A" Fuel Management standards identified herein. With implementation of the above provisions, no individual combustible structure could be constructed within the project that was not protected by at least a 30-foot wide "Zone A" Fuel Management Zone, and at least a 70-foot wide "Zone B" Fuel Management Zone (or overlapping Zone B Fuel Management Zones), regardless of the timing and/or sequence of construction of those structures. As such, both individual structures and the community as a whole are protected throughout the development process.

5. SITE PLANNING AND DESIGN STANDARDS

A. Roads and Driveways

1. Roads: All on-site private roads must provide ample width to allow evacuations while fire units are responding to any fire threat. All roadway widths and designs shall be designed and constructed to RFPD standards and approval, and shall comply with the following standards.

   a) Peaceful Valley Ranch Road from the intersection of SR-94 to the intersection of Kiwi Ridge Road shall consist of 32-feet of paved width with no parking either side, with 4-feet of graded shoulder each side within a 40-foot wide private road and utility easement.

   b) All other private residential roads within Peaceful Valley Ranch shall consist of 32-feet of paved width with parking 1-side, with 4-feet of graded shoulder each side within a 40-foot wide private road and utility easement.

   c) All on-site private road grades shall not exceed 15%.

   d) No on-site private road shall have a curvature radius less than 100-feet, measured at centerline, except at County approved standard knuckle locations.

   e) Vertical curves and dips in all on-site private roads shall have a radius of not less than 50-feet, and shall be passable by a 20-ton fire truck.

   f) Cul-de-sacs shall not exceed those lengths shown on the approved Tentative Map for the development of the project. Cul-de-sac bulbs shall have a minimum diameter of 72-feet of paved width, parking 1-side, with 4-feet of graded shoulder within a 100-foot diameter private easement.

g) Fire hydrants shall be located at each roadway intersection, cul-de-sac bulb entrance, and, generally, every 850-feet of roadway length as approved by the RFPD.

h) The 1,250-foot long cul-de-sac at the end of Peaceful Valley Ranch Road in the southeast corner of the property shall be connected to the polo field safety zone/staging area and to the polo field driveway and off-site emergency access via a 20-foot wide emergency access easement along the southern boundary of Lot 19 as shown on the approved Tentative Map.

i) A minimum 15-foot wide strip of land on each side of each on-site road outside of the private roadway easement shall be planted and maintained by each of the respective lot owners with fire resistive landscaping.

j) A minimum 15-foot vertical clearance to any tree canopy or other encumbrance shall be maintained by the Peaceful Valley Ranch Homeowners Association for trees within all on-site private roadway easements, and by each of the respective lot owners for trees on their respective private property along all on-site private roads.

2. Driveways: All private driveways shall be paved, or constructed of a permeable design capable of supporting a 20-ton fire truck, and shall be approved by the RFPD.

3. Driveways Exceeding 150-feet: All private driveways exceeding 150-feet in length shall have:

a) An un-obstructed, surfaced width of 20-feet;

b) A grade not exceeding 15%, unless otherwise approved by the RFPD;

c) A turn-around approved by the RFPD;

d) One or more fire hydrants located at the end of the driveway such that all portions of the structure are within 500-feet of a hydrant;

e) Horizontal and vertical curves and clearances consistent with those applicable to on-site private roadways.

4. Crossings: All on-site roadway bridges or other drainage course crossings shall be designed and constructed to the approval of the RFPD. The paved portion of crossings shall be no narrower than the paved portion of the private road. Bridges, if any, shall be designed to support the RFPD apparatus, meet County Department of Public Works standards, and shall be of non-combustible construction. Any flammable vegetation shall be cleared from under any bridge and to a distance of 15-feet to each side.

5. Gates: All gates on on-site private roads and private driveways shall:

a) Be designed to the approval of the RFPD;

b) Have an un-obstructed opening 2-feet wider than the roadway or driveway paving;

c) Be inset a minimum of 30-feet from the intersecting roadway pavement;

d) Be of a sliding-type, rather than swinging-type design where feasible;

e) Be constructed of non-combustible materials;

f) Be equipped with knox switches, with manual override capability.

6: Street Signs: All on-site private roads shall be named and signed. Street signs shall be located at each intersection and shall be clearly visible to emergency vehicles from a minimum distance of 100-feet. Signs shall have 4-inch high reflecting letters and/or numbers, 1-inch wide, with at least ½-inch stroke. Lettering shall be reflective on a contrasting background. Signs shall be mounted 6-feet to 8-feet above grade.

7. Flag Lots: Driveway entrances to flag lots shall have signs displaying the building address located at the intersection of the on-site private road and driveway entrance.

B. Fire Protection Water System

1. Supply and Distribution System: An adequate and reliable water supply is critical to fire protection. This development will have a public water system with mains, hydrants, and stored water connections to the Otay Water District. The on-site public water system will consist of a gravity feed, looped system not dependent upon on-site pumps or electrical power. The on-site water supply and distribution system shall be seismically engineered, complying with the National Fire Protection Association (NFPA) standards, including NFPA 13, 22, and 24, as well as the standards and requirements of the RFPD, Otay Water District, and the American Waterworks Association.

2. Fire Flows:

a) The water supply and distribution system shall provide a minimum of 2,500 GPM of fire flow to all portions of the development for 2 hours at pressures required to supply fire sprinklers and provide 20 PSI residual at hydrants during periods of peak domestic demand. This fire flow is based upon all residential structures having residential fire sprinkler systems. Testing criteria for the system shall be established by the RFPD.

b) All single-family residential dwellings over 3,600sf shall be constructed as stipulated in Table A-111-A-1 of the 1991 Uniform Fire Code for a maximum of 2,000 gallons per minute fire flow.

c) All other occupancies shall be provided with a fire flow as per Table A-111-A-1 of the 1991 Uniform Fire Code.

3. Water Distribution Mains:

a) Wherever feasible, water distribution mains for fire protection shall be looped systems with mains of eight-inches or larger. Wherever feasible, dead-end mains shall be avoided. Water distribution mains shall be sized to properly deliver the required fire flow to all portions of the project at adequate residual pressures for service to fire sprinklers and hydrants during periods of peak demand.

b) Sectional valves shall be provided every 800 to 1,000-feet.

c) Adjoining pressure zones or water systems shall have fire hydrants within 100-feet of each other to allow emergency interconnections during a fire.

d) Fire service mains, valves and appurtenances shall be UL listed and approved by the RFPD for fire protection.

4. Hydrants:

a) All fire hydrants shall comply with the standards of the RFPD and shall have at least one 4-inch and one 2-1/2-inch NST outlet. Hydrants shall be connected to the water main with minimum 6-inch water laterals. Hydrant outlets shall be a minimum of 18-inches above finished grade.

b) In conformance with Table 903.4.2-B of the County Fire Code, fire hydrants shall be spaced a maximum of 850-feet apart on all roads within the project, and on the right side of the anticipated response route. Hydrants shall be located within 4-feet to 12-feet of the edge of roadway pavement. Hydrants shall also be located at all roadway intersections, and at the entrance to cul-de-sac bulbs, on the right side of the road. Hydrants shall have clear access of 15-feet on each side, and shall be located a minimum of 8-feet from any native flammable vegetation. Hydrants shall also be provided on all private driveways exceeding 150-feet in length.

c) Where sprinkler system pumper systems are required, a hydrant shall be located within 70-feet. Pumper connections and hydrants shall be at least 25-feet from buildings.

d) Blue dot markers shall be provided in the roads to identify hydrant locations. Green dot markers shall be provided in the roads to identify pumper connection locations.

e) Each hydrant shall provide at least 1,500-gallons per minute flow with at least 30-pounds per square inch pressure when flowed individually. A combined flow of 2,500-gallons per minute or greater shall be obtained when flowing two adjoining hydrants.

f) Hydrants shall be provided at safety zones / staging areas and at helipads.

C. Utility Lines

1. Utility Lines: All new utility lines serving the development shall be installed underground. The existing overhead power transmission line along SR-94 shall remain.

D. Safety Zones / Staging Areas / Helipads

1. Safety Zones / Staging Areas: The private horse stable and training/polo field lot (Lot 51) and the fire station lot (Lot 49) are herein identified as "Safety Zones and Staging Areas" whose purpose is to provide an area of safe refuge, if needed, and a staging area for fire fighting resources and deployment. Both of the safety zone / staging areas shall be equipped with fire hydrants and public telephones.

2. Helipad: The polo field safety zone/staging area lot (Lot 51) shall be provided with Forest Service type helipad at a location and of a design to be approved by

the RFPD. The pad shall be a minimum of 125-foot diameter. The pad shall not be paved, but shall be designed with a base material appropriate for the intended use.

3. Staging Area Maintenance: As an integral component of this Wildfire Safety/Vegetation Management Master Plan, the polo field area shall be retained and maintained by the equestrian facility operator (or lot owner) as a relatively level, properly mowed and healthy grassed field to allow for its potential use as an emergency staging area, to the satisfaction of RFPD, regardless of its on-going use as a polo field or otherwise. Compliance with this provision, as well as all other provisions of this Plan, is assured by the rights of RFPD to enforce the provisions of this Plan through legal enforcement of its rights under the Fire Service Agreement executed between RFPD and the project developer, this Plan being a referenced attachment to that Agreement.

6. BUILDING IGNITION AND FIRE RESISTANCE STANDARDS

Based upon the foregoing risk assessment, vegetation management and ignition resistant construction will be necessary for all structures and appurtenances. As such, the following fire protection standards are set forth and shall be applied to all development within Peaceful Valley Ranch.

A. Building Design and Construction Requirements – Basic Fire-Resistive Standards

1. Applicability: All structures built in the project shall comply with the following Basic Fire-Resistive Construction Standards. In addition, all structures built on Lots 45 and 46 shall also comply with the Enhanced Fire-Resistive Construction Standards provided in this Wildfire Safety Master Plan.

