

PRELIMINARY GRADING PLAN

LEGEND:

- EXISTING FEATURES:**
- 1 BUILDING TO REMAIN
 - 2 POWER POLE TO BE REMOVED
 - 3 RETAINING WALL TO REMAIN
 - 4 RETAINING WALL TO BE REMOVED
 - 5 SEWER LINE
 - 6 CONCRETE BROWDTCH
 - 7 DIRT ROAD
 - 8 ACCESS EASEMENT PER DOC. RECORDED JULY 10, 1969 AS FILE NO. 124021 & SDG&E EASEMENT PER DOC. RECORDED AUGUST 12, 1982 AS DOC. NO. 1982-249391
 - 9 ROAD EASEMENT PER DOC RECORDED SEPTEMBER 7, 1960 AS FILE NO. 180907
 - 10 SPRING VALLEY SANITATION DISTRICT SEWER EASEMENT PER DOC. RECORDED JUNE 2, 1958 AS FILE NO. 87337
 - 11 STREET LIGHT
 - 12 8" SEWER EASEMENT AS SHOWN ON COUNTY AS-BUILT SV-12-16
 - 13 SIDEWALK
 - 14 CURB & GUTTER
 - 15 CHAINLINK FENCE TO REMAIN
 - 16 BUILDING TO BE REMOVED

- PROPOSED FEATURES:**
- 1 FIRE TURN AROUND - NO PARKING
 - 2 2-CAR GARAGE
 - 3 DRIVEWAY (POROUS CONCRETE)
 - 4 SINGLE FAMILY RESIDENCE
 - 5 6' PUBLIC ROAD DEDICATION
 - 6 SEWER MANHOLE
 - 7 SEWER LINE
 - 8 WATER LINE
 - 9 BIORETENTION AREA
 - 10 SIDEWALK (POROUS CONCRETE)
 - 11 ROLLED CURB & GUTTER
 - 12 RETAINING WALL
 - 13 STORM DRAIN PIPE (RUNOFF FROM ROOF DIRECTED TO BIORETENTION AREA)
 - 14 CONNECT TO EXISTING SEWER LINE
 - 15 KEYSTONE RETAINING WALL (3" MAX)
 - 16 WALKWAY (4") (POROUS CONCRETE) (TYP)
 - 17 CURB & GUTTER
 - 18 PARKING SPACE (4 SPACES)
 - 19 STORM DRAIN PIPE (TYP.)
 - 20 CATCH BASIN (TYP.)

LEGEND:

- EXISTING IMPROVEMENT:**
- AC PAVEMENT
 - AC / GRAVEL PAVEMENT
 - 6' CHAINLINK FENCE
 - SEWER MAIN
 - SEWER MANHOLE
 - WATER MAIN
 - STREET LIGHT
- PROPOSED IMPROVEMENT:**
- CUT / FILL GRADE SLOPE (1.5:1 CUT / 2:1 FILL)
 - PAVEMENT (POROUS CONCRETE)
 - DRIVEWAY, SIDEWALK (POROUS CONCRETE)
 - PED RAMP PER RSD G-27 & G-31
 - MANSONRY RETAINING WALL (8" MAX.)
 - HOUSE UNIT NO.
 - BUILDING MODEL TYPE
 - SEWER MAIN
 - SEWER MANHOLE
 - WATER MAIN
 - RIP RAP
 - CONCRETE BROWDTCH
 - DRAINAGE CATCH BASIN (GRATE) & 4" PVC DRAIN PIPE
 - FIRE HYDRANT
 - CATCH BASIN (TYPE B), HEADWALL & 12" PVC DRAIN PIPE

GENERAL NOTES:

1. EXISTING HOUSES, GARAGE AND STORAGE SHED ARE NOT SHOWN HEREON FOR CLARITY PURPOSES.
2. PROPOSED DRAINAGE SYSTEM (ONSITE CATCH BASINS AND STORM DRAIN PIPES) AROUND THE BUILDINGS ARE NOT SHOWN HEREON FOR CLARITY PURPOSES. THEY WILL BE ADDED AT FINAL ENGINEERING.

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.

