

# COUNTY OF SAN DIEGO TRACT TM 5575 RPL<sup>3</sup> VESTING SITE PLAN VALIANO

### TOPOGRAPHY

AERIAL TOPOGRAPHY BY:  
SPENCER B. GROSS  
5301 LONLEY LN. #11  
RD. WY 89511  
L75708-440  
PLANT DATE: 10-08-12

### PROPOSED GRADING

CUT: 928,000 CY  
FILL: 928,000 CY  
ENGINEER'S ESTIMATE ONLY, NOT FOR BID PURPOSES

### PROPOSED IMPROVEMENTS

PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF PRIVATE SEWER, WATER AND STORM DRAIN SYSTEMS, AND PRIVATE ROADS AS INDICATED ON THESE PLANS.

### OWNER/APPLICANT

THE EDEN HILLS PROJECT OWNER, LLC  
2235 ENCINITAS BOULEVARD, SUITE 216  
ENCINITAS, CALIFORNIA 92024  
(760) 944-7511

### ENGINEER

FUSCOE ENGINEERING INC. SAN DIEGO, INC.  
6390 GREENWICH DRIVE, STE. 170  
SAN DIEGO, CA 92122  
(858)554-1500

### OWNER/DEVELOPER

THE EDEN HILLS PROJECT OWNER, LLC  
2235 ENCINITAS BOULEVARD, SUITE 216  
ENCINITAS, CALIFORNIA 92024  
(760) 944-7511

LANCE WHITE

### LEGAL DESCRIPTION

PORTIONS OF LOTS 1, 3 AND 5 OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SBM TOGETHER WITH PARCELS 1, 2 AND 3 OF PARCEL MAP 3785, AND A PORTION OF LOT 11 OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SBM IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

### SOLAR ACCESS NOTE

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT/COMMERCIAL UNIT ALLOWED BY THIS SUBDIVISION.

### SPECIAL ASSESSMENT ACT STATEMENT:

THE SUBDIVIDER MAY MAKE A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF MAJOR UTILITY AND TRANSPORTATION INFRASTRUCTURE.

### STREET LIGHT STATEMENT:

STREET LIGHTING SHALL BE DESIGNED TO COMPLY WITH THE DARK SKIES POLICIES OF THE SAN DIEGO COUNTY COMMUNITY PLAN. THIS INCLUDES INSTALLING STREET LIGHTING ONLY WHEN NECESSARY FOR PUBLIC SAFETY AT ROAD INTERSECTIONS, AS WELL AS UTILIZING LIGHTS THAT ARE LOW LEVEL, TIMED, DIRECTED DOWNWARD, AND SCREENED TO MINIMIZE THE IMPACTS ON THE DARK SKY AND TO MINIMIZE SPILLOVER ONTO ADJACENT PROPERTIES. THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

### PARK LAND DEDICATION STATEMENT:

THE SUBDIVIDER INTENDS TO COMPLY WITH THE PARK LANES DEDICATION ORDINANCE THROUGH A COMBINATION OF THE DEDICATION OF PARK LAND AND BY THE PAYMENT OF FEES AS ALLOWED AND REQUIRED BY THE ORDINANCE.

### SHEET INDEX:

1. TITLE SHEET-INDEX MAP, LEGEND & NOTES
2. FOOTPRINTS AND SETBACKS
3. NEIGHBORHOOD MAP
4. SITE PLAN
5. SITE PLAN
6. SITE PLAN
7. SITE PLAN
8. SITE PLAN
9. SITE PLAN
10. SITE PLAN
11. SITE PLAN
12. PARK CONCEPT PLAN

### WATER AND SEWER

WATER:  
RINCON DEL DIABLO MUNICIPAL WATER DISTRICT  
1920 IRIS LANE  
ESCONDIDO, CA 92026  
(760)745-5822

SEWER:  
ON SITE TREATMENT PLANT

### SCHOOL DISTRICTS

ESCONDIDO ELEMENTARY  
1330 E. GRAND AVENUE  
ESCONDIDO CA 92027  
(760)432-2400

HIGH SCHOOL  
302 N. MIDWAY DRIVE  
ESCONDIDO, CA 92027  
(760)291-3200

### FIRE DISTRICT

CITY OF SAN MARCOS FIRE PROTECTION DISTRICT  
1 CIVIC CENTER DRIVE  
SAN DIEGO, CA 92089  
(760) 744-1050

### EXISTING ZONING

SEE SHEET 2 FOR TABULATION OF EXISTING ZONING FOR EXISTING PARCELS.

### PROPOSED ZONING

SEE SHEET 2 FOR TABULATION OF PROPOSED ZONING FOR PROPOSED PLANNING AREAS.

### GROSS/NET AREA

238.8 ACRES GROSS AND NET

### NUMBER OF LOTS

SINGLE FAMILY RESIDENTIAL	277
DETACHED CONDOMINIUM	12
OPEN SPACE	20
TOTAL	309

### LANDSCAPE PLANS

MONICA SIMPSON ASLA  
LANDSCAPE ARCHITECTURE/PLANNING  
LAGUNA BEACH, CA  
(949)375-2523

### LEGEND

ITEMS	STAD. DWGS.	SYMBOL
RETAINING WALL	(c-1)	-----
EXISTING CONTOUR		-----
PROPOSED CONTOUR		-----
BROW DITCH	(d-75)	-----
BOUNDARY		-----
EASEMENT		-----
RESIDENTIAL LOT		-----
PAD ELEVATION		-----
LOT SIZE		-----
OPEN SPACE LOT		-----
100 YEAR LINE OF INUNDATION		-----
EASEMENT		-----
LOT LINE		-----
UNIT / NEIGHBORHOOD BOUNDARY		-----
SETBACK		-----
DAYLIGHT LINE		-----
OUT/FILL SLOPE 2:1 OR AS NOTED		-----
PUBLIC TRAIL		-----
EXISTING TRAIL		-----
PRIVATE TRAIL		-----
FUEL MANAGEMENT ZONE 1		-----
FUEL MANAGEMENT ZONE 2		-----
PROPOSED ESMT GLE		-----
4" WEDGE CURB TYPE E AND R.O.W.	(g-5)	-----
BIOLOGICAL OPEN SPACE EASEMENT		-----
LIMITED BUILDING ZONE		-----
R.P.O. SETBACK		-----
AGRICULTURAL PRESERVE		-----
STEEP SLOPE EASEMENT		-----

47  
749.8  
5,507 SF

E

### NOTES

SAN DIEGO STANDARD REGIONAL STANDARD DRAWINGS APPLY FOR THIS PROJECT  
\* TRAIL IS LOCATED IN A PUBLIC TRAIL EASEMENT WHEN ADJACENT TO A PRIVATE ROAD

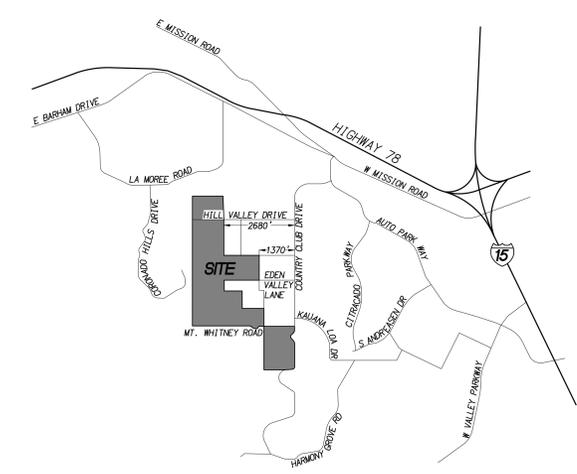
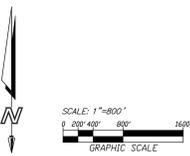
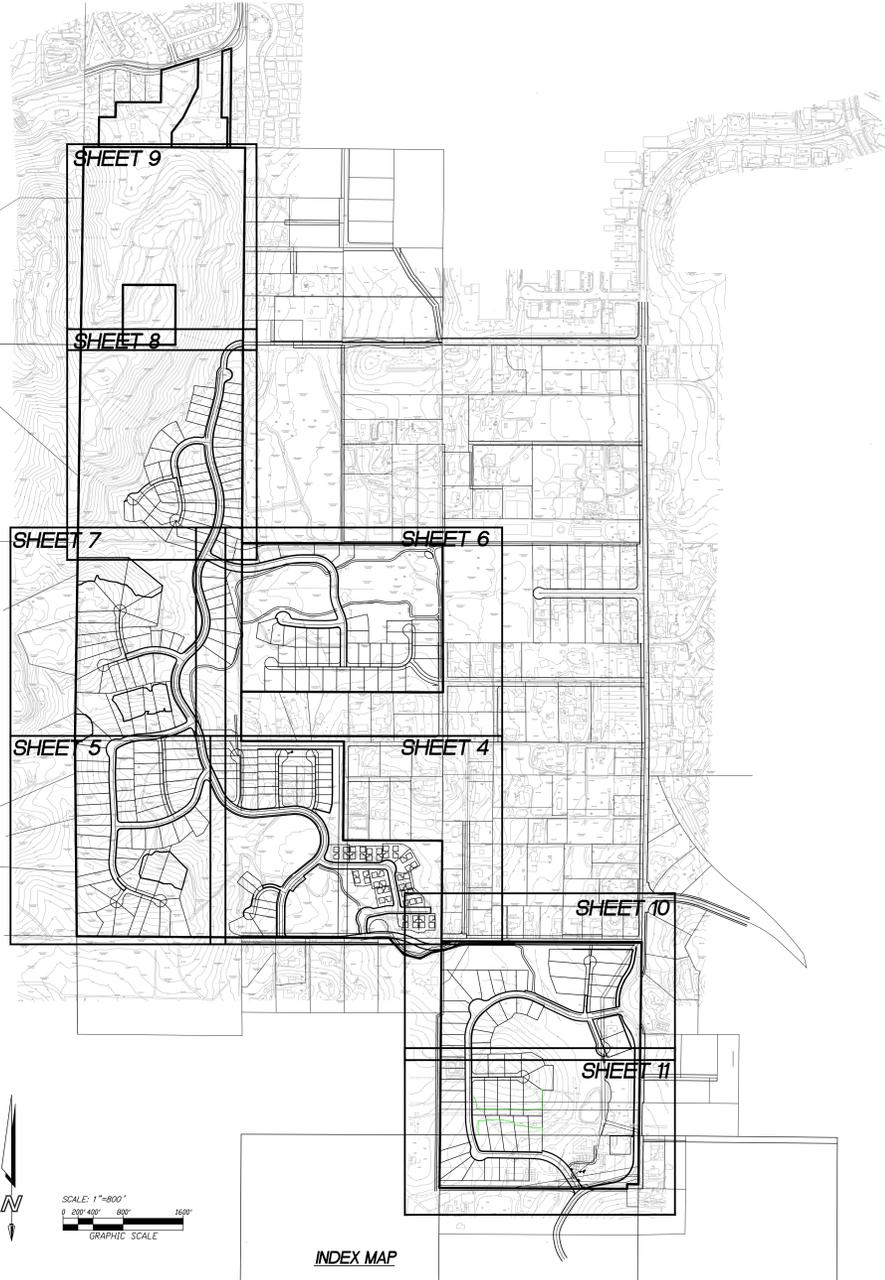
### SAN DIEGO GAS AND ELECTRIC NOTE

