

# Rainbow Community Planning Group

Advising the Board of Supervisors ~ San Diego County

## MINUTES of Regular Meeting

Wednesday, May 21, 2025 at 6:30 PM at Rainbow Valley Grange, 2160 Rainbow Valley Blvd, Rainbow CA 92028

### I. Open Provisions

- A. The meeting was called to order by Chair Kurland at 6:30 PM.
- B. Pledge of Allegiance
- C. Attendance: Present: Marty Kurland, Greg Doud, Lynne Malinowski, Ron Ehrler, Paul Georgantas, Pat Eastman, Michele Dahl, and Douglas Gastelum. Excused: Frederick Rasp, Jon Gorr. 6 members being present, a quorum is declared. 5 community members were present.

### II. Motion to approve the agenda by Mr. Doud, second Ms. Eastman, approved unanimously.

### III. Public Comments

- A. Ms. Malinowski thanked the community members for their attendance at the meeting.

### IV. Consolidated Motion

- A. Motion to approve prior meeting minutes from 16 April 2025 made by Mr. Doud, second Mr. Georgantas, approved unanimously.

### V. Continued Items, Discretionary Projects and County Action Items

- A. Rainbow Municipal Water District: Presentation on Capital Improvement Budget by GM Jake Wiley. Mr. Wiley reported on the 5-year CI plan presented in March, with \$40M in projects over 5 years. Concentration on replacing pipes, rehabbing pump stations and tanks, focusing on efficiency improvements where possible (example: upgrading 8<sup>th</sup> St pump station to variable frequency drive to allow for filling tanks at off peak hours to save energy costs.) Interior coating work on Rainbow Heights Tank completed, and the Vallecitos tank will be serviced with major rehab in the Fall. The permanent HQO building solution is still unresolved. A mutual services agreement was reached with Fallbrook Public Utility District, Valley Center Municipal Water District, Yuima Municipal Water District, and RMWD.
- B. California Highway Patrol: Rainbow area roads and traffic concerns with Sergeant Hollywood, Community Outreach (and Office Palmer.) Sgt. Hollywood is familiar with Rainbow, and believes that the recent opening of expansion lanes northbound on I-15 in Murietta should relieve some of the congestion and bypass traffic through Rainbow Valley. Both officers were able to witness firsthand a grossly speeding motorcycle right in front of the building (and pursue it.) He stated that the primary collision factor is speed. He encouraged reporting problems in the community, and if there are observable chronic offenders, be sure to provide specific time and place when reporting.

### VI. Old Business and Reports

- A. Announcements and Correspondence Received – Chair Kurland reported that the SD County DPW recommended 3 area roads for the FY 2025-26 annual resurfacing program. If approved by the Board of Supervisors, construction is planned for sometime in 2026-2027. Roads: Rainbow Valley Blvd from

Purpose of Planning and Sponsor Groups: Advise the County on discretionary projects as well as on planning and land use matters that are important to their community.

Rainbow Glen/Rainbow Valley Blvd to Cul de Sac, Fifth St from Huffstatler St to Old Hwy 395, and Rainbow Glen from Old Hwy 395 to Oak Crest Rd.

- B. Architectural Subcommittee – Ms. Malinowski – Nothing new.
- C. Social Media and Membership Subcommittee – Ms. Malinowski reported there have been no applications for the vacant seat.
- D. Parks and Beautification Subcommittee – Ms. Dahl – Nothing new.
- E. I-15 Corridor Design Review Board – Mr. Doud reported on two projects: Truck stop at Old Hwy 395 exit south of the Lilac Bridge (the project was not ready for complete review), and the remodel of NCFPD Pala Mesa Fire Station #4 (to be completed by the end of 2026.)
- F. Roads and traffic status – Dr. Kurland. Ms. Malinowski reported that the DPW sent a response about the road drainage issues previously reported. Also, the DPW inspected and acknowledged the upper Rainbow Heights roadway degradation issue: it will be addressed in July by grinding down the roadway and repaving the section(s). See Item VI. A. for planned road resurfacing details.
- G. Water and Environmental Issues Report – Chair Kurland. See Item V.A. for RMWD GM Jake Wiley presentation.
- H. Community News and Grange – Ms. Dahl reported that the Rainbow Valley Grange received a grant from the SD County Neighborhood Reinvestment program to address projects like the roof and will be arranging for the repairs.
- I. Cannabis and Social Equity Program update – Mr. Doud – No updates.
- J. Vallecitos School District Update – Chair Kurland reported that the new building for after school use has been received but still needs a little work to be placed in service.
- K. Fire Safety Council Update – Mr. Doud reported that a \$14,000 grant was received and another \$6,000 is expected from NCFPD to cover the reflective sign program, chipping program, website, and other administration. The next chipping day will be on 6/28/25, with future ones in August and October.
- L. APG & SANDAG Advisory Seat for Unincorporated Communities – Ms. Malinowski reported that the next in-person meeting will occur on May 31, 2025. All SANDAG subcommittee reports have been forwarded to the group.
- M. Regional Study of Rainbow traffic concerns – Ms. Malinowski has been following up with the DPW on the traffic survey for Rainbow Heights Rd for speed limit evaluation but does not have an update.
- N. County Code Enforcement – Mr. Doud – Nothing new.
- O. Signs in the Rights of Way – Mr. Doud reported that the Real Estate signs at the corner of Old Hwy 395 and Rainbow Glen have been removed. The DPW contacts the agents to pick up their signs voluntarily. The winery signs erected on West side of Old Hwy 395 have been taken down.
- P. Member/Administrative Reports – Chair Kurland – Nothing new.