2. Sprinkler Systems: An automatic sprinkler system complying with the County Fire Code and NFPA 13-R standards shall be installed in all single-family residential dwellings. Residential or quick response sprinklers shall be used in all livable spaces of the dwelling. Sprinkler protection shall also be provided in all attic spaces and attached garages. All sprinkler system plans shall be submitted to and approved by the RFPD.

3. Roof Covering and Construction: All roof construction shall be Class "A" fire rated assembly with a Class "A" roof covering material. For roof coverings where the profile allows a space between the roof covering and the roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers.

4: Exterior Walls: All exterior wall surface materials shall be non-combustible or an alternate approved in accordance with the provisions of the County Fire Code. Exterior walls shall be protected with 2-inch nominal solid blocking between rafters at all roof overhangs. Wood shingle and shake exterior wall coverings are prohibited. Wood siding consisting of 3/8-inch plywood or ¾-inch drop siding is permitted but must have an underlayment of ½-inch fire-rated gypsum sheathing that is tightly butted or tapped and mudded. Exterior wall openings are not required to be fire-rated, except as may otherwise required by the County Building Code or County Fire Code.

5. Exterior Glazing: All glass or other transparent, translucent or opaque glazing assemblies shall be of tempered glass, multi-layered glass panels or glass block

having a fire-protection rating of not less than 20-minutes; or, other assemblies approved in accordance with the provisions of the County Fire Code. Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to ANSI/AAMA/NWWDA 101/I.S.2-07 structural requirements.

6. Skylights: All skylights shall be of tempered or wire glass.

7. Venting: Attic ventilation openings or louvers shall not be permitted in soffits, rakes, eave overhangs, between rafters at eaves, or in other similar exterior overhanging areas, except that enclosed eaves may be vented on the underside of the eave closest to the fascia provided the closest edge of the vent opening is at least 12-inches from the exterior wall surface and the venting is screened or has holes less than ¼-inch diameter. Attic vents in soffits may also be permitted by the RFPD on those areas of the building that do not face the wildland fuels, when the RFPD determines it is not a hazard. Roof vents, dormer vents, gable vents, foundation ventilation openings, vertical ventilation openings in vertical walls, or other similar ventilation openings shall be louvered and covered with ¼-inch non-combustible, corrosion-resistant metal mesh or other similar material that offers equivalent protection. Turbine attic vents shall be equipped to allow one-way direction rotation only, they shall not free spin in both directions.

8. Protection of Eaves: Combustible eaves and soffits shall be enclosed as required in accordance with the provisions of the County Fire Code, except that eaves of heavy timber construction are not required to be enclosed provided attic venting is not installed in the eave area. For purposes of this provision, heavy timber construction shall consist of a minimum of 4"x 6" rafter ties and 2"x 6" decking.

9. Under-Floor Protection: All under-floor areas shall be enclosed to the top of the foundation with exterior walls constructed in accordance with the provisions herein and the County Fire Code.

10. Insulation: Paper-faced insulation shall be prohibited in attics or ventilated spaces.

11. Spark Arrestors: All chimneys, flues, and stovepipes attached to any fireplace, stove, barbecue, or other solid or liquid burning appliance or device shall be equipped with a spark arrestor consisting of corrosion-resistant, 12-guage welded or woven wire mesh with openings not to exceed ½-inch, as approved by the RFPD.

B. Building Design and Construction Requirements–Enhanced Fire-Resistive Standards–Lots 45 and 46

1. Applicability: In addition to the Basic Fire-Resistive Construction Standards identified in this Wildfire Safety Master Plan, all structures built on the lots identified above shall also comply with the following Enhanced Fire-Resistive Construction Standards

2. Venting: Attic ventilation openings or louvers shall not be permitted in soffits, rakes, eave overhangs, between rafters at eaves, or in other similar exterior overhanging areas.

3. Gutters and Downspouts: Gutters and downspouts shall be constructed of non-combustible material. Gutters shall be designed to reduce the accumulation of leaf litter and debris that contributes to roof edge ignition.

4. Exterior Doors: All exterior doors shall be of approved non-combustible construction or other construction approved by the RFPD, and shall be constructed of solid core wood not less than 1-3/4-inch thick or have a fire protection rating of not less than 20-minutes. Glazing within doors shall comply with the exterior glazing standards identified herein.

5. Skylights: Skylights shall be tempered glass or a Class "A" rated assembly.

6. Projections: Exterior balconies, carports, decks, patio covers, unenclosed roofs and floors, and similar architectural appendages and projections shall be of non-combustible construction, fire-retardant treated wood, heavy timber construction, or 1-hour fore-resistive construction. When such appendages and projections are attached to exterior fire-resistive walls, they shall be constructed to maintain the fire-resistive integrity of the wall. In lieu of the fire protection outlined above, decks, balconies and similar projections may be enclosed from the floor level to ground level, enclosing the projection to the exterior wall of the building with materials approved for 1-hour construction or protected by an approved automatic fire sprinkler system.

7. Fences and Other Attachments to Structures: The first 5-feet of fences and other items attached to a structure shall be constructed of non-combustible material or meet the same fire-resistive standards as the exterior wall of the structure, except that wooden gates are permitted provided that a 5-foot minimum length section of non-combustible fencing material is installed as a firebreak immediately adjacent to the gate.

C. Smoke and Fire Alarms

1. Smoke Detection and Alarm System: All habitable structures shall have an approved smoke detection and alarm system in compliance with the Uniform Building Code and NFPA standards.

2. Fire Alarm Bell: All single-family dwellings shall be equipped with a fire alarm bell tied to the sprinkler system.

D. Construction Phase Activities

1. Construction Phase Standards: The following standards shall be adhered to during all phases of construction:

   a) The contractor shall coordinate all construction schedules and areas of work with the RFPD.

   b) The contractor shall control all non-construction related vehicle access to construction areas. All construction related vehicles on-site shall have required spark-arresting devices.

   c) The contractor shall administer and oversee all construction activities to ensure compliance with all fire safety regulations.

d) The all-weather access roads shall be installed and maintained during all construction phases to the RFPD approval.

e) Fire hydrants and water systems shall be operational at building sites prior to combustible materials being stored at the building site.

f) A reliable method of call 911 shall be provided and maintained at all construction sites.

7. GENERAL PROVISIONS

A. Standards, Approvals, CC&Rs, Inspections, Other Requirements

1. Standards: All fire protection systems, access roads and other development components shall be designed, constructed, installed and maintained in accordance with these standards, fire code requirements, and the standards of the National Fire Protection Association.

2. Approvals: All plans for vegetation management, roads, water systems, hydrants, fire protection systems, structures of any kind, and fire alarm systems shall be submitted to the RFPD, County Department of Planning and Land Use, and other applicable agencies having jurisdiction for review and approval prior to construction.

3. Covenants, Conditions &Restrictions: All lots shall be subject to restrictive Covenants, Conditions and Restrictions (CC&Rs) which shall be provided to and acknowledged by each lot owner acquiring an interest in any lot, and shall reference these Wildfire Safety Master Plan standards and RFPD requirements.

   Property owners are to be informed that the project resides within a High Fire Hazard Zone, as defined by the Public Resources Code of the State of California; and, as such, specific regulations apply and each lot owner is responsible for observing fuel mitigation measures and vegetation maintenance within his lot.

   The non-revocable section of the CC&R's shall, among other items, provide:

   a) All property owners and residents of Peaceful Valley Ranch shall receive, prior to sale and occupancy of the property, a packet that specifically addresses wildfire safety, and they must acknowledge receipt and understanding of all wildfire safety provisions, including vegetation management.

   b) The developer shall seek approval from the San Diego Rural Fire Protection District Fire Chief regarding all wildfire data for dissemination to prospective residents/owners and the developer/association shall annually have this data reviewed to reflect fire code changes or additions.

   c) Under the non-revocable section of the CC&R's, the governing body of the association administering the CC&R's shall, after consultation with the San Diego Rural Fire Protection District Fire Chief, inventory the community for compliance with the Fire/Vegetation Management Plan and stipulate to the San Diego Rural Fire Protection Fire Chief that the project is in general compliance with this Wildfire Safety Master Plan.

4. Inspections: Annual inspections may be conducted by the RFPD, or an authorized wildfire safety consultant retained by the RFPD, to ensure ongoing compliance with these Wildfire Safety Master Plan standards.

5. Other Codes and Requirements: Nothing in this Wildfire Safety Master Plan shall relieve and developer, architect, contractor, lot owner or structure occupant from compliance with all applicable requirements of the RFPD, or of the provisions of the locally adopted fire code or building code, or of any requirements or standards of any county, state or federal regulations.

8. SHELTERING IN PLACE

Simply put, "sheltering-in-place" means staying inside a properly protected house or structure that is fire resistive and airtight during a wildfire, and remaining there until the emergency is over. In communities that have incorporated "sheltering-in-place" construction and landscaping features, "sheltering-in-place" is preferred by fire agencies over evacuation because of the risks involved with evacuation. Of those who perish during large wildfires, history has shown that the majority of deaths occur during evacuation efforts. Existing "sheltering-in-place" communities in San Diego include, among others, Bernardo Lakes Estates, The Bridges, Rancho Cielo, The Crosby, 4S Ranch, and Santa Fe Valley.

WITH THE IMPLEMENTATION OF THIS WILDFIRE SAFETY/VEGETATION MANAGEMENT MASTER PLAN, THE SAN DIEGO RURAL FIRE PROTECTION DISTRICT HAS DESIGNATED THE PEACEFUL VALLEY RANCH PROJECT A SHELTERING-IN-PLACE COMMUNITY.