1. THE GRANTING OF OPEN SPACE WITHIN SDG&E EASEMENTS IS SUBJECT TO APPROVAL BY SDG&E.

MINIMUM PROPOSED LOT SIZE: 5,000 sq. ft.

TOTAL NUMBER OF DWELLING UNITS: 326

ASSESSOR'S PARCEL NUMBERS:	LAND USE DESIGNATION	COMMUNITY PLAN	TAX RATE
228-313-13	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGUITO	76011
232-013-01	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGUITO	74035
232-013-02	SEMI-RURAL RESIDENTIAL (SR-1)	SAN DIEGUITO	74035
232-013-03	SEMI-RURAL RESIDENTIAL (SR-1)	SAN DIEGUITO	74094
232-020-55	SEMI-RURAL RESIDENTIAL (SR-1)	SAN DIEGUITO	74094
232-492-01	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGUITO	74035
232-500-18	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGUITO	74094
232-500-19	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGUITO	74094
232-500-20	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGUITO	74094
232-500-21	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGUITO	74035
232-500-22	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGUITO	74035
232-500-23	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGUITO	74035
232-031-41	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGUITO	74228



VICINITY MAP  
NOT TO SCALE

### VESTING SITE PLAN SHEET 1 OF 12

NO.	DATE	REVISION

### ENGINEER OF WORK

FUSCOE ENGINEERING INC.  
6390 GREENWICH DRIVE, STE. 170  
SAN DIEGO, CA 92122  
(858)554-1500



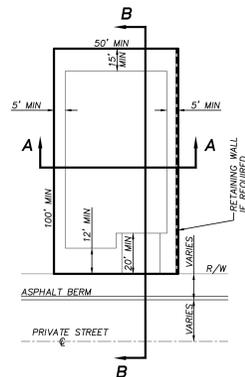
KENNETH T. KOZLIK RCE 71883 DATE



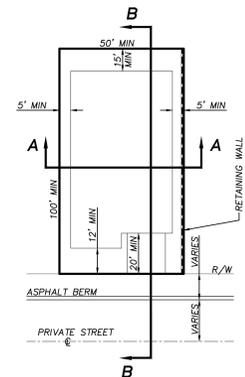
# COUNTY OF SAN DIEGO TRACT TM 5575 RPL<sup>3</sup>

## VESTING SITE PLAN

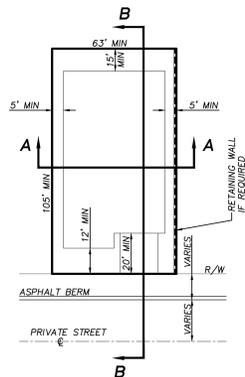
### VALIANO



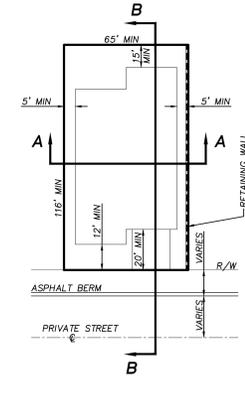
**PRODUCT 1**  
5000 SF. MIN.  
INTERIOR LOTS  
NEIGHBORHOOD 1  
NO SCALE



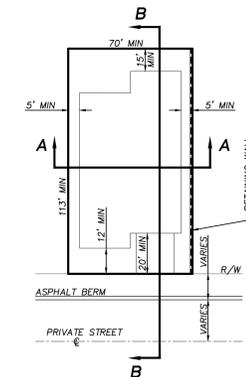
**PRODUCT 2**  
8000 SF. MIN.  
INTERIOR LOTS  
NEIGHBORHOOD 5  
NO SCALE



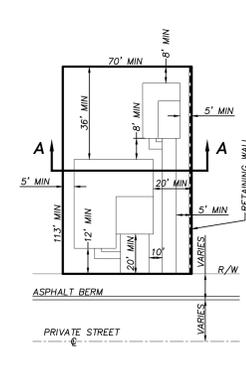
**PRODUCT 3**  
7000 SF. MIN.  
INTERIOR LOTS  
NEIGHBORHOOD 4  
NO SCALE



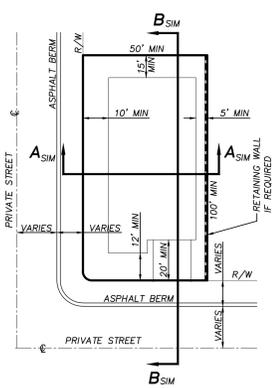
**PRODUCT 4**  
65'x116' MIN. INTERIOR LOTS  
7350 SF. MIN.  
NEIGHBORHOOD 2  
NO SCALE



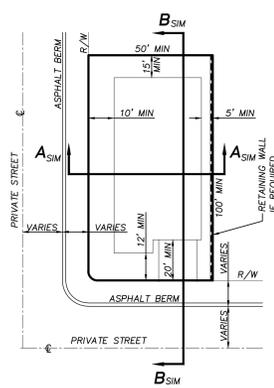
**PRODUCT 4**  
70'x113' MIN. INTERIOR LOTS  
7350 SF. MIN.  
NEIGHBORHOOD 2  
NO SCALE



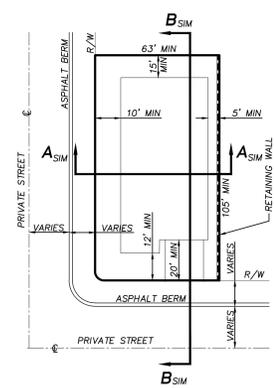
**PRODUCT 4**  
70'x113' MIN. INTERIOR LOTS  
MULTI-GENERATION SETBACK  
DETACHED W/ GARAGE  
7350 SF. MIN.  
NEIGHBORHOOD 2  
NO SCALE



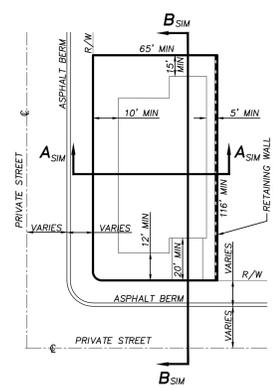
**PRODUCT 1**  
5000 SF. MIN.  
EXTERIOR LOTS  
NEIGHBORHOOD 1  
NO SCALE



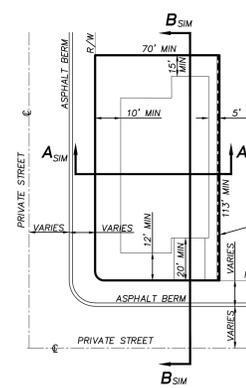
**PRODUCT 2**  
8000 SF. MIN.  
EXTERIOR LOTS  
NEIGHBORHOOD 5  
NO SCALE



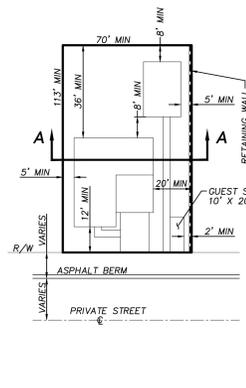
**PRODUCT 3**  
7000 SF. MIN.  
EXTERIOR LOTS  
NEIGHBORHOOD 4  
NO SCALE



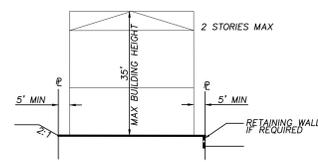
**PRODUCT 4**  
65'x116' MIN. EXTERIOR LOTS  
7350 SF. MIN.  
NEIGHBORHOOD 2  
NO SCALE