EARTHWORK QUANTITIES:

- CUT= 8,200 CY
- FILL= 6,700 CY
- SHRINKAGE (18%)= 1,500 CY
- EXPORT= 0 CY

SOURCE OF TOPOGRAPHY:

PHOTOGEODETIC AERIAL TOPO SURVEY JOB NO. 283801A
DATE FLOWN: SEPTEMBER 29, 2001

BASIS OF ELEVATIONS:

DESCRIPTION: 3" BRASS DISK IN 8" SQUARE CONCRETE MONUMENT.
ELEVATION: 758.08'
DATUM: NGVD-29
SOURCE: COUNTY OF SAN DIEGO RUIS MONUMENT DETAIL, POINT NAME "VOLIN" PER ROS 5550
LOCAL BENCHMARK: 3/4" IRON PIPE WITH DISC STAMPED "LS 4068" LOCATED AT SOUTHWEST CORNER OF SITE (ELEVATION = 370.39)

ASSESSOR'S PARCEL NUMBER:

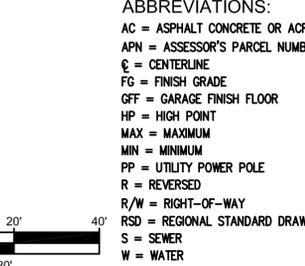
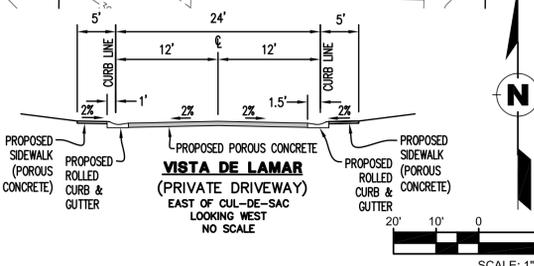
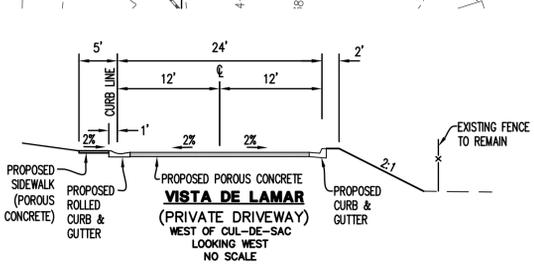
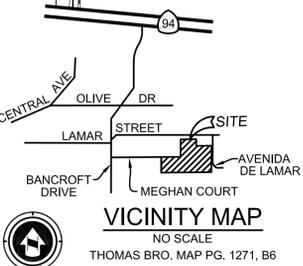
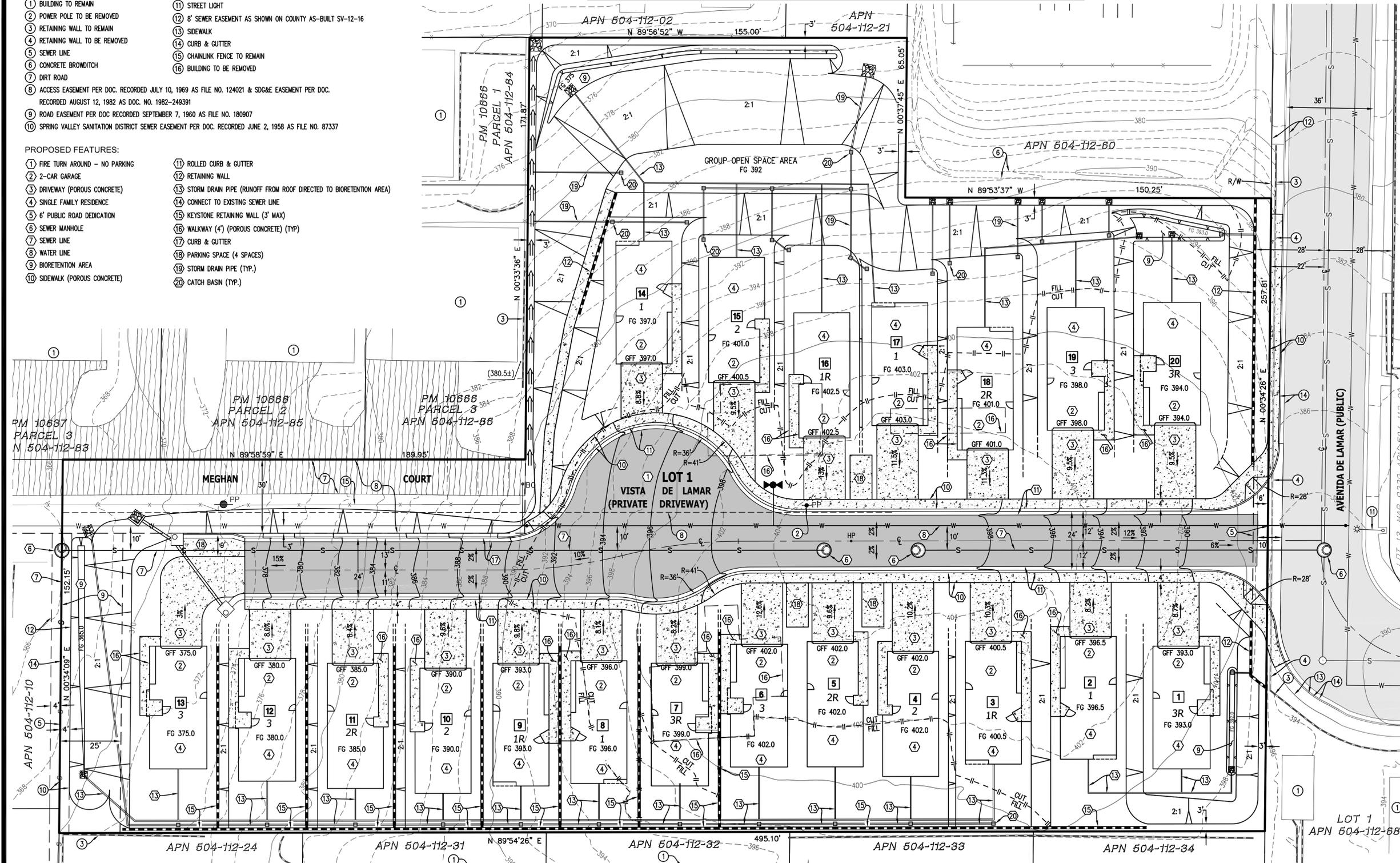
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OWNER/SUBDIVIDER:

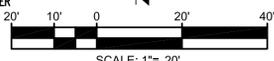
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PREPARED BY:

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- ABBREVIATIONS:**
- AC = ASPHALT CONCRETE OR ACRES
 - APN = ASSESSOR'S PARCEL NUMBER
 - CL = CENTERLINE
 - FG = FINISH GRADE
 - GFF = GARAGE FINISH FLOOR
 - HP = HIGH POINT
 - MAX = MAXIMUM
 - MIN = MINIMUM
 - PP = UTILITY POWER POLE
 - R = REVERSED
 - R/W = RIGHT-OF-WAY
 - RSD = REGIONAL STANDARD DRAWINGS
 - S = SEWER
 - W = WATER



PDS2013-TM-5576; PDS2013-ER-13-18-003; VISTA DE LAMAR

PRELIMINARY GRADING PLAN

NOTES:

PRE-CONSTRUCTION MEETING: (PRIOR TO PRECONSTRUCTION CONFERENCE, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES.)

(PALEONTOLOGICAL RESOURCES)

PALEO#2--PALEONTOLOGICAL MONITORING [PDS, FEE X2]

INTENT: IN ORDER TO COMPLY WITH MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO CONDITION 6, A PALEONTOLOGICAL RESOURCE GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED.

DESCRIPTION OF REQUIREMENT: THE COUNTY APPROVED PROJECT PALEONTOLOGIST, AND [PDS PCC] SHALL ATTEND THE PRE-CONSTRUCTION MEETING WITH THE CONTRACTORS TO EXPLAIN AND COORDINATE THE REQUIREMENTS OF THE GRADING MONITORING PROGRAM. THE PROJECT PALEONTOLOGIST SHALL MONITOR DURING THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS FOR THE PROJECT, BOTH ON AND OFF SITE, THE QUALIFIED PALEONTOLOGICAL RESOURCES MONITOR SHALL BE ON-SITE TO MONITOR AS DETERMINED NECESSARY BY THE QUALIFIED PALEONTOLOGIST. THE GRADING MONITORING PROGRAM SHALL COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR PALEONTOLOGICAL RESOURCES<<<http://www.sdcounty.ca.gov/dplu/procguid.html>>>.

DOCUMENTATION: THE APPLICANT SHALL HAVE THE CONTRACTED PROJECT PALEONTOLOGIST ATTEND THE PRECONSTRUCTION MEETING TO EXPLAIN THE 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, PDC] SHALL INVITE THE [PDS, PCC] TO THE PRECONSTRUCTION CONFERENCE TO COORDINATE THE PALEONTOLOGICAL RESOURCE MONITORING REQUIREMENTS OF THIS CONDITION. THE [PDS, PCC] SHALL ATTEND THE PRECONSTRUCTION CONFERENCE AND CONFIRM THE ATTENDANCE OF THE APPROVED PROJECT PALEONTOLOGIST. DURING CONSTRUCTION: (THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION).

(PALEONTOLOGICAL RESOURCES)

PALEO#3--PALEONTOLOGICAL MONITORING [PC] [PDS, FEE X2]

INTENT: IN ORDER TO COMPLY WITH MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO CONDITION 6, AND THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR PALEONTOLOGICAL RESOURCES <<<http://www.sdcounty.ca.gov/dplu/procguid.html>>>, A GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED.

DESCRIPTION OF REQUIREMENT: THE PROJECT PALEONTOLOGIST SHALL MONITOR DURING THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS FOR THE PROJECT, BOTH ON AND OFF SITE, THE QUALIFIED PALEONTOLOGICAL RESOURCES MONITOR SHALL BE ON-SITE TO MONITOR AS DETERMINED NECESSARY BY THE QUALIFIED PALEONTOLOGIST. THE GRADING MONITORING PROGRAM SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS DURING GRADING:

a. IF PALEONTOLOGICAL RESOURCES ARE ENCOUNTERED DURING GRADING/EXCAVATION, THE FOLLOWING SHALL BE COMPLETED:

1. THE QUALIFIED PALEONTOLOGICAL RESOURCES MONITOR SHALL HAVE THE AUTHORITY TO DIRECT, DIVERT, OR HALT ANY GRADING/EXCAVATION ACTIVITY UNTIL SUCH TIME THAT THE SENSITIVITY OF THE RESOURCE CAN BE DETERMINED AND THE APPROPRIATE SALVAGE IMPLEMENTED.
2. THE QUALIFIED MONITOR SHALL IMMEDIATELY CONTACT THE QUALIFIED PALEONTOLOGIST.
3. THE QUALIFIED PALEONTOLOGIST SHALL CONTACT THE [PDS, PCC] IMMEDIATELY.
4. THE QUALIFIED PALEONTOLOGIST SHALL DETERMINE IF THE DISCOVERED RESOURCE IS SIGNIFICANT. IF IT IS NOT SIGNIFICANT, GRADING/EXCAVATION SHALL RESUME.

b. IF THE PALEONTOLOGICAL RESOURCE IS SIGNIFICANT OR POTENTIALLY SIGNIFICANT, THE QUALIFIED PALEONTOLOGIST OR QUALIFIED PALEONTOLOGICAL RESOURCES MONITOR, UNDER THE SUPERVISION OF THE QUALIFIED PALEONTOLOGIST, SHALL COMPLETE THE FOLLOWING TASKS IN THE FIELD:

1. SALVAGE UNEARTHED FOSSIL REMAINS, INCLUDING SIMPLE EXCAVATION OF EXPOSED SPECIMENS OR, IF NECESSARY, PLASTER-JACKETING OF LARGE AND/OR FRAGILE SPECIMENS OR MORE ELABORATE QUARRY EXCAVATIONS OF RICHLY FOSSILIFEROUS DEPOSITS;
2. RECORD STRATIGRAPHIC AND GEOLOGIC DATA TO PROVIDE A CONTEXT FOR THE RECOVERED FOSSIL REMAINS, TYPICALLY INCLUDING A DETAILED DESCRIPTION OF ALL PALEONTOLOGICAL LOCALITIES WITHIN THE PROJECT SITE, AS WELL AS THE LITHOLOGY OF FOSSIL-BEARING STRATA WITHIN THE MEASURED STRATIGRAPHIC SECTION, IF FEASIBLE, AND PHOTOGRAPHIC DOCUMENTATION OF THE GEOLOGIC SETTING; AND
3. TRANSPORT THE COLLECTED SPECIMENS TO A LABORATORY FOR PROCESSING (CLEANING, CURATION, CATALOGING, ETC.).

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, PDC] SHALL MAKE SURE THAT THE PROJECT ARCHAEOLOGIST IS ON-SITE PERFORMING THE MONITORING DUTIES OF THIS CONDITION. THE [DPW, PDC] SHALL CONTACT THE [PDS, PCC] IF THE PROJECT PALEONTOLOGIST OR APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

ROUGH GRADING: (PRIOR TO ROUGH GRADING APPROVAL AND ISSUANCE OF ANY BUILDING PERMIT).

(PALEONTOLOGICAL RESOURCES)

PALEO#4--PALEONTOLOGICAL MONITORING [PDS, FEE]

INTENT: IN ORDER TO COMPLY WITH THE ADOPTED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) PURSUANT TO CONDITION 6, AND THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR PALEONTOLOGICAL RESOURCES.<<<http://www.sdcounty.ca.gov/dplu/procguid.html>>> A GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED.

DESCRIPTION OF REQUIREMENT: THE PROJECT PALEONTOLOGIST SHALL PREPARE ONE OF THE FOLLOWING LETTERS UPON COMPLETION OF THE GRADING ACTIVITIES THAT REQUIRE MONITORING:

a. IF NO PALEONTOLOGICAL RESOURCES WERE DISCOVERED, SUBMIT A "NO FOSSILS FOUND" LETTER FROM THE GRADING CONTRACTOR TO THE [PDS, PCC] STATING THAT THE MONITORING HAS BEEN COMPLETED AND THAT NO FOSSILS WERE DISCOVERED, AND INCLUDING THE NAMES AND SIGNATURES FROM THE FOSSIL MONITORS. THE LETTER SHALL BE IN THE FORMAT OF ATTACHMENT E IF THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE FOR PALEONTOLOGICAL RESOURCES.

b. IF PALEONTOLOGICAL RESOURCES WERE ENCOUNTERED DURING GRADING, A LETTER SHALL BE PREPARED STATING THAT THE FIELD GRADING MONITORING ACTIVITIES HAVE BEEN COMPLETED, AND THAT RESOURCES HAVE BEEN ENCOUNTERED. THE LETTER SHALL DETAIL THE ANTICIPATED TIME SCHEDULE FOR COMPLETION OF THE CURRATION PHASE OF THE MONITORING.

DOCUMENTATION: THE APPLICANT SHALL SUBMIT THE LETTER REPORT TO THE [PDS, 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)<<<http://www.sdcounty.ca.gov/dpw/docs/progradord.pdf>>>, THE LETTER REPORT SHALL BE COMPLETED. MONITORING: THE [PDS, PCC] SHALL REVIEW THE FINAL NEGATIVE LETTER REPORT OR FIELD MONITORING MEMO FOR COMPLIANCE WITH THE PROJECT MMRP, AND INFORM [DPW, PDC] 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).