Some of the principal features incorporated into this Plan that allow Peaceful Valley Ranch to be designated a "sheltering-in-place" community include:

1. Building Design and Construction standards incorporating:
   - Fire-resistive construction materials
   - Class "A" non-combustible roofing and roof assembly
   - Residential fire sprinklers throughout
   - Boxed eaves
   - Dual pane or tempered glass windows
   - Chimneys with spark arrestors incorporating a minimum ½" screening
   - Appropriate venting restrictions
2. Landscaping Design and Construction standards incorporating:
   - Appropriate and adequate Fuel Management Zones protecting the community at large
   - Fire-resistive landscaping materials and planting standards
3. Community Planning standards incorporating:
   - Adequate roadway and driveway widths, able to accommodate large firefighting apparatus
   - Adequate water supply for firefighting efforts
   - Joint Use RFPD / USFWS fire station on-site
   - Safety Zones for fire fighting operations
   - Helipad for fire fighting operations

9. PROJECT DESIGN ELEMENTS TO BECOME CONDITIONS OF APPROVAL

- On-site fire management for vegetation fuel management and defensible space. The applicant shall implement all planning and design measures as outlined in the "Wildland Safety/Vegetation Management Master Plan" prepared by Scott Franklin Consulting dated September 2006.

10. ENFORCEMENT

This Wildfire Safety / Vegetation Management Master Plan is a referenced attachment to that certain Fire Service Agreement between the San Diego Rural Fire Protection District (RFPD) and Peaceful Valley Ranch LLC, original property owner, dated November 1, 2005. That Agreement provides that RFPD shall have the right to enforce the requirements of this Plan through the implementation of the Project and thereafter; and, that all applicable requirements of this Plan shall be included in the Codes, Covenants and Regulations adopted for the Project. As such, RFPD retains authority to enforce the provisions of this Plan through legal enforcement of its rights under the Fire Service Agreement.

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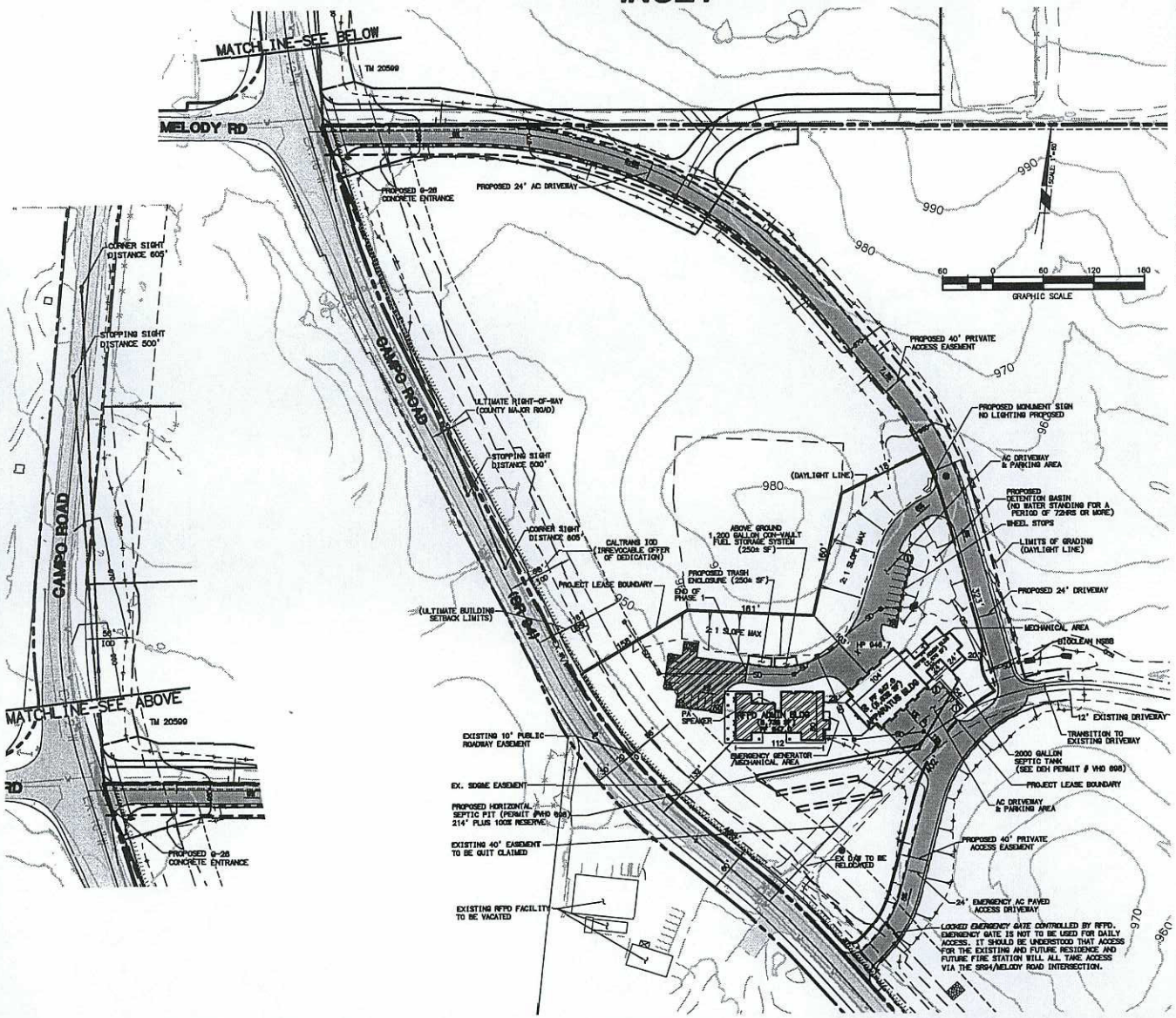
EXHIBIT A
FIRE STATION SITE PLAN

RURAL FIRE STATION #66
INSET



ASSESSOR'S PARCEL NUMBER

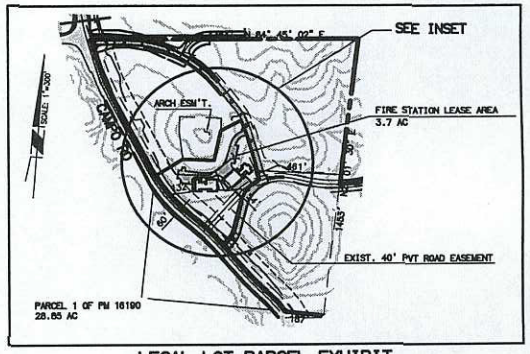
597-080-02

GENERAL NOTES

1. PROJECT WILL BE CONSTRUCTED IN TWO (2) PHASES. ALL GRADING WILL BE DONE PER PHASE 1.
2. PARKING
   STANDARD PARKING 9' X 18' W/ 22' BACKUP
   HANDICAP PARKING 14' X 18' W/ 24' BACKUP
   TOTAL PARKING PROVIDED 28 (1 PER 300 SF) - 3 FOR GUEST PARKING PLUS 25 (8408 SF/300 SF)

LEGEND

PROJECT LEASE BOUNDARY	HIGH PT.
LIMITS OF GRADING	LOW PT.
TOP/TOE OF SLOPE	TELECOM POLE
EXISTING CONTOUR	STORMDRAIN CLEAOUT
2:1 SLOPE (MAX CUT/FILL SLOPE UNLESS OTHERWISE NOTED)	CATCH BASIN
24' WIDE PAVED DRIVEWAY	EXISTING WATERLINE
DIRECTION OF FLOW	CMU STANDING ENCLOSURE
CONCRETE DRAINAGE DITCH	CHAINLINK GATE
STORM DRAIN CULVERT 18" UNLESS OTHERWISE NOTED	PROPOSED REMANDED RIGHTS OF ACCESS FOR VEHICULAR INGRESS AND EGRESS TO CAMPO ROAD
HEADWALL/RIPRAP	RELINQUISHED RIGHTS OF ACCESS PER PARCEL MAP 16190
STORM DRAIN RISER INLET	AREA CONSTRUCTED PER PHASE 2
EXISTING PAVEMENT	PROPOSED AC PAVEMENT

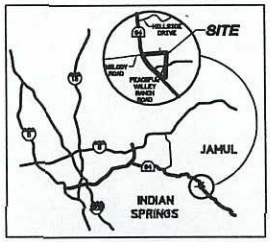


LEGAL LOT PARCEL EXHIBIT

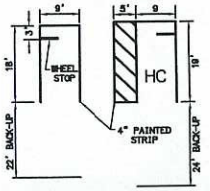
SCALE: 1" = 300'

PHASING TABLE

ITEM	PHASE 1	PHASE 2
BUILDINGS (SF)	APPARATUS BUILDING (5,832 SF) USFWS ADMIN BUILDING (2,670 SF)	RFPD ADMIN BUILDING (5,738 SF)
PARKING SPACES	#1 - #15 (15 STANDARD & 1 HC SPACE)	#16 -#28 (12 STANDARD & 1 HC SPACE)



VICINITY MAP
NTS



PARKING SPACE DETAIL

RURAL FIRE STATION #66
SITE PLAN
S04-042

EXHIBIT A

RBF CONSULTING
PLANNING • DESIGN • CONSTRUCTION
9755 CLAIREMONT MESA BOULEVARD, SUITE 100
SAN DIEGO, CALIFORNIA 92124-1202
858.636.2180 • FAX 858.636.1311 • www.RBF.com

SHEET 1 OF 4

H:\PDATA\2510357\CADD\PLANNING\357STOOZ.DWG KBUTTS 8/4/06 8:24 am

EXHIBIT B
FUEL MANAGEMENT ZONES

PEACEFUL VALLEY RANCH
FUEL MANAGEMENT ZONES

LEGEND:

- ZONE A (FROM STRUCTURE OUT 30')
- ZONE B (30' FROM STRUCTURE TO 100' OR AS SHOWN)
- ZONE C (100' FROM STRUCTURE OUT TO 150')
- BIOLOGICAL EASEMENT
- EMERGENCY ACCESS

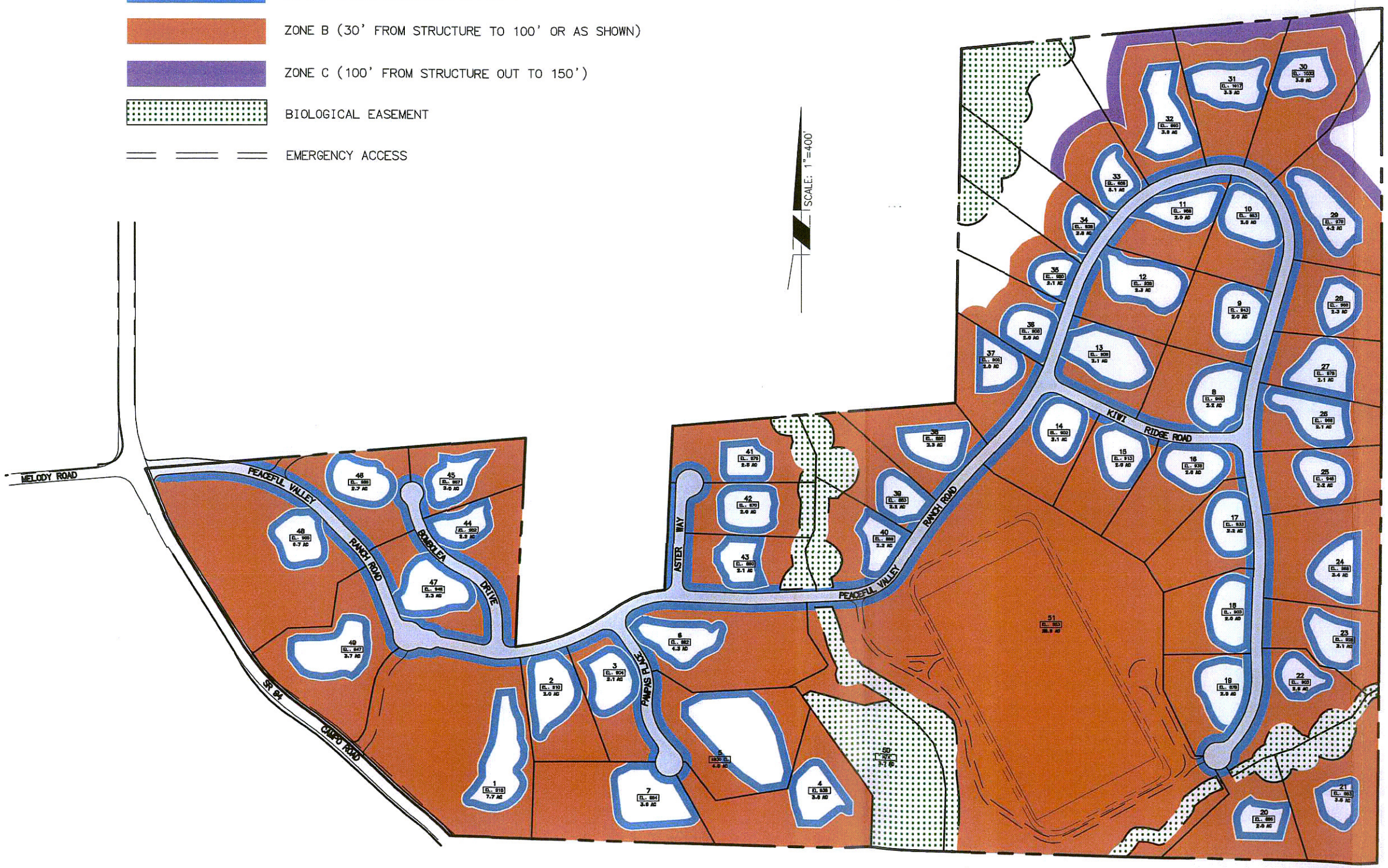


EXHIBIT B
PEACEFUL VALLEY RANCH
FUEL MANAGEMENT ZONES

RBF CONSULTING

PLANNING ■ DESIGN ■ CONSTRUCTION

9755 CLAIREMONT MESA BOULEVARD, SUITE 100
SAN DIEGO, CALIFORNIA 92124-1324
858.614.5000 ▪ FAX 858.614.5001 ▪ www.RBF.com

H:\PDATA\25100796\CADD\Planning\TM\796fm003.dwg 10/03/06 - 4:53pm JHENDERSON

EXHIBIT C
RESTRICTED BUILDING ZONES

PEACEFUL VALLEY RANCH

FUEL MANAGEMENT PLAN / LIMITED BUILDING ZONE

LEGEND

LIMITED BUILDING ZONE - 30'-150'

BIOLOGICAL EASEMENT

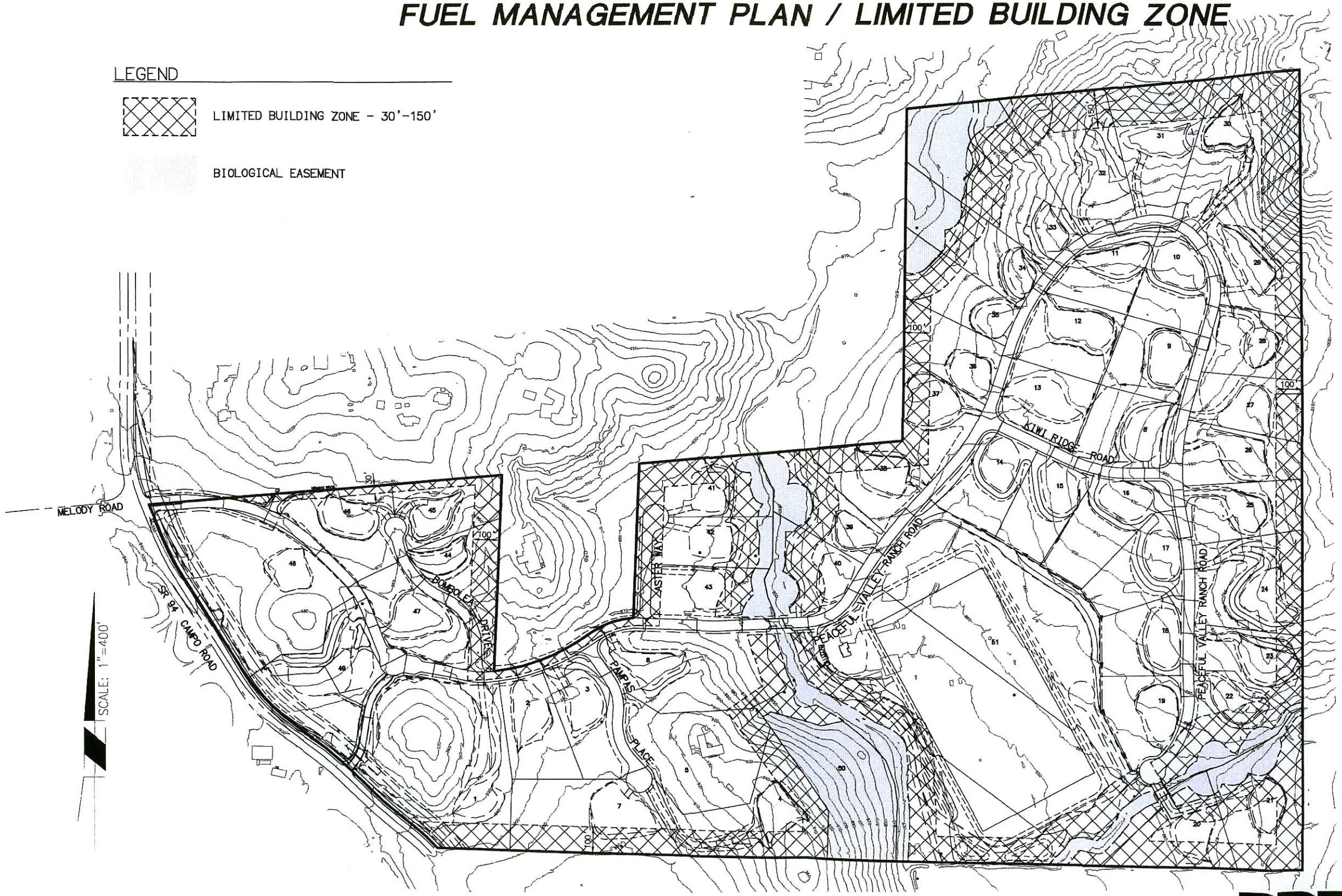


EXHIBIT C

PEACEFUL VALLEY RANCH

FUEL MANAGEMENT PLAN

RBF CONSULTING

PLANNING ■ DESIGN ■ CONSTRUCTION

9755 CLAIREMONT MESA BOULEVARD, SUITE 100
SAN DIEGO, CALIFORNIA 92124-1324
858.614.5000 ▪ FAX 858.614.5001 ▪ www.RBF.com

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Peaceful Valley Ranch
VICINITY MAP