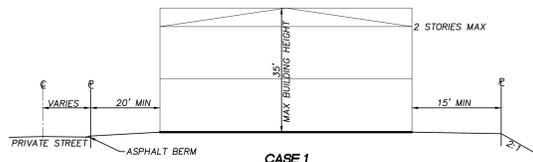
**PRODUCT 4**  
70'x113' MIN. EXTERIOR LOTS  
7350 SF. MIN.  
NEIGHBORHOOD 2  
NO SCALE



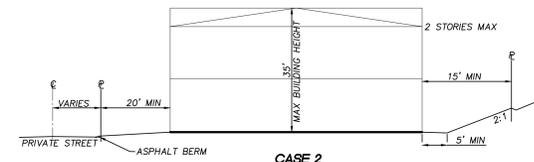
**PRODUCT 4**  
70'x113' MIN. INTERIOR LOTS  
MULTI-GENERATION SETBACK  
DETACHED W/ GUEST SPACE  
7350 SF. MIN.  
NEIGHBORHOOD 2  
NO SCALE



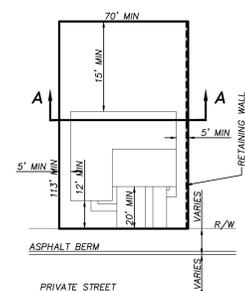
**SECTION 'A-A'**  
NO SCALE



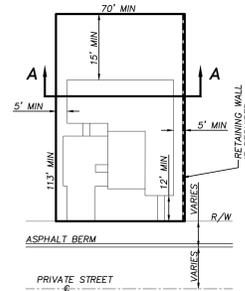
**CASE 1**



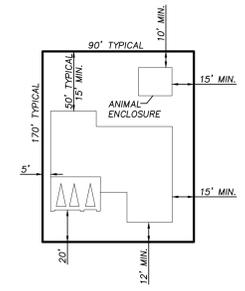
**CASE 2**



**PRODUCT 4**  
70'x113' MIN. INTERIOR LOTS  
MULTI-GENERATION SETBACK  
ATTACHED ABOVE GARAGE  
7350 SF. MIN.  
NEIGHBORHOOD 2  
NO SCALE



**PRODUCT 4**  
70'x113' MIN. INTERIOR LOTS  
MULTI-GENERATION SETBACK  
ATTACHED ABOVE GARAGE  
7350 SF. MIN.  
NEIGHBORHOOD 2  
NO SCALE



**PRODUCT 5**  
EQUESTRIAN LOTS  
15,000 SF. MIN.  
NEIGHBORHOOD 3,5  
NO SCALE

**NOTES:**  
- MINIMUM FLAT DIMENSIONS ARE TO PROPERTY LINE, TOE OF SLOPE OR RETAINING WALL.  
- SETBACKS ARE TYPICAL UNLESS DIMENSIONED OTHERWISE ON THE PLAN.  
- WHERE LOT EXTENDS TO CENTERLINE OF PRIVATE STREET, FRONT SETBACK SHALL BE 16' FROM PRIVATE STREET EASEMENT.

**ENGINEER OF WORK**  
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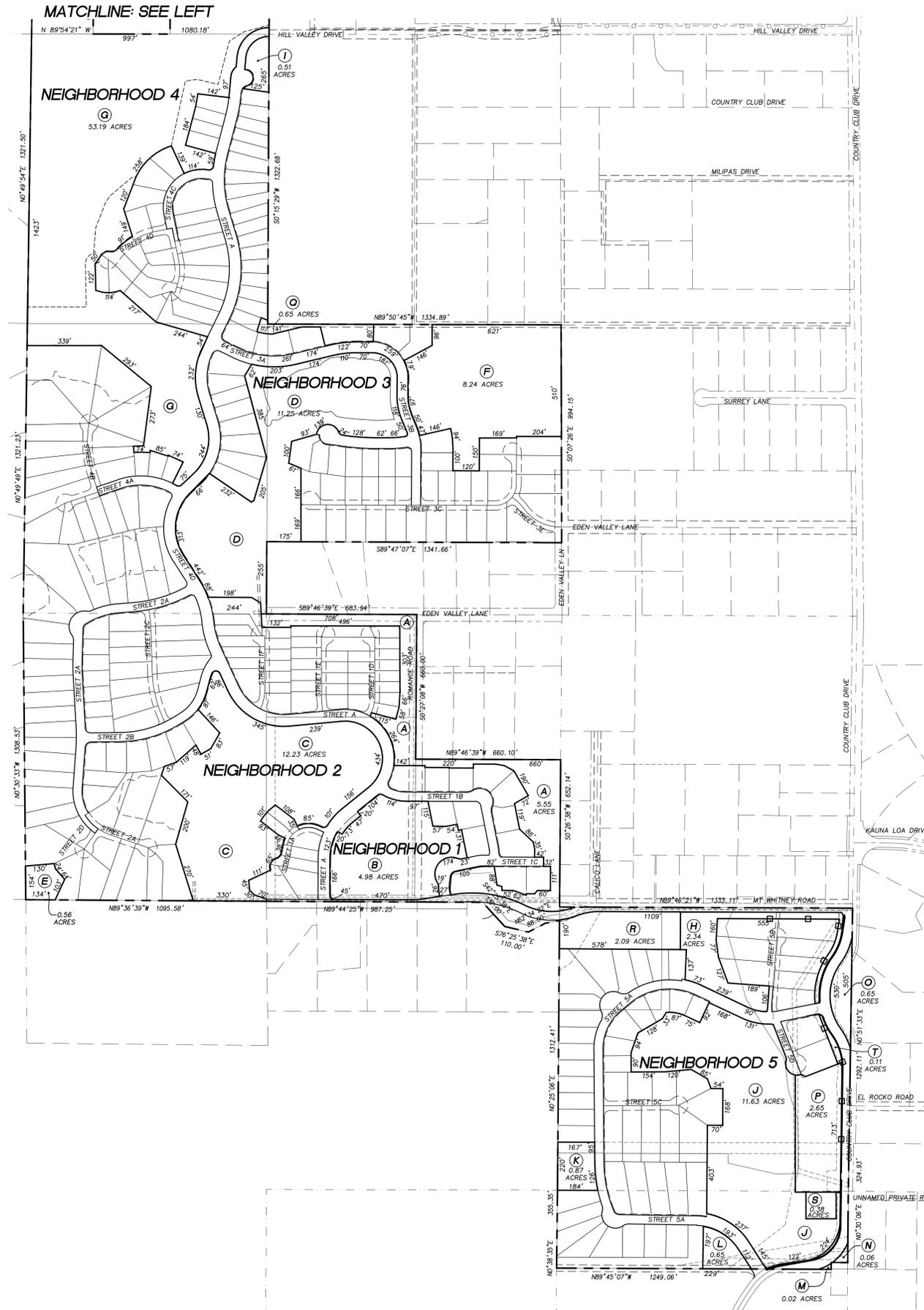
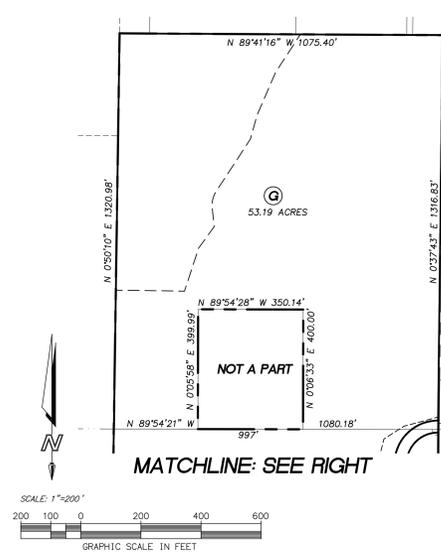
KENNETH T. KOZLIK RCE 71883 DATE

**VESTING SITE PLAN**  
**SHEET 2 OF 12**

NO.	DATE	REVISION

6390 Greenwich Drive, Suite 170  
San Diego, California 92122  
tel 858.554.1500 • fax 858.597.0335  
www.fuscoe.com

# COUNTY OF SAN DIEGO TRACT TM 5575 RPL<sup>3</sup> VESTING SITE PLAN VALIANO



NEIGHBORHOOD 1	
LOT #	AREA (sq ft)
1	12,540
2	14,790
3	14,150
4	15,420
5	12,850
6	18,110
7	12,790
8	16,700
9	16,560
10	12,120
11	12,430
12	18,520
13	23,410
14	18,030
15	7,950
16	7,480
17	12,350
18	7,280
19	7,490
20	6,770
21	5,630
22	5,730
23	5,720
24	5,700
25	5,670
26	6,290
27	6,060
28	11,210
29	15,270
30	6,010
31	6,140
32	6,090
33	6,140
34	9,410
35	5,870
36	6,000
37	5,960
38	6,010
39	8,490
40	7,370
41	6,710
42	6,950
43	6,950
44	6,900
45	6,950
46	6,960
47	6,430
48	5,920
49	6,010
50	5,900
51	5,960
52	5,910
53	11,920
54	19,490
55	10,320
56	8,520
57	10,520
58	9,460
59	8,320

