

GRADING PLAN NOTES:

PRE-CONSTRUCTION MEETING: (Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

(BIOLOGICAL RESOURCES)

1. RESOURCE AVOIDANCE: [DPLU, PCC] [DPW, PDCI] [DPLU, FEE X2]. Intent: In order to avoid impacts to nesting migratory birds, which is a sensitive biological resource pursuant to the Migratory Bird Treaty Act, shall be implemented. Description of Requirement: There shall be no brushing, clearing and/or grading such that none will be allowed on the project site during the breeding season of migratory birds. The breeding season is defined as occurring between February 15th and August 31st. The Director of Planning and Land Use [DPLU, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, provided that no active nests are present in the vicinity of the brushing, clearing or grading. Documentation: The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, No Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. Timing: Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. Monitoring: The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [DPLU, PCC] is received. The [DPLU, PCC] shall review the concurrence letter."

(CULTURAL RESOURCES)

2. ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [PC] [DPLU, FEE X2] Intent: In order to comply with Mitigation Monitoring and Reporting Program, a Cultural Resource Survey and Grading Monitoring Program shall be implemented. Description of Requirement: The County approved Project Archaeologist, Native American Monitor, and the DPLU Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the survey and grading monitoring program. The Project Archaeologist and Native American Monitor shall conduct a preliminary survey of the parcel(s) and monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The survey and grading monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources. Documentation: The applicant shall have the contracted Project Archeologist and Native American attend the preconstruction meeting to explain the survey and monitoring requirements. Timing: Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. Monitoring: The [DPW, PDCI] shall invite the [DPLU, PCC] to the preconstruction conference to coordinate the Cultural Resource Monitoring requirements of this condition. The [DPLU, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Archeologist. DURING CONSTRUCTION: (The following actions shall occur throughout the duration of the grading construction).

(CULTURAL RESOURCES)

3. ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [DPLU, FEE X2] Intent: In order to comply with Mitigation Monitoring and Reporting Program and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources, Cultural Resource Grading Monitoring Program shall be implemented. Description of Requirement: The Project Archaeologist and Native American Monitor shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the following requirements during grading:
 a. "During the original cutting of previously undisturbed deposits, the Project Archaeologist and Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist."
 b. "In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the DPLU Staff Archaeologist. The Project Archaeologist, in consultation with the Staff Archaeologist, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the DPLU Staff Archaeologist has concurred with the evaluation. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods."
 c. "If any human bones are discovered, the Project Archaeologist shall contact the County Coroner. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the Project Archaeologist in order to determine proper treatment and disposition of the remains."
 d. "The Project Archaeologist shall submit monthly status reports to the Director of Planning and Land Use starting from the date of the Notice to Proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize the grading activities and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction."
 Documentation: The applicant shall implement the grading monitoring program pursuant to this condition. Timing: The following actions shall occur throughout the duration of the grading construction. Monitoring: The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the Monitoring duties of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the Project Archeologist or applicant fails to comply with this condition. ROUGH GRADING: (Prior to rough grading approval and issuance of any building permit).

(CULTURAL RESOURCES)