(PALEONTOLOGICAL RESOURCES)

PALEO#5--PALEONTOLOGICAL MONITORING [PDS, FEE]

INTENT: IN ORDER TO COMPLY WITH THE ADOPTED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) PURSUANT TO CONDITION 6, AND THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR PALEONTOLOGICAL RESOURCES<<<http://www.sdcounty.ca.gov/dplu/procguid.html>>>, A GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE PROJECT PALEONTOLOGIST SHALL PREPARE A FINAL REPORT THAT DOCUMENTS THE RESULTS, ANALYSIS, AND CONCLUSIONS OF ALL PHASES OF THE PALEONTOLOGICAL MONITORING PROGRAM IF RESOURCES WERE ENCOUNTERED DURING GRADING. THE REPORT SHALL INCLUDE THE FOLLOWING:

a. IF PALEONTOLOGICAL RESOURCES WERE DISCOVERED, THE FOLLOWING TASKS SHALL BE COMPLETED BY OR UNDER THE SUPERVISION OF THE PROJECT PALEONTOLOGIST:

1. PREPARE COLLECTED FOSSIL REMAINS FOR CURATION, TO INCLUDE CLEANING THE FOSSILS BY REMOVING THE ENCLOSED ROCK MATERIAL, STABILIZING FRAGILE SPECIMENS USING GLUES AND OTHER ADHESIVES, IF NECESSARY, AND REPAIRING BROKEN SPECIMENS;
2. CURATE, CATALOG AND IDENTIFY ALL FOSSIL REMAINS TO THE LOWEST TAXON POSSIBLE, INVENTORY SPECIMENS, ASSIGNING CATALOG NUMBERS, AND ENTER THE APPROPRIATE SPECIMEN AND LOCALITY DATA INTO A COLLECTION DATABASE;
3. SUBMIT A DETAILED REPORT PREPARED BY THE PROJECT PALEONTOLOGIST IN THE FORMAT PROVIDED IN APPENDIX D OF THE COUNTY OF SAN DIEGO'S GUIDELINES FOR DETERMINING SIGNIFICANCE FOR PALEONTOLOGICAL RESOURCES AND IDENTIFYING WHICH ACCREDITED INSTITUTION HAS AGREED TO ACCEPT THE CURATED FOSSILS. SUBMIT TWO HARD COPIES OF THE FINAL PALEONTOLOGICAL RESOURCES MITIGATION REPORT TO THE DIRECTOR OF PDS FOR FINAL APPROVAL OF THE MITIGATION, AND SUBMIT AN ELECTRONIC COPY OF THE COMPLETE REPORT IN MICROSOFT WORD ON A CD. IN ADDITION, SUBMIT ONE COPY OF THE REPORT TO THE SAN DIEGO NATURAL HISTORY MUSEUM AND ONE COPY TO THE INSTITUTION THAT RECEIVED THE FOSSILS.
4. TRANSFER THE CATALOGED FOSSIL REMAINS AND COPIES OF RELEVANT FIELD NOTES, MAPS, STRATIGRAPHIC SECTIONS, AND PHOTOGRAPHS TO AN ACCREDITED INSTITUTION (MUSEUM OR UNIVERSITY) IN CALIFORNIA THAT MAINTAINS PALEONTOLOGICAL COLLECTIONS FOR ARCHIVAL STORAGE AND/OR DISPLAY, AND SUBMIT PROOF OF TRANSFER OF PALEONTOLOGICAL RESOURCES, IN THE FORM OF A LETTER, FROM THE DIRECTOR OF THE PALEONTOLOGY DEPARTMENT OF THE ACCREDITED INSTITUTION TO THE DIRECTOR OF PDS VERIFYING THAT THE CURATED FOSSILS FROM THE PROJECT SITE HAVE BEEN RECEIVED BY THE INSTITUTION.

b. IF NO 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 PDS BY THE PROJECT PALEONTOLOGIST.

DOCUMENTATION: THE APPLICANT SHALL SUBMIT THE LETTER REPORT TO THE [PDS, PCC] FOR REVIEW AND APPROVAL. TIMING: PRIOR TO THE OCCUPANCY OF ANY STRUCTURE AND PRIOR TO FINAL GRADING RELEASE (GRADING ORDINANCE SEC. 87.421.a.3)<<<http://www.sdcounty.ca.gov/dpw/docs/progradord.pdf>>>, THE FINAL REPORT SHALL BE COMPLETED. MONITORING: THE [PDS, PCC] SHALL REVIEW THE FINAL REPORT FOR COMPLIANCE WITH THE PROJECT MMRP, AND INFORM [DPW, PDC] THAT THE REQUIREMENT IS COMPLETED.

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