NEIGHBORHOOD 2	
LOT #	AREA (sq ft)
60	17,670
61	13,520
62	15,360
63	14,940
64	12,850
65	12,780
66	12,120
67	12,820
68	21,820
69	41,990
70	44,330
71	25,880
72	14,420
73	24,950
74	20,010
75	17,190
76	21,640
77	20,740
78	32,600
79	16,490
80	16,720
81	20,930
82	16,990
83	19,510
84	16,180
85	16,330
86	16,320
87	16,090
88	16,150
89	17,390
90	16,000
91	21,950
92	32,190
93	54,260
94	33,880
95	29,920
96	24,900
97	31,800
98	10,870
99	8,720
100	8,920
101	8,840
102	8,620
103	8,810
104	9,240
105	16,620
106	13,480
107	13,650
108	14,340
109	15,320
110	16,570
111	17,670
112	24,150
113	16,740
114	18,220
115	17,790
116	16,000
117	20,150

NEIGHBORHOOD 3	
LOT #	AREA (sq ft)
118	15,200
119	16,980
120	15,250
121	16,280
122	15,090
123	13,500
124	10,620
125	10,640
126	10,040
127	9,670
128	9,650
129	9,870
130	9,680
131	9,680
132	9,680
133	9,840
134	15,380
135	19,440
136	15,170
137	15,170
138	15,510
139	15,510
140	15,510
141	15,510
142	15,510
143	15,510
144	15,510
145	30,830
146	24,170
147	17,910
148	17,740
149	17,690
150	12,780
151	12,670
152	18,540
153	11,820
154	11,810
155	11,810
156	12,590
157	12,030
158	13,900

NEIGHBORHOOD 4	
LOT #	AREA (sq ft)
159	9,700
160	8,020
161	8,010
162	10,030
163	12,040
164	16,000
165	14,070
166	9,040
167	12,400
168	9,250
169	9,730
170	11,140
171	10,670
172	13,710
173	9,410
174	11,320
175	12,450
176	15,460
177	16,190
178	15,210
179	12,000
180	15,030
181	14,480
182	17,410
183	12,990
184	11,870
185	11,430
186	24,400
187	8,920
188	8,570
189	8,540
190	9,160
191	9,940
192	13,870
193	11,200
194	11,200
195	10,620
196	9,580
197	8,760
198	8,730
199	7,870
200	7,530
201	7,670
202	8,330
203	9,540
204	8,440
205	15,080
206	12,310
207	10,410
208	12,960
209	13,860
210	16,360
211	17,830
212	19,200
213	7,070
214	8,290
215	7,000
216	18,180
217	13,220
218	16,150
219	33,700
220	45,440
221	71,670
222	40,380
223	22,100
224	19,920
225	20,140
226	21,800
227	30,990
228	21,480
229	12,690
230	14,920
231	12,270
232	13,870
233	15,960
234	23,910

NEIGHBORHOOD 5	
LOT #	AREA (sq ft)
235	10,770
236	12,390
237	12,480
238	16,030
239	26,050
240	26,930
241	13,870
242	14,510
243	12,720
244	12,050
245	12,170
246	12,260
247	12,340
248	12,430
249	12,570
250	15,000
251	15,000
252	15,010
253	15,010
254	15,010
255	15,000
256	15,000
257	15,010
258	21,950
259	21,800
260	21,800
261	21,780
262	22,340
263	21,780
264	22,000
265	22,220
266	22,300
267	22,290
268	22,050
269	17,230
270	17,840
271	17,020
272	17,020
273	9,570
274	10,750
275	14,270
276	12,590
277	11,830
278	9,730
279	8,350
280	25,290
281	26,790
282	24,790
283	25,170
284	20,300
285	15,080
286	15,080
287	16,800
288	22,920
289	22,140

LOT	AREA (Ac)	PURPOSE	MAINTAINED BY
A	3.55	DRAINAGE BASIN & BIOLOGICAL OPEN SPACE	HOA
B	4.98	RECREATION AREA & BIOLOGICAL OPEN SPACE	HOA
C	12.23	BIOLOGICAL OPEN SPACE	HOA
D	11.25	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN	HOA
E	0.66	DRAINAGE BASIN	HOA
F	8.24	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN	HOA
G	53.19	AGRICULTURE & BIOLOGICAL OPEN SPACE	HOA
H	2.34	NET WEATHER STORAGE & DRAINAGE BASIN	HOA
I	0.51	DRAINAGE BASIN	HOA
J	11.63	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN	HOA
K	0.65	SAN DIEGO GAS & ELECTRIC EASEMENT	HOA
L	0.65	LANDSCAPE	HOA
M	0.02	UNDEVELOPED	HOA
N	0.06	UNDEVELOPED	HOA
O	0.65	UNDEVELOPED	HOA
P	0.65	AGRICULTURE & BIOLOGICAL OPEN SPACE	COUNTY
Q	0.65	AGRICULTURE & BIOLOGICAL OPEN SPACE	COUNTY
R	0.58	NET WEATHER STORAGE	COUNTY
S	0.58	WATER TREATMENT	COUNTY
T	0.11	LANDSCAPE	HOA

SCALE: 1"=200'  
GRAPHIC SCALE IN FEET

N

ENGINEER OF WORK  
FUSCOE ENGINEERING INC.  
6390 GREENWICH DRIVE, STE. 170  
SAN DIEGO, CA 92122  
(858)554-1500

KENNETH T. KOZLIK RCE 71883 DATE

VESTING SITE PLAN  
SHEET 3 OF 12

NO. DATE REVISION

FUSCOE ENGINEERING  
6390 Greenwich Drive, Suite 170  
San Diego, California 92122  
Tel 858.554.1500 • Fax 858.597.0335  
www.fuscoe.com

COUNTY OF SAN DIEGO TRACT TM 5575 RPL<sup>3</sup>

VESTING SITE PLAN

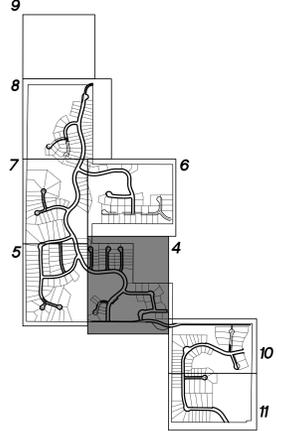
VALIANO

SEE SHEET 6



SEE SHEET 5

SEE SHEET 9



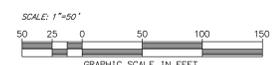
INDEX MAP  
NO SCALE

VESTING SITE PLAN  
SHEET 4 OF 12

SEE SHEET 9

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SAN DIEGO, CA 92122  
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KENNETH T. KOZLIK REC 71883 DATE

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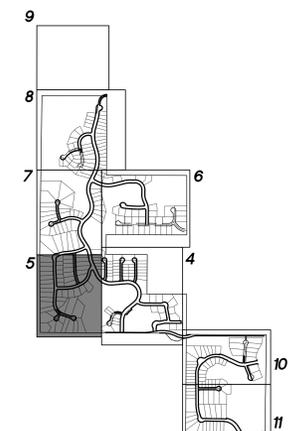
VESTING SITE PLAN