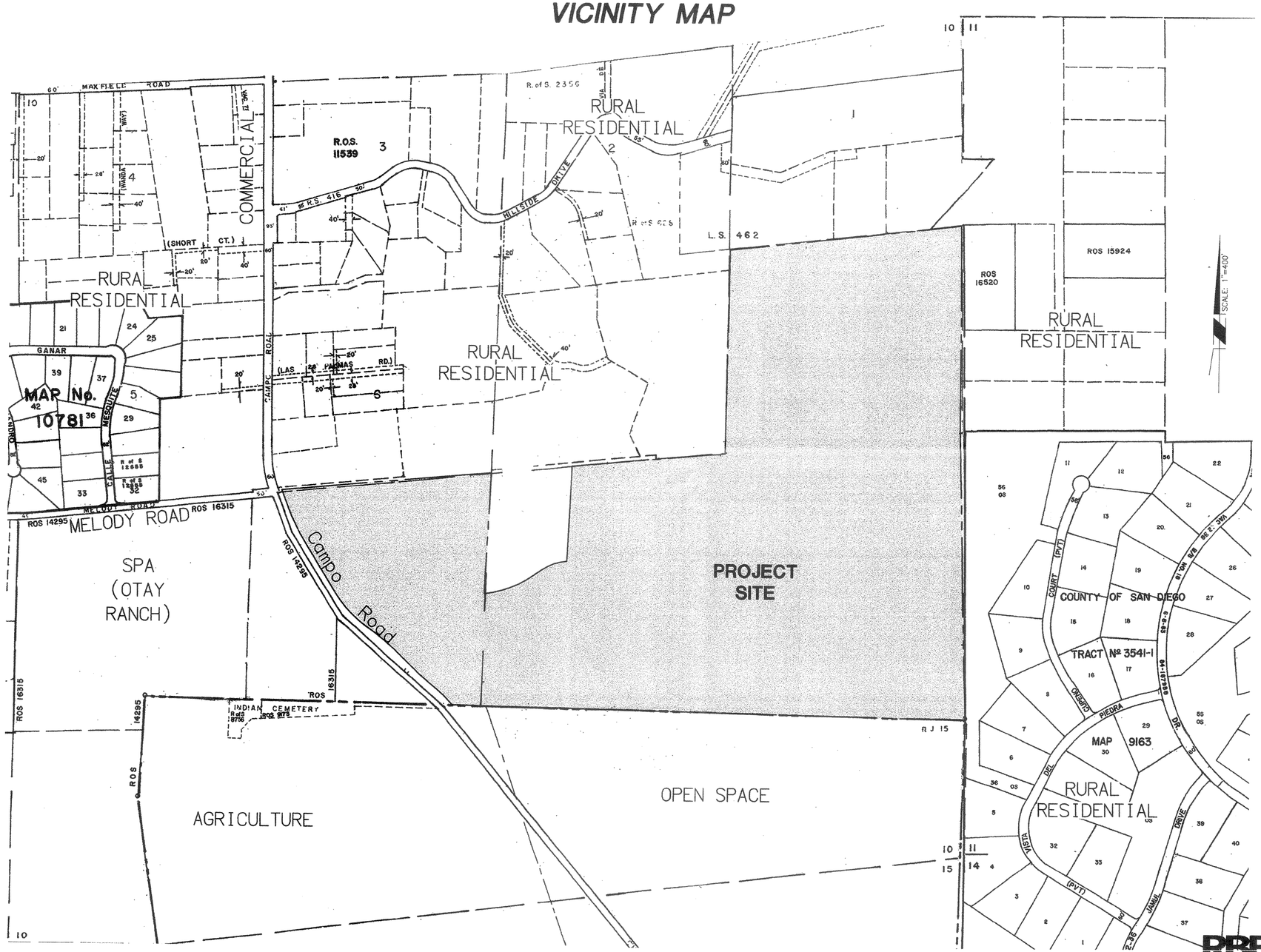

EXHIBIT 1

Peaceful Valley Ranch

VICINITY MAP

PLANNING ■ DESIGN ■ CONSTRUCTION

RBF CONSULTING

9755 CLAIREMONT MESA BOULEVARD, SUITE 100
SAN DIEGO, CALIFORNIA 92124-1324
858.694.5000 • FAX 858.694.5001 • www.RBF.com

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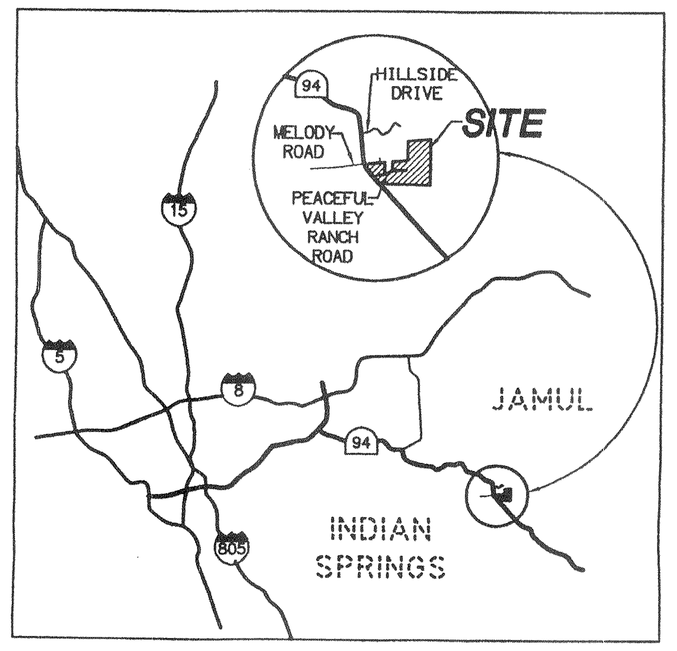
COUNTY OF SAN DIEGO TRACT TM5341 RPL5
TENTATIVE MAP AND PRELIMINARY GRADING PLAN



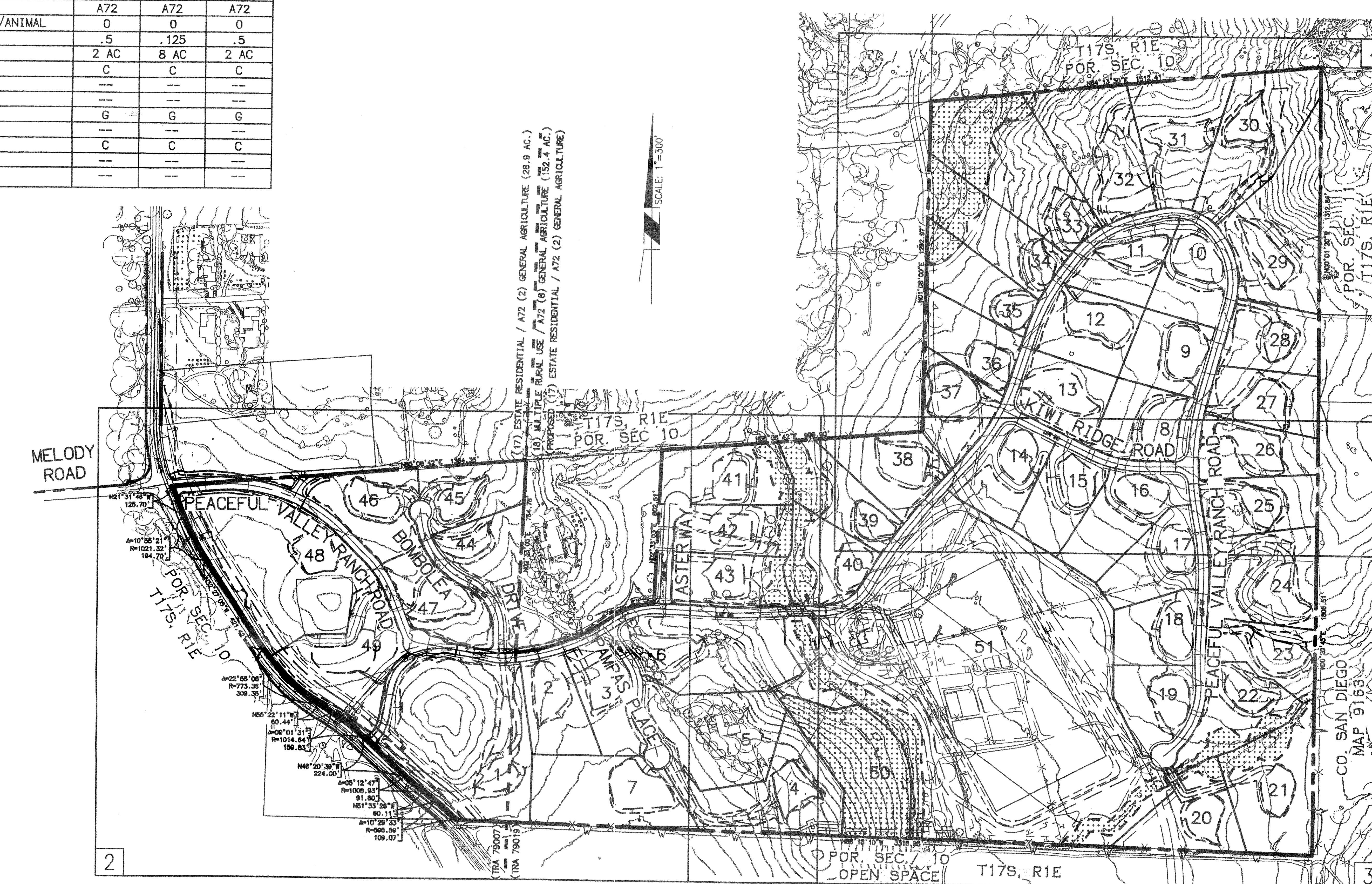
VICINITY MAP
NTS

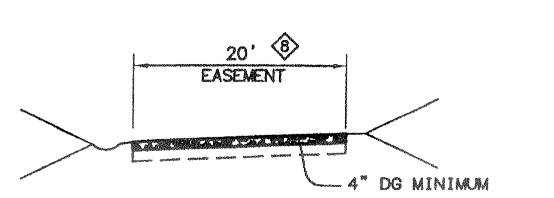
LEGEND:

Legend item	Symbol
SUBDIVISION BOUNDARY	
LOT LINE	
PROPOSED PAD	
LIMITS OF GRADING	
EXISTING CONTOUR	860
PROPOSED CONTOUR	860
2:1 SLOPE (MAX CUT/FILL SLOPE UNLESS OTHERWISE NOTED)	
16' WIDE PAVED DRIVEWAY (MAX. SLOPE 20%)	
LOT NUMBER PROPOSED PAD ELEVATION LOT ACREAGE	7 EL. 850 4.1 AC
EXISTING WELL	WELL
EXISTING WATER STORAGE TANK	TANK
EARTHEN/BIO SWALE (COBBLE LINING AS NEEDED)	
DIRECTION OF FLOW	
CONCRETE DRAINAGE DITCH WITH D40 DISSIPATER	
STORM DRAIN CULVERT 18" UNLESS OTHERWISE NOTED	SD
HEADWALL OUTLET WITH D-40 DISSIPATER	SD
STORM DRAIN RISER INLET	
PROPOSED SEPTIC FIELD & RESERVE AREA	185' 150'R
LOW PT. HIGH PT.	LP HP
PROPOSED WATER	W
100 YEAR FLOOD PLAIN (100 YEAR INUNDATION LIMITS)	
BIOLOGICAL EASEMENT	
RPO OPEN SPACE EASEMENT	
FIRE TURN AROUND PER S.D. RURAL FPD (LOTS 1, 4, 21, 23-25, 28, 30 & 31)	
PRIVATE ROAD PAVEMENT	
SHEET NUMBER	2

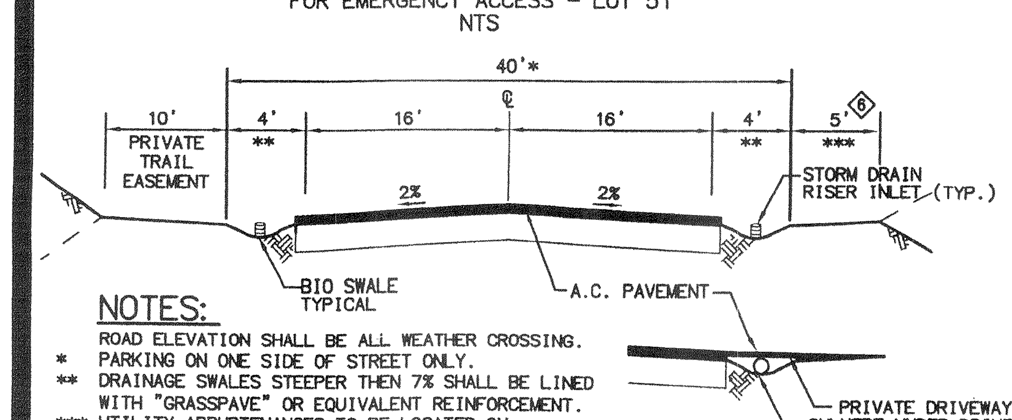
ZONE: EXISTING/PROPOSED

ZONE		EXISTING 28.9 AC	EXISTING 152.4 AC	PROPOSED
USE REGULATIONS		A72	A72	A72
NEIGHBORHOOD REGULATIONS/ANIMAL		0	0	0
DEVELOPMENT REGULATIONS	DENSITY	.5	.125	.5
	LOT SIZE	2 AC	8 AC	2 AC
	BUILDING TYPE	C	C	C
	MAXIMUM FLOOR AREA	--	--	--
	FLOOR AREA RATIO	--	--	--
	HEIGHT	G	G	G
	LOT COVERAGE	--	--	--
	SETBACK	C	C	C
	OPEN SPACE	--	--	--
SPECIAL AREA REGULATIONS		--	--	--



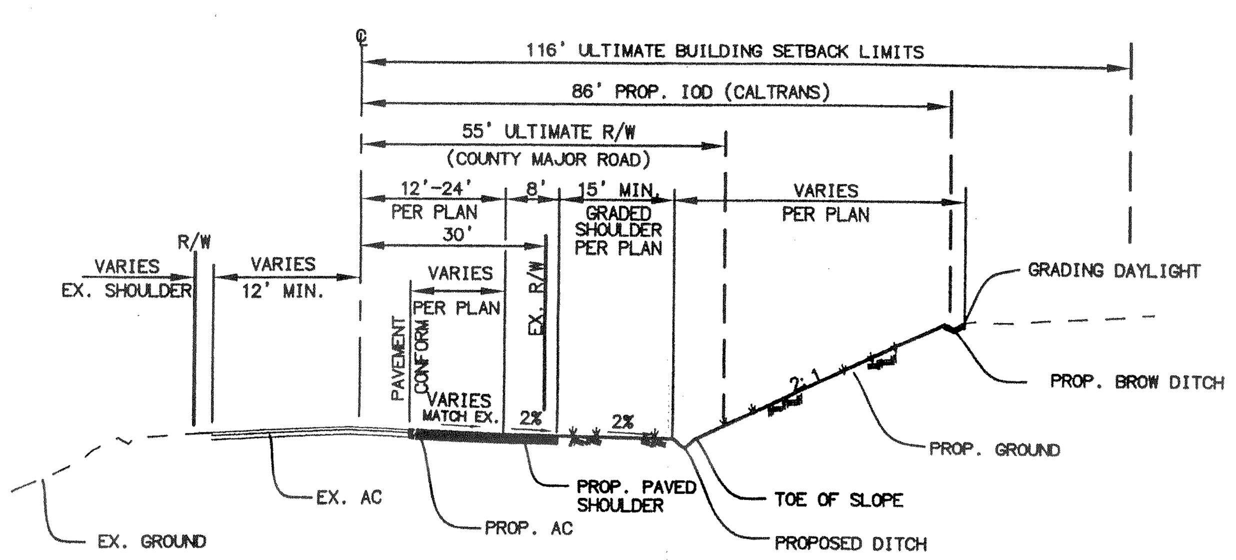


EMERGENCY ACCESS SECTION
FOR EMERGENCY ACCESS - LOT 51
NTS

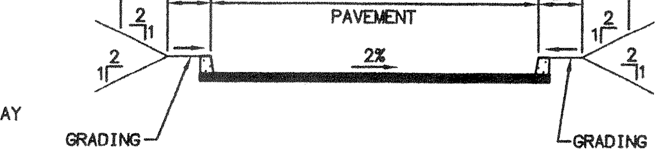


NOTES:
ROAD ELEVATION SHALL BE ALL WEATHER CROSSING.
* PARKING ON ONE SIDE OF STREET ONLY.
** DRAINAGE SWALES STEEPER THEN 7% SHALL BE LINED WITH "GRASSPAVE" OR EQUIVALENT REINFORCEMENT.
*** UTILITY APPURTENANCES TO BE LOCATED ON SIDE OPPOSITE OF BRIDLE PATH.

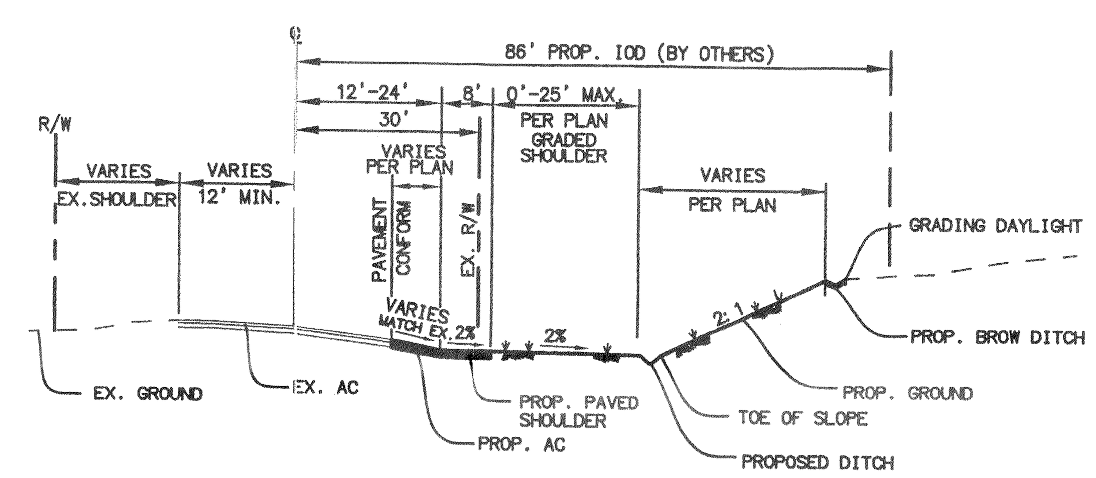
TYP. SECTION (PRIVATE ROADS)
N.T.S.