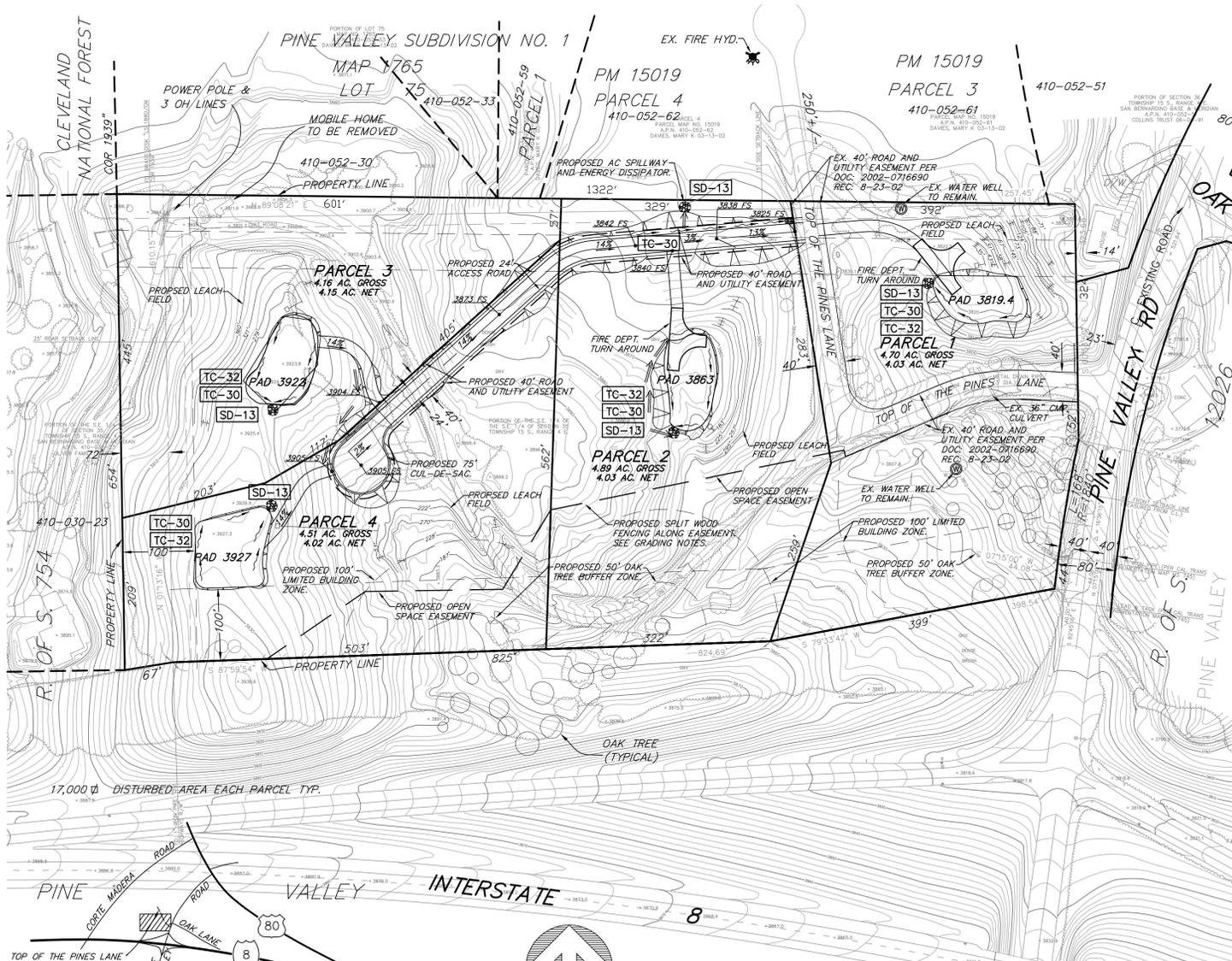
4. ARCHAEOLOGICAL MONITORING: [DPLU, PCC] [RG, BP] [DPLU, FEE]. Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological Resources, a Grading Monitoring Program shall be implemented. Description of Requirement: The Project Archaeologist shall prepare one of the following letters upon completion of the grading activities that require monitoring:
 a. If no archaeological resources are encountered during the survey and grading, then submit a final Negative letter report substantiating the grading activities and substantiating that grading did not occur during the period of the survey and grading. Documentation: The applicant shall submit the letter report to the [DPLU, PCC] for review and approval. Timing: Upon completion of all grading activities, and prior to Rough Grading final Inspection (Grading Ordinance SEC 87.421.a.2), the letter report shall be completed. Monitoring: The [DPLU, PCC] shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed. FINAL GRADING RELEASE: (Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).

(BIOLOGICAL RESOURCES)

5. OPEN SPACE FENCING: [DPLU, PCC] [DPW, PDCI] [FG, UO] [DPLU, FEE]. Intent: In order to comply with Condition XXXX pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) for TPM 20951 RPL2, the permanent fencing shall be installed. Description of Requirement: The permanent fences shall be placed along the open space boundary of Parcels 1, 2, and 4 as shown on these plans and the Approved Conceptual Grading and Development Plan for TPM 20951 RPL2.
 a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed. Documentation: The applicant shall install the fencing and provide the documentation photos and certification statement to the [DPLU, PCC]. Timing: Prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3) the fencing shall be installed. Monitoring: The [DPLU, PCC] shall review the photos and statement for compliance with this condition.

6. "EASEMENT AVOIDANCE: [DPLU, PCC] [DPW, PDCI] [DPLU, FEE]. Intent: In order to protect sensitive resources, pursuant to County Grading Ordinance Section 87.112 the open space easements shall be avoided. Description of Requirement: The easement indicated on this plan is for the protection of sensitive environmental resources coast live oak woodland, big sagebrush scrub, and granitic northern mixed chaparral habitat and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the County Grading Ordinance Section 87.112 and will result in enforcement action and restoration. The only exception(s) to this prohibition are:
 a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the Uniform Fire Code and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning and Land Use, Parks and Recreation or the Director of Public Works.