VALIANO

SEE SHEET 7



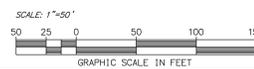
SEE SHEET 4



INDEX MAP  
NO SCALE

VESTING SITE PLAN  
SHEET 5 OF 12

NO.	DATE	REVISION



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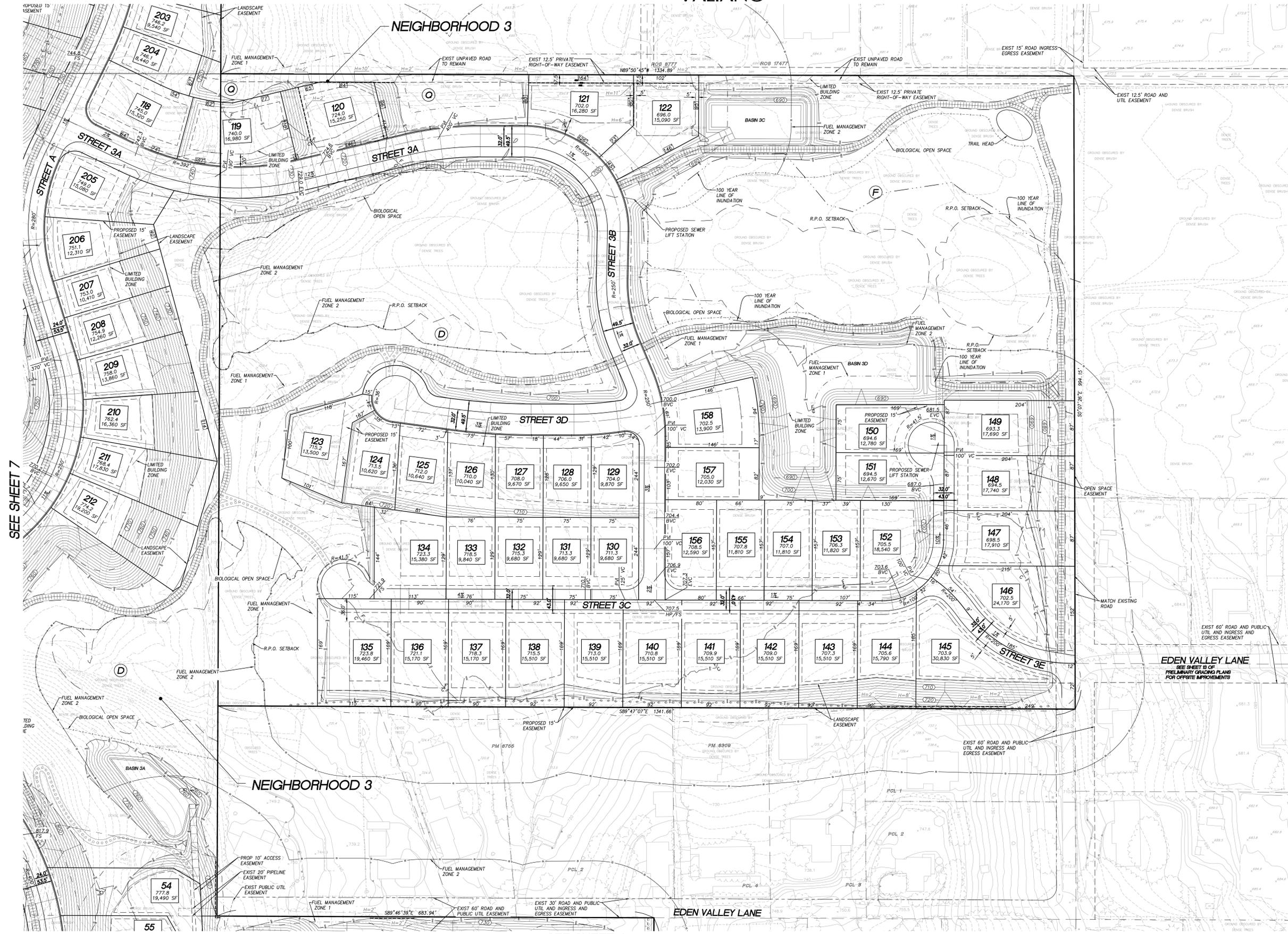
# COUNTY OF SAN DIEGO TRACT TM 5575 RPL<sup>3</sup>

## VESTING SITE PLAN

### VALIANO

SEE SHEET 8

NEIGHBORHOOD 3

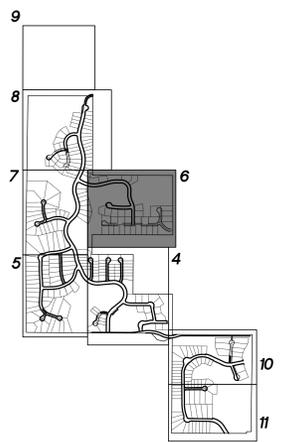


SEE SHEET 7

NEIGHBORHOOD 3

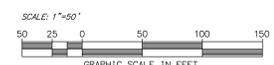
EDEN VALLEY LANE

SEE SHEET 4



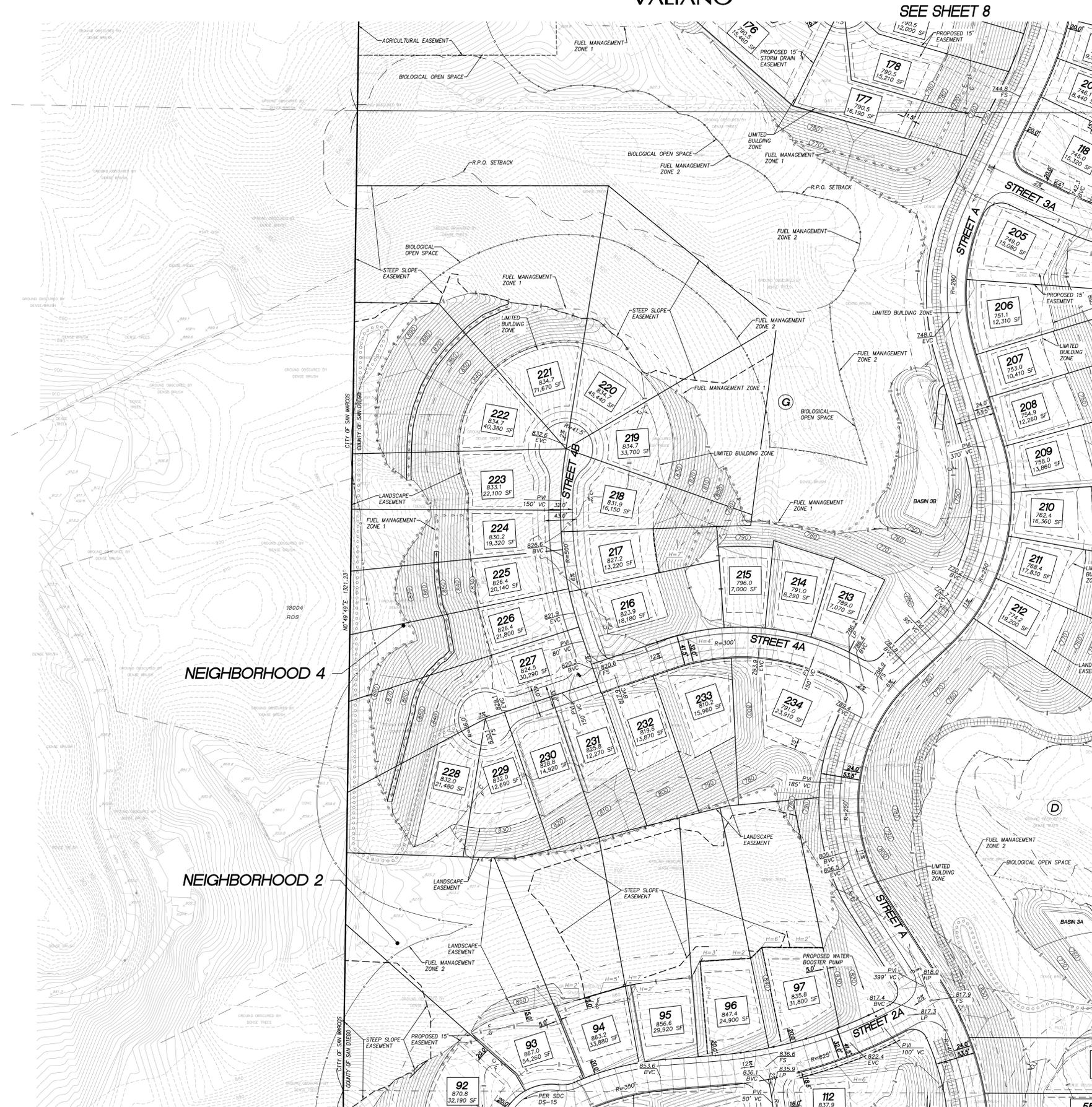
INDEX MAP  
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VESTING SITE PLAN  
SHEET 6 OF 12

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COUNTY OF SAN DIEGO TRACT TM 5575 RPL<sup>3</sup>  
 VESTING SITE PLAN  
 VALIANO



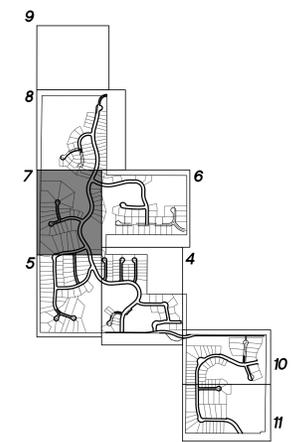
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SEE SHEET 6