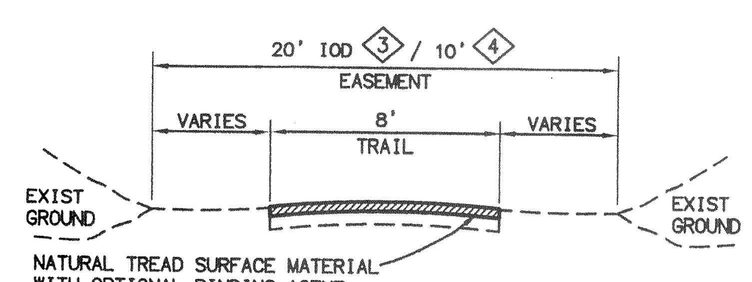
SECTION SR 94 (CAMPO RD)
SOUTH OF MELODY ROAD - ON-SITE
NTS



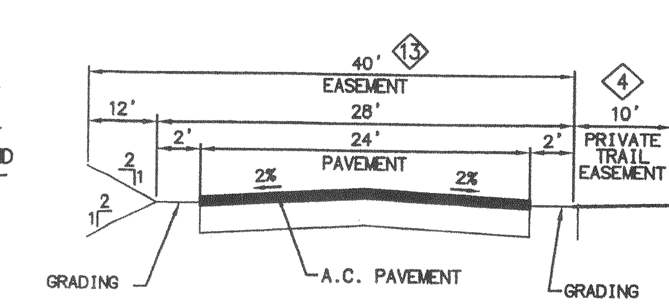
TYP. PRIVATE ROAD SECTION
FOR ACCESS TO LOT 21
NTS



SECTION SR 94 (CAMPO RD)
NORTH OF MELODY ROAD - OFF-SITE
NTS



PRIVATE TRAIL W/I.O.D.
& PRIVATE TRAIL
NOT TO SCALE



EMERGENCY ACCESS ROAD SECTION
FOR EMERGENCY ACCESS - LOT 1
NTS

PROPOSED EASEMENTS

	DESCRIPTION
1	20' PUBLIC WATER EASEMENT
2	10' PRIVATE WATER WELL & APPURTENANCES EASEMENT
3	20' PRIVATE EQUESTRIAN & PEDESTRIAN EASEMENT-I.O.D.
4	10' PRIVATE EQUESTRIAN & PEDESTRIAN EASEMENT
5	40' PRIVATE ROAD & ACCESS EASEMENT
6	5' UTILITY APPURTENANCES EASEMENT
7	86' IRREVOCABLE OFFER OF DEDICATION (I.O.D.)
8	20' EMERGENCY ACCESS
9	BIOLOGICAL EASEMENT
10	FLOWAGE EASEMENT
11	PRIVATE ACCESS & UTILITY EASEMENT
12	RPO OPEN SPACE EASEMENT
13	40' EMERGENCY ACCESS

EXISTING EASEMENTS

	DESCRIPTION	DISPOSITION
A	SDG&E UTILITY EASEMENT	TO BE QUITCLAIMED
B	40' WIDE PRIVATE ROAD EASEMENT	A PORTION TO BE QUITCLAIMED
C	OPEN SPACE EASEMENT	TO REMAIN
D	R/W FOR SC760	TO BE REMOVED W/GPA 03-05
E	10' PUBLIC ROADWAYS EASEMENT	TO REMAIN
F	78' ACCESS OPENING EASEMENT	TO BE QUITCLAIMED
G	WATER WELL/APPURTENANCES EASEMENT	TO BE RELOCATED

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA BEING A PORTION OF PARCELS 1, 2, 3, 4 AND REMAINDER PARCEL OF PARCEL MAP NO 16190 PER MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 16, 1990.

ASSESSOR'S PARCEL NUMBERS

597-050-13; 597-060-02; 597-070-02; 597-070-07

GENERAL NOTES

1. TAX RATE AREA: 79019, 79007
2. ACREAGE: 181.3 GROSS ACRES; 181.00 NET ACRES
3. TOTAL NUMBER OF LOTS: 57
   - 46 NEW RESIDENTIAL LOTS (LOTS 1-4, 6-47)
   - 1 RESIDENTIAL LOT FOR EXISTING RANCH HOUSE (LOT 5)
   - 1 EQUESTRIAN FACILITY LOT (LOT 48)
   - 1 SAN DIEGO RURAL FIRE PROTECTION DISTRICT AND FWS FACILITY LOT (LOT 49)
   - 1 OPEN SPACE LOT (LOT 50)
   - 1 PRIVATE HORSE STABLE & POLO TRAINING FACILITY LOT (LOT 51)
   - 6 PRIVATE ROADWAY LOTS (52-57)
4. MINIMUM LOT SIZE: 2 ACRES
5. ZONING: EXISTING - A72 GENERAL AGRICULTURE (2 & 8 ACRES)
   PROPOSED - A72 GENERAL AGRICULTURE (2 ACRES)
   REGIONAL CATEGORY: ESTATE DEVELOPMENT AREA (EDA)
7. COMMUNITY PLAN: JAMUL-DULZURA
8. GENERAL PLAN: EXISTING - (17) ESTATE 2, 4, 8 ACRES
   APN 597-060-02
   (18) MRU 4, 8, 20 ACRES
   APN 597-050-13, 597-070-02, 597-070-07
   PROPOSED - (17) ESTATE 2, 4, 8 ACRES
9. SERVICES/UTILITIES
   SEWER DISTRICT: SEPTIC
   WATER DISTRICT: OTAY WATER DISTRICT
   FIRE DISTRICT: RURAL FIRE PROTECTION DISTRICT
   SCHOOL DISTRICT: JAMUAL-DULZURA UNION SCHOOL DISTRICT
   GROSSMONT UNION HIGH SCHOOL DISTRICT
   STREET LIGHTING: PRIVATE
   TELEPHONE: SBC
   ELECTRIC: SAN DIEGO GAS AND ELECTRIC
   GAS: PROPANE
   CABLE TELEVISION: COX COMMUNICATIONS
10. NO REQUEST TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT WILL BE MADE FOR THIS PROJECT.
11. FEES TO BE PAID IN LIEU OF PARK AND LAND DEDICATION.
12. PRIVATE ROADS ARE PROPOSED.
13. ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
14. TOPOGRAPHIC SOURCE: VERTICAL MAPPING RESOURCES, INC, 2003
15. ASSOCIATED PERMITS: REZONE (REZ 03-15), GENERAL PLAN AMENDMENT (GPA 03-05) AND MAJOR USE PERMIT P04-048.
16. A PORTION OF THE SITE WILL BE ANNEXED INTO THE CWA AND MWD. TAX RATE AREAS WILL BE COMBINED INTO ONE RATE AREA.
17. EXISTING STRUCTURES ON LOT #40 TO BE DEMOLISHED. EXISTING HOUSE ON LOT #51 TO BE RETAINED. ALL BARNS AND OUTBUILDINGS ON LOT #51 TO BE DEMOLISHED.
18. EXISTING WATER WELLS ON LOTS 34, 42 AND 51 (PV-1,PV-2,PV-4,PV-5) TO BE RETAINED. EXISTING WATER WELL ON LOT 51 (PV-3) TO BE DESTROYED.
    EXISTING OBSERVATION WELLS ON LOTS 3,6,7,42,44,49,51&53 (OW1-OW9) TO BE DESTROYED.
19. CUT SLOPE NO GREATER THAN 2:1 AND FILL SLOPE 2:1.
20. APPROVED TURN-AROUNDS WILL BE PROVIDED ON ALL PRIVATE DRIVEWAYS EXCEEDING 150-FEET IN LENGTH.
21. THE PROPOSED SUBDIVISION ACCESSES (PRIVATE ROADS AND EMERGENCY ACCESS) SHALL BE ALLWEATHER CROSSING (Q100 WITHOUT IMPACTING ADJACENT PROPERTIES).
22. GRADING PROPOSED FOR ALL LOTS.

GRADING NOTES

1. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSION BEFORE COMMENCING SUCH ACTIVITY.
2. BENCHMARK: JAMUL, ON STATE HWY 94 @ JUNCTION JEFFERSON RD N'LY & PROCTOR VALLEY RD S'LY, 89.6' N FROM NW CORNER POST OFF, CONCRETE BOX CULVERT 14.50, CENTER TOP NW CONCRETE HEADWALL, 85.5' W CENTERLINE JEFF RD 28' N CENTERLINE HWY, 40' NE NUMBER: 574 ELEV: 994.007 TENT ADJ: 1965
3. ALL LOTS SHALL CONTINUE TO DRAIN TO WHERE THEY HAVE DRAINED PRE-DEVELOPMENT AND NOT TO THE ROADS.

TOPOGRAPHY AND GRADING

VOLUME OF CUT: 308,000 CY; MAXIMUM CUT SLOPE: 2 TO 1; 29' (LOT 32)
VOLUME OF FILL: 308,000 CY: MAXIMUM FILL SLOPE: 2 TO 1; 32' (LOT 24)
EXPORT: 0 CY MAXIMUM
RETAINING WALL HEIGHT: 0

OWNER/SUBDIVIDER

PEACEFUL VALLEY RANCH, LLC.
14131 HILLSIDE DRIVE
JAMUL, CA 91935

PVR 11·14·06
BY: P. STREETER PARKER, PEACEFUL VALLEY RANCH, LLC. DATE

PREPARED BY:

RBF CONSULTING
9755 CLAIREMONT MESA BLVD., SUITE 100
SAN DIEGO, CA 92124
(858) 614-5000

ENGINEER OF WORK

11/14/06
RICHARD A. LUCERA, R.C.E. C058089 DATE
EXP. 6-30-08

REGISTERED PROFESSIONAL ENGINEER RICHARD A. LUCERA No. C058089 Exp. 6-30-08 CIVIL STATE OF CALIFORNIA

PEACEFUL VALLEY RANCH
TM 5341RPL5, Log No.04-19-007, GPA 03-05, R03-015, MUP 04-048
SHEET 1 OF 4

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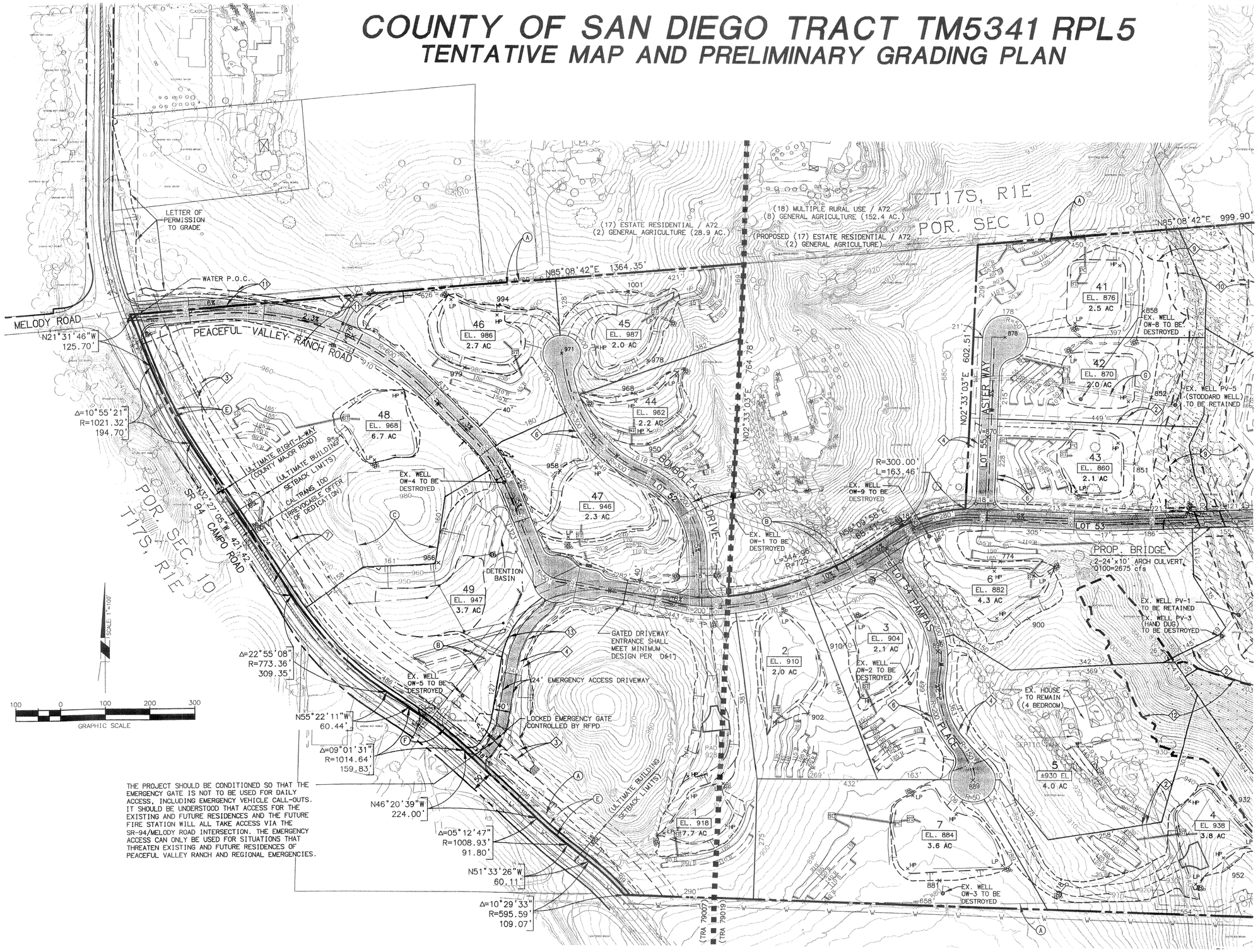
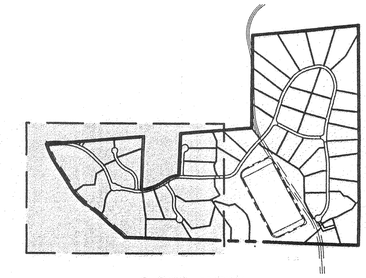
COUNTY OF SAN DIEGO TRACT TM5341 RPL5
TENTATIVE MAP AND PRELIMINARY GRADING PLAN



THE PROJECT SHOULD BE CONDITIONED SO THAT THE EMERGENCY GATE IS NOT TO BE USED FOR DAILY ACCESS, INCLUDING EMERGENCY VEHICLE CALL-OUTS. IT SHOULD BE UNDERSTOOD THAT ACCESS FOR THE EXISTING AND FUTURE RESIDENCES AND THE FUTURE FIRE STATION WILL ALL TAKE ACCESS VIA THE SR-94/MELODY ROAD INTERSECTION. THE EMERGENCY ACCESS CAN ONLY BE USED FOR SITUATIONS THAT THREATEN EXISTING AND FUTURE RESIDENCES OF PEACEFUL VALLEY RANCH AND REGIONAL EMERGENCIES.



SHEET INDEX

SEE SHEET 3

PEACEFUL VALLEY RANCH

TM 5341RPL5, Log No.04-19-007, GPA 03-05, R03-015, MUP 04-048

SHEET 2 OF 4

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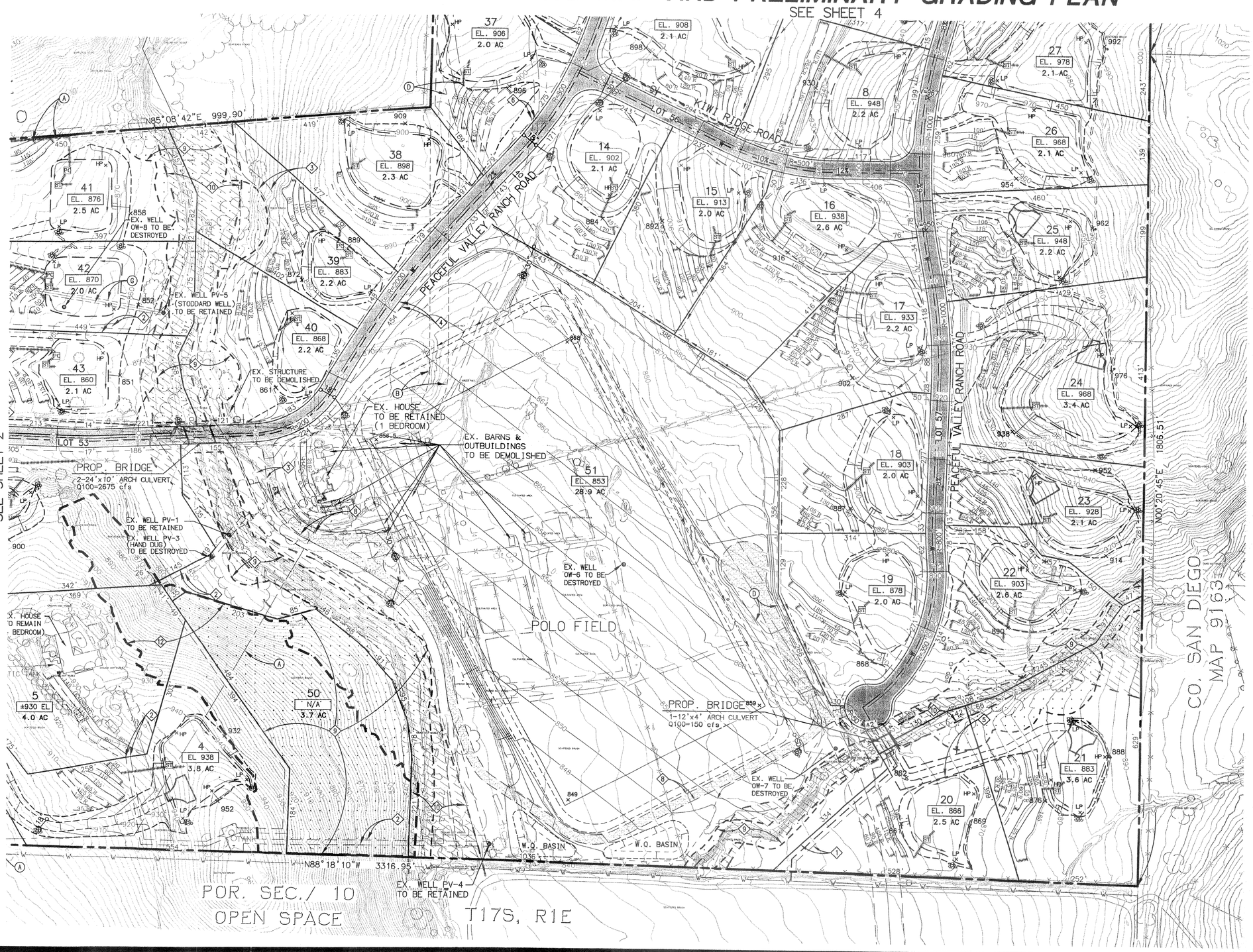
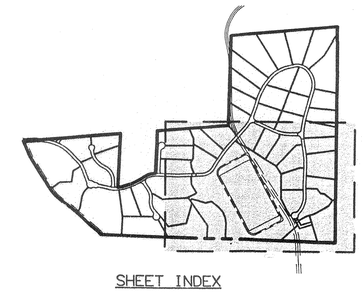
COUNTY OF SAN DIEGO TRACT TM5341 RPL5
TENTATIVE MAP AND PRELIMINARY GRADING PLAN

SEE SHEET 4





SHEET INDEX

SCALE: 1"=100'

100 0 100 200 300

GRAPHIC SCALE

PEACEFUL VALLEY RANCH

TM 5341RPL5, Log No.04-19-007, GPA 03-05, R03-015, MUP 04-048

SHEET 3 OF 4

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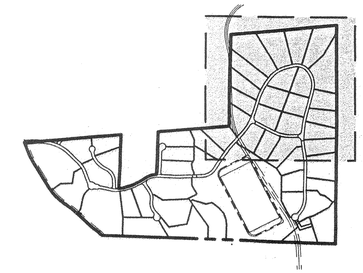
COUNTY OF SAN DIEGO TRACT TM5341 RPL5
TENTATIVE MAP AND PRELIMINARY GRADING PLAN

SEE SHEET 3



SHEET INDEX

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GRAPHIC SCALE

PEACEFUL VALLEY RANCH

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SHEET 4 OF 4

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