PRELIMINARY GRADING PLAN FOR: TOP OF THE PINE



PERMANENT BMP LEGEND

VEGETATED/COBBLE SWALE	TC-30
BIO RETENTION AREA	TC-32
OUTLET PROTECTION	SD-13

LEGEND

ITEM	STD. DWG. NO.	SYMBOL
PROPOSED:		
PROPERTY BOUNDARY	-	---
PROPOSED LOT LINES	-	---
PROPOSED CUT SLOPE	-	▽▽▽▽
PROPOSED FILL SLOPE	-	▲▲▲▲
PROPOSED EASEMENTS	-	---
LEACH LINES	-	---
SPOT ELEVATION	-	29.40 FG
PCC BROW DITCH	D-75	⇒⇒⇒⇒
DRAINAGE DIRECTION	-	→→→→
PROPOSED GRASS/COBBLE SWALE	-	→→→→
ENERGY DISSIPATORS	D-40	⊗
EXISTING:		
EXIST. WATER MAIN	-	---
EXIST. EASEMENTS	-	---
EXIST. CURB AND GUTTER	-	---
EXISTING GRADE CONTOURS	-	---
EXIST SPOT ELEV	-	235 (423.5)
STREET LIGHT	-	⊙
EXIST. FH	-	---

SITE ADDRESS

XXXX PINE VALLEY ROAD
PINE VALLEY, CA 91935
APN 410-030-17

LEGAL DESCRIPTION

PORTION OF SE QUARTER OF SW QUARTER ADN SW QUARTER OF THE SE QUARTER OF SECTION 35, TOWNSHIP 15 S, RANGE 4 E, SAN BERNARDINO MERIDIAN, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SITE AREA

TOTAL SITE AREA (GROSS): (826,440 SF) (18.97 AC)
NET SITE AREA: (817,680 SF) (18.77 AC)

COORDINATE INDEX

1880-6245 NA083
206-1803 LAMBERT

OWNERS NAME

ONE PAC COMPANY
A NAVADA CORPORATION
2727 N. CENTRAL AVENUE
PHOENIX, CA 91935
TEL: (602) 263-6502

NUMBER OF LOTS

THE NUMBER OF EXISTING LOTS = 1
THE NUMBER OF PROPOSED LOTS = 4

SOIL CONDITION

EXISTING UNDEVELOPED SITE

TOPOGRAPHY SOURCE

THE SURVEY WAS PREPARED BY PHOTOGRAMMETRIC PROCESS UTILIZING AERIAL PHOTOGRAPHY DATED MARCH 24, 2004.

MONUMENTATION AND MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A LOT CONSOLIDATION PARCEL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE LOT CONSOLIDATION PARCEL MAP.

PRELIMINARY GRADING PLAN NOTE:

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 PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

GRADING:
EXCAVATE: 10,220 C.Y.
FILL: 10,220 C.Y.
EXPORT/IMPORT: 0 C.Y.

NOTE:
THE PROPOSED SLOPE RATIO FOR ALL CUTS IS 1.5:1 AND FILL IS 1:1.

ENGINEER OF WORK

THOMAS P. FITZMAURICE
R.C.E. NO. 55553
EXP. 12-31-10

DATE

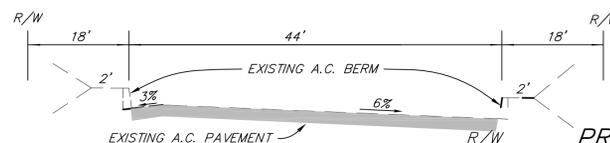
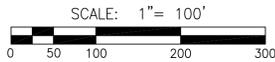


GRADING PLAN NOTES CONT.:

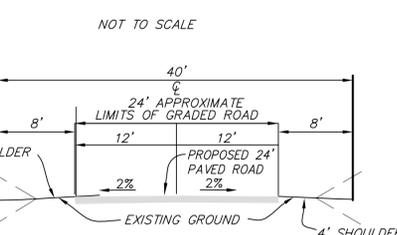
a. Use and maintenance of one well on Parcel 2 in the location shown on Tentative Parcel Map 20951 RPL2. Documentation: The applicant shall provide a letter statement to the [DPLU, PCC] stating that all Sensitive Resource Easements were avoided during the grading construction, and that no impacts or encroachment into the open space occurred. Timing: Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. Monitoring: The [DPW, PDCI] shall not allow any grading, clearing or encroachment into the open space easement."

(CULTURAL RESOURCES)

7. ARCHAEOLOGICAL MONITORING: [DPLU, PCC] [RG, BP] [DPLU, FEE]. Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological Resources, a Grading Monitoring Program shall be implemented. Description of Requirement: The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archeological Monitoring Program if cultural resources were encountered during grading. The report shall include the following:
 a. Department of Parks and Recreation Primary and Archeological Site forms.
 b. Evidence that all cultural resources collected during the grading monitoring program have been submitted to a San Diego duration facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that archaeological materials have been received and that all fees have been paid.
 c. If no cultural resources were discovered, a brief letter to that effect and stating that the grading monitoring activities have been completed, shall be sent to the Director of Planning and Land Use by the Project Archaeologist. Documentation: The applicant shall submit the letter report to the [DPLU, PCC] for review and approval. Timing: Prior to the occupancy of any structure or use of the premises in reliance of the Parcel Map, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), the final report shall be completed. Monitoring: The [DPLU, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.



PINE VALLEY ROAD



PROPOSED EASEMENT ROAD

NOT TO SCALE