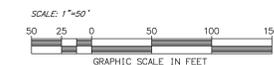
NEIGHBORHOOD 4

NEIGHBORHOOD 2

SEE SHEET 5



INDEX MAP  
 NO SCALE  
 VESTING SITE PLAN  
 SHEET 7 OF 12



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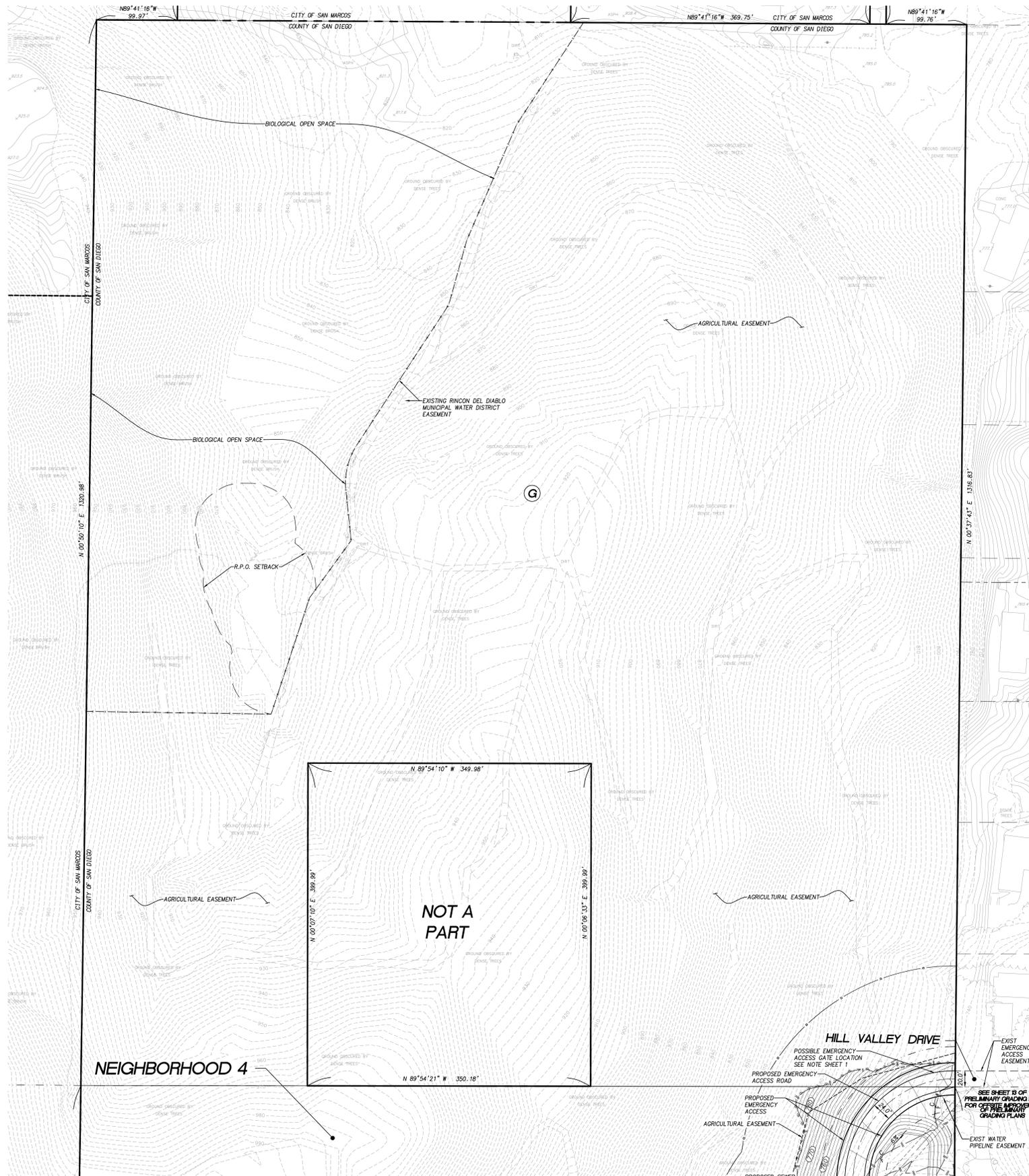


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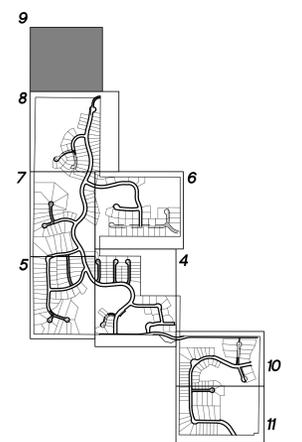
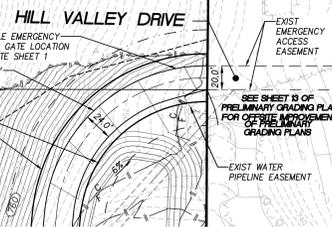


# COUNTY OF SAN DIEGO TRACT TM 5575 RPL<sup>3</sup> VESTING SITE PLAN VALIANO



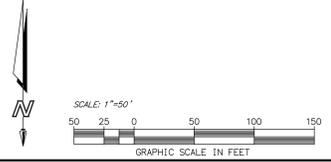
NEIGHBORHOOD 4

NOT A PART



INDEX MAP  
NO SCALE  
VESTING SITE PLAN  
SHEET 9 OF 12

SEE SHEET 8



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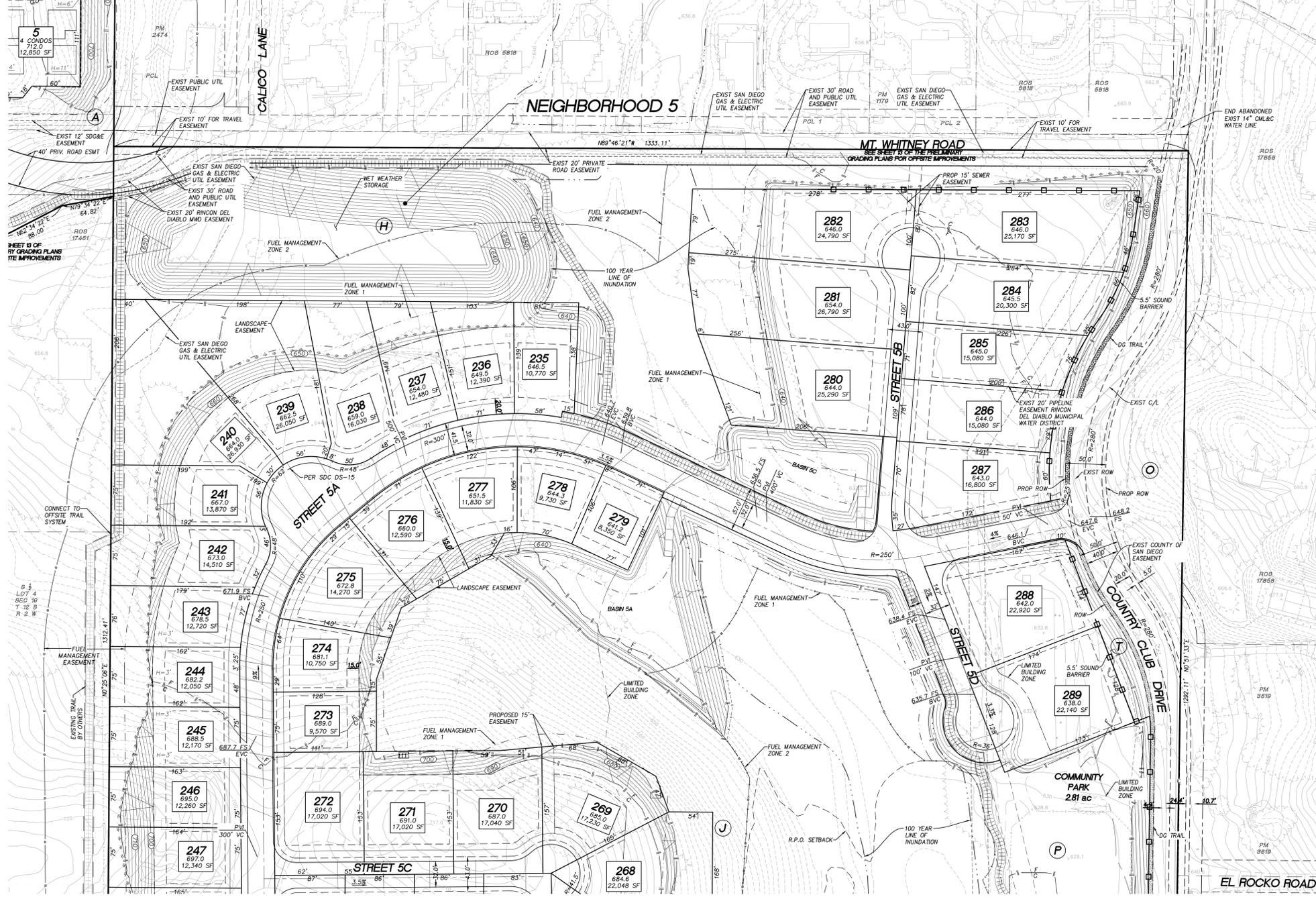


NO.	DATE	REVISION

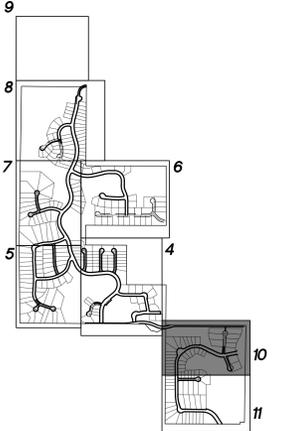
KENNETH T. KOZLIK RCE 71883 DATE

COUNTY OF SAN DIEGO TRACT TM 5575 RPL<sup>3</sup>  
 VESTING SITE PLAN  
 VALIANO

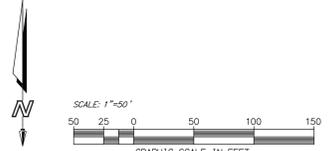
SEE SHEET 4



SEE SHEET 11



INDEX MAP  
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 VESTING SITE PLAN  
 SHEET 10 OF 12