## VII. New Business

- A. None

## VII. Call for New Agenda Items for next meeting

- A. Agenda items can be submitted up until the next meeting's agenda is posted at the meeting site.

## VIII. Motion to Adjourn by Ms. Dahl, second Ms. Eastman, approved unanimously. Adjournment by Chair Kurland at 7:38 PM to the next regularly scheduled meeting 18 June 2025.

Respectfully submitted, Lynne Malinowski      Secretary, Rainbow CPG

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**2160 Rainbow Valley Blvd, Rainbow CA 92028**

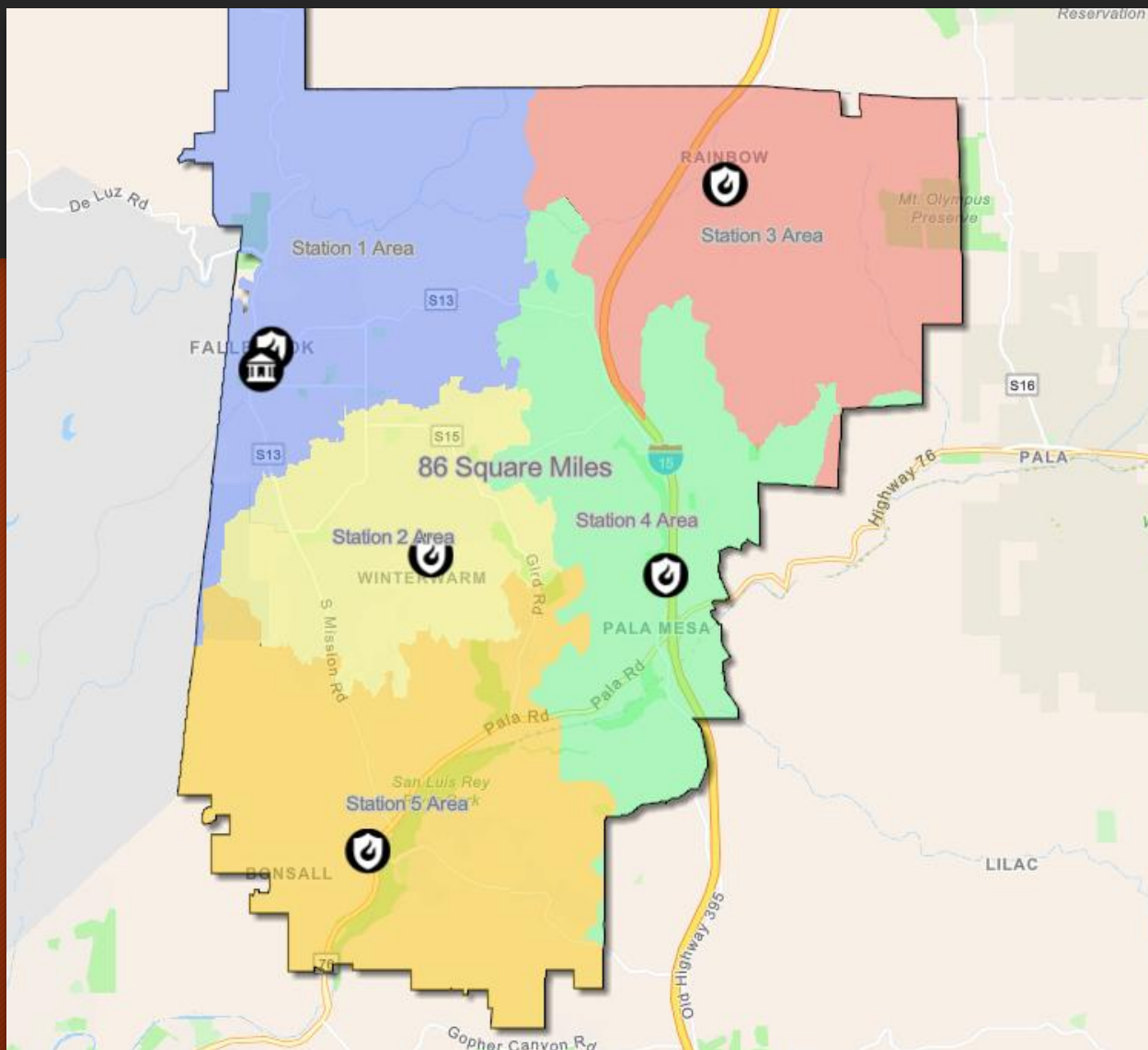
# North County Fire Protection District



## Fire Station #4 Replacement Project







- 3 Communities
- 55,000 Residents
- 5 Fire Stations









## The Current Station

- Temporary station built in 1979
- Failing modular
- inadequate

























NOTE:  
SEE ELECTRICAL DRAWINGS  
FOR SIGNAGE LIGHTING

35' RADIUS, 32.7 DEGREE  
TOTAL ANGLE, 20' TOTAL ARC  
LENGTH ALONG OUTSIDE  
EDGE