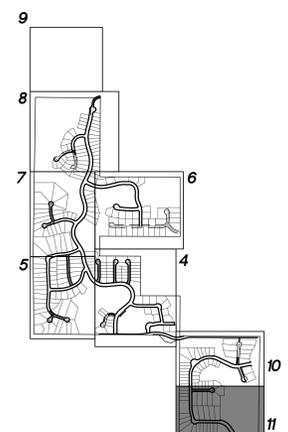
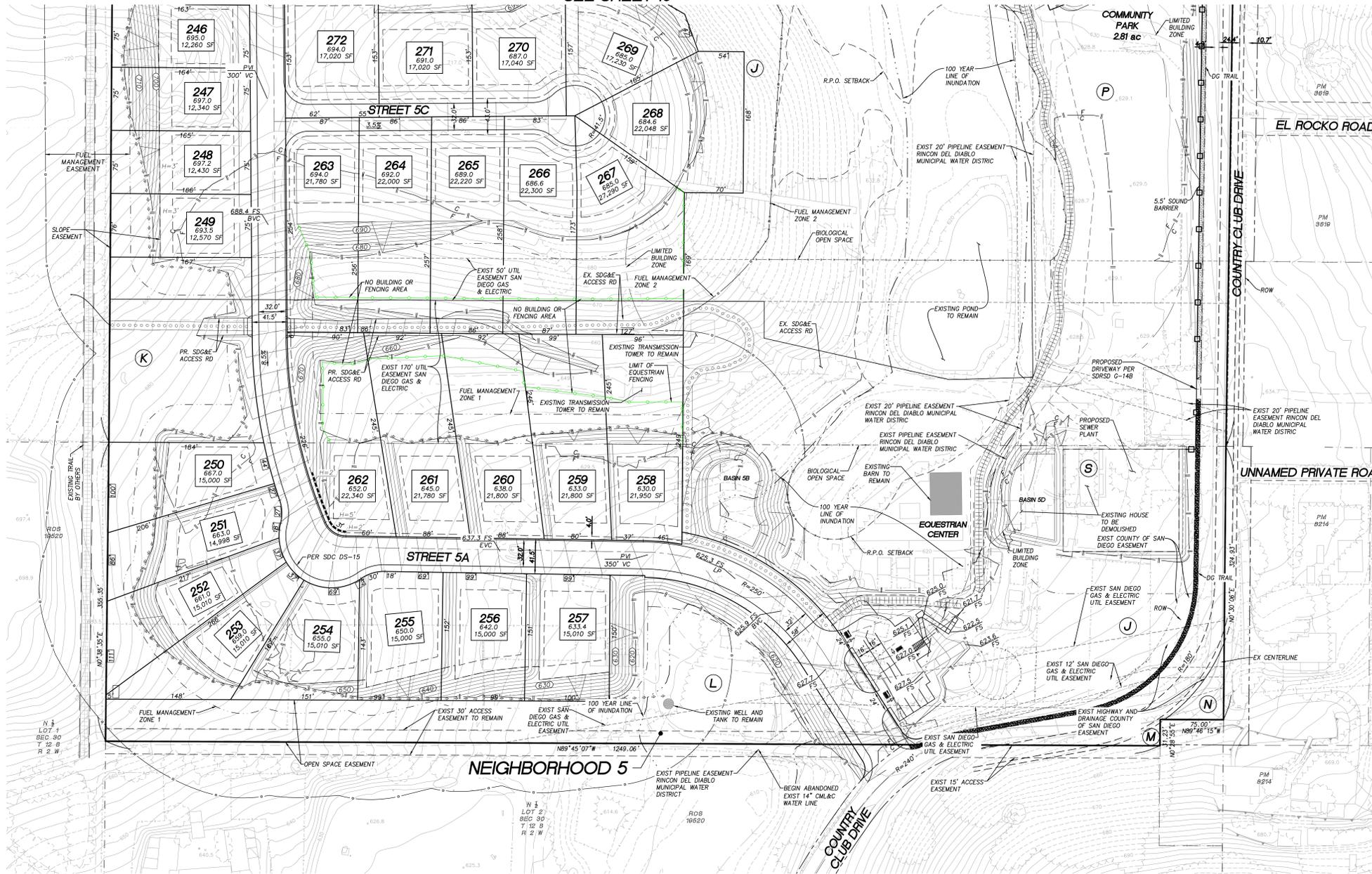
ENGINEER OF WORK  
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KENNETH T. KOZLIK RCE 71883 DATE

COUNTY OF SAN DIEGO TRACT TM 5575 RPL<sup>3</sup>  
 VESTING SITE PLAN  
 VALIANO

SEE SHEET 10

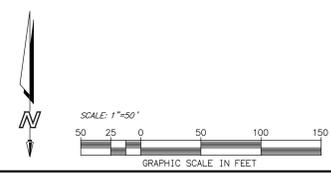


INDEX MAP  
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VESTING SITE PLAN  
 SHEET 11 OF 12

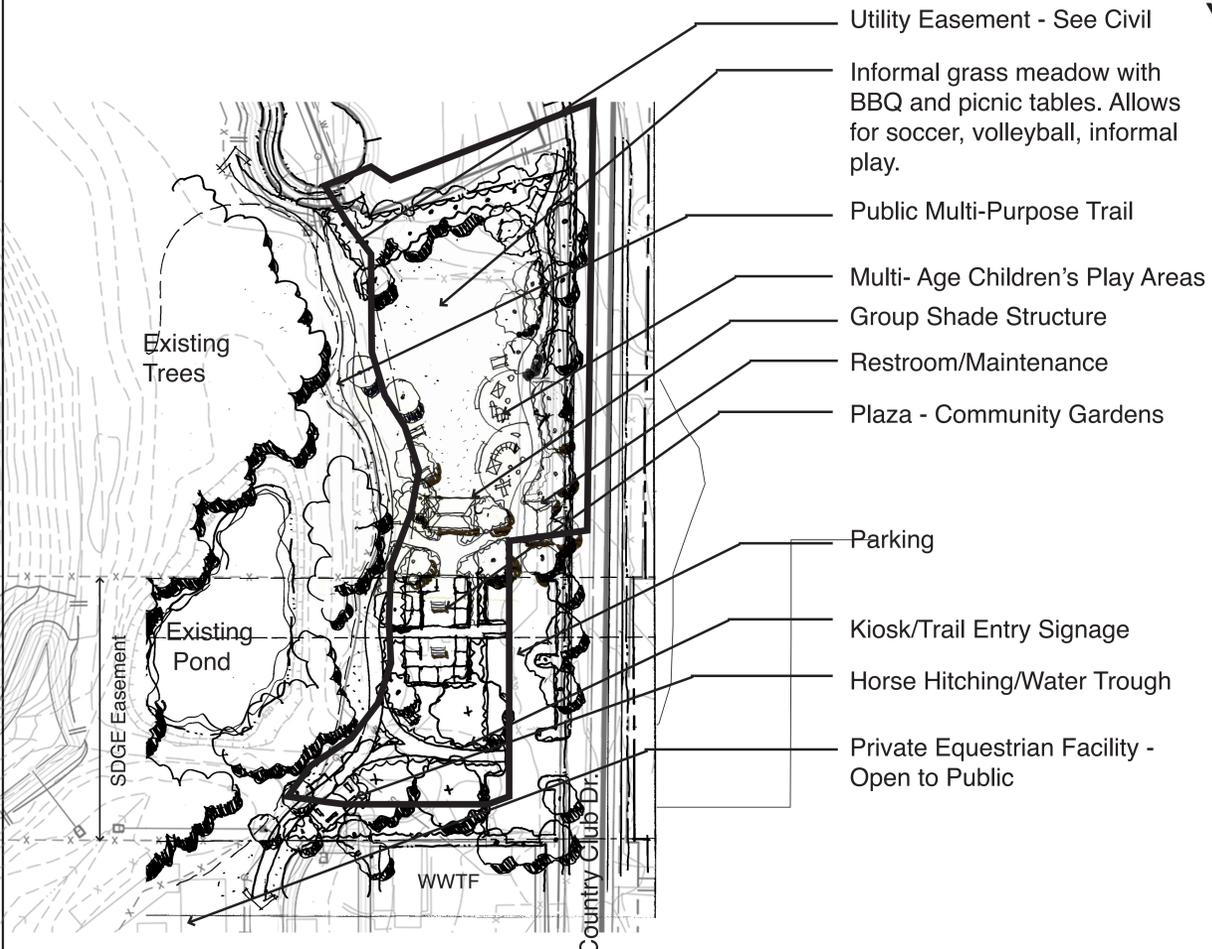
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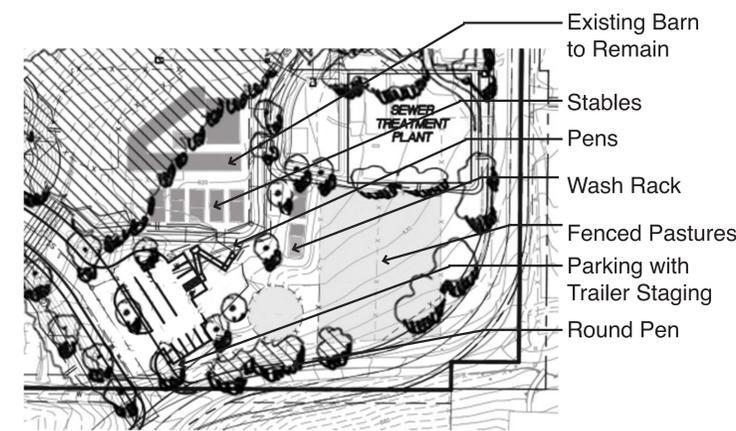
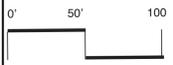
KENNETH T. KOZLIK RCE 71883 DATE

VESTING SITE PLAN  
VALIANO



- Utility Easement - See Civil
- Informal grass meadow with BBQ and picnic tables. Allows for soccer, volleyball, informal play.
- Public Multi-Purpose Trail
- Multi-Age Children's Play Areas
- Group Shade Structure
- Restroom/Maintenance
- Plaza - Community Gardens
- Parking
- Kiosk/Trail Entry Signage
- Horse Hitching/Water Trough
- Private Equestrian Facility - Open to Public

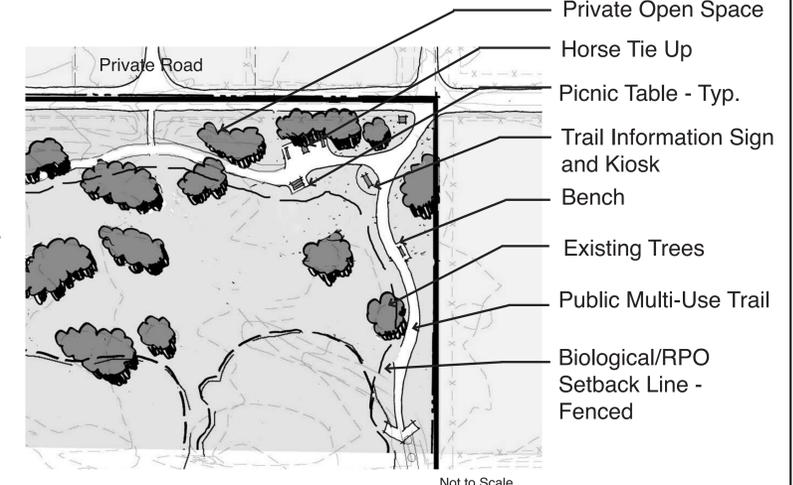
Public Neighborhood Park and Trail Staging Area



- Existing Barn to Remain
- Stables
- Pens
- Wash Rack
- Fenced Pastures
- Parking with Trailer Staging
- Round Pen

Equestrian Facility-Private 1.7 ac+/-

A privately operated facility allowing public use. Note: For Information Only - Not included in park credit.



- Private Open Space
- Horse Tie Up
- Picnic Table - Typ.
- Trail Information Sign and Kiosk
- Bench
- Existing Trees
- Public Multi-Use Trail
- Biological/RPO Setback Line - Fenced

Trail Head Park

A privately maintained park allowing Eden Valley resident access to the County maintained Public Multi-Use Trail.

**SUMMARY PARK ACREAGE TYPE AND CREDIT**

Required	Units required sf/du	Required Acres
Escondido LPPA	326	373.74
Provided		
Park Name or Lot Number	Public or Private	Gross Acres
Public Park and Trail Staging Area	Public	2.49
Central Oak Park	Private	1.56
Private Recreation Area	Private	2.33
Trail Head Park	Private	0.45
<b>TOTALS</b>		<b>6.83</b>

Net Acres (Per PLDO)	PLDO Credit
1.74	70%
0.00	0%
1.17	50%
0.00	0%
<b>2.91</b>	

\* Excludes Parking Lot

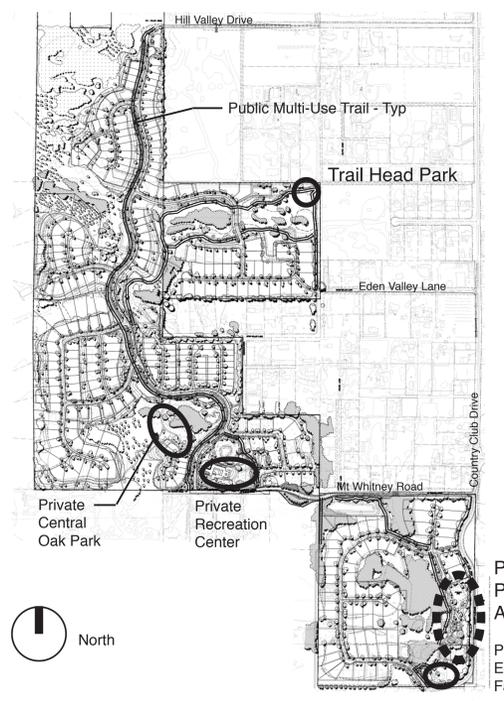
PLDO County of San Diego  
Valiano Park Plan Summary Tables

Summary of Amenities

Park Name or Lot Number	Public or Private	Description of Amenities	Gross Area
Public Park and Trail Staging Area at Country Club Drive	Public	Informal Play Lawn, One Group Shade Structure, Three Picnic Tables, Multi Age Childrens Play Areas, One Horse Hitching Station, Seating areas, Community Garden, One Kiosk with Trail Map, Five Benches, Off Street Parking.	2.49 Acres
Central Oak Park	Private	Informal Play Meadow, Trails, Two Picnic Tables, Four Benches, One Small Shade Structure.	1.56 Acres
Private Recreation Area	Private	Swimming Pool with Community Room, Restrooms, Shade Structure, 2 Picnic Tables, 1 Childrens Play Area, Informal Lawn.	2.33 Acres
Trail Head Park	Private	Two Picnic Tables, Two Benches, One Kiosk with Trail Map, Horse Tie Up.	.45 Acres

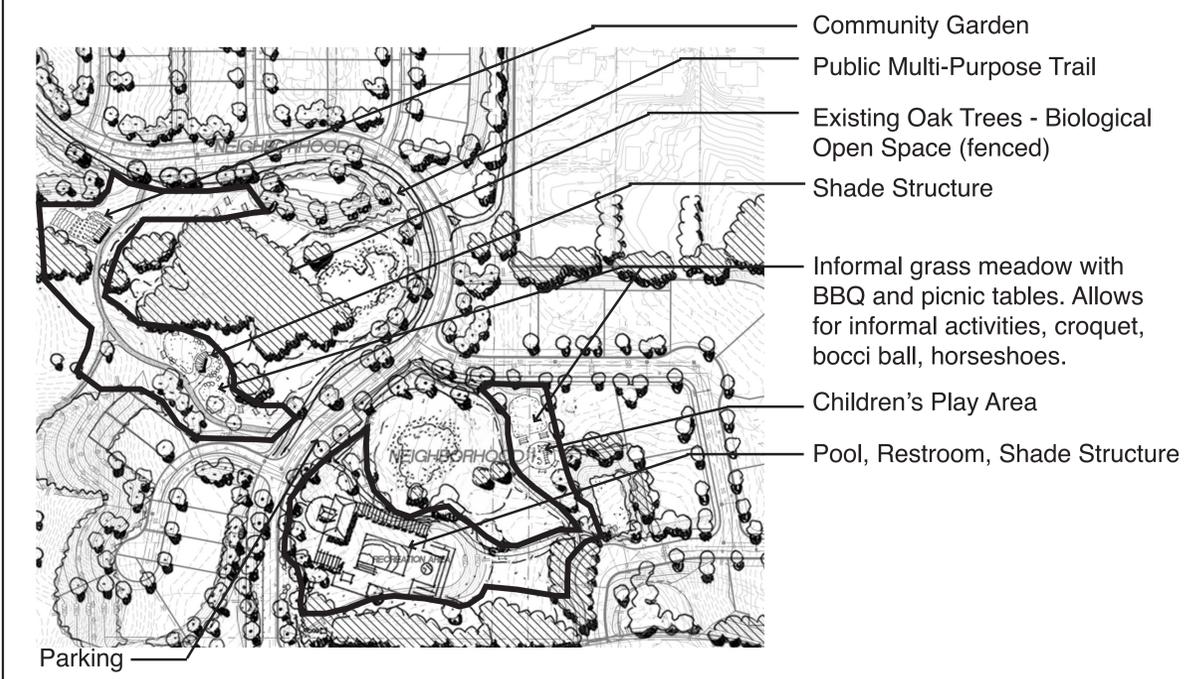
Park Construction Timing Proposal

Park Name or Lot Number	Public or Private	Phase	Completed Prior to:
Park at Country Club Drive	Public	3	TBD
Central Oak Park	Private	3	TBD
Private Recreation Area	Private	3	TBD
Trail Head Park	Private	3	TBD



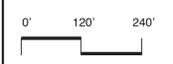
Park and Public Multi-Use Trail Location Map

Park Summary Tables



- Community Garden
- Public Multi-Purpose Trail
- Existing Oak Trees - Biological Open Space (fenced)
- Shade Structure
- Informal grass meadow with BBQ and picnic tables. Allows for informal activities, croquet, bocci ball, horseshoes.
- Children's Play Area
- Pool, Restroom, Shade Structure

Private Recreation Area and Central Oak Park



Notes:  
Park facilities and program locations are conceptual and subject to further review and refinement. All facilities to conform to San Diego County Park and Recreation Requirements.  
  
All public park facilities shall be maintained by San Diego County Park and Recreation Department. Private park facilities will be maintained by Valiano Homeowners Association.

## Park Concept Plan

County of San Diego - PDS2013-SP-13-001  
Eden Hills Project Owner, LLC

VESTING SITE PLAN  
SHEET 12 OF 12

NO.	DATE	REVISION

**ENGINEER OF WORK**

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Landscape Architecture/Planning  
Laguna Beach, CA  
949.375.2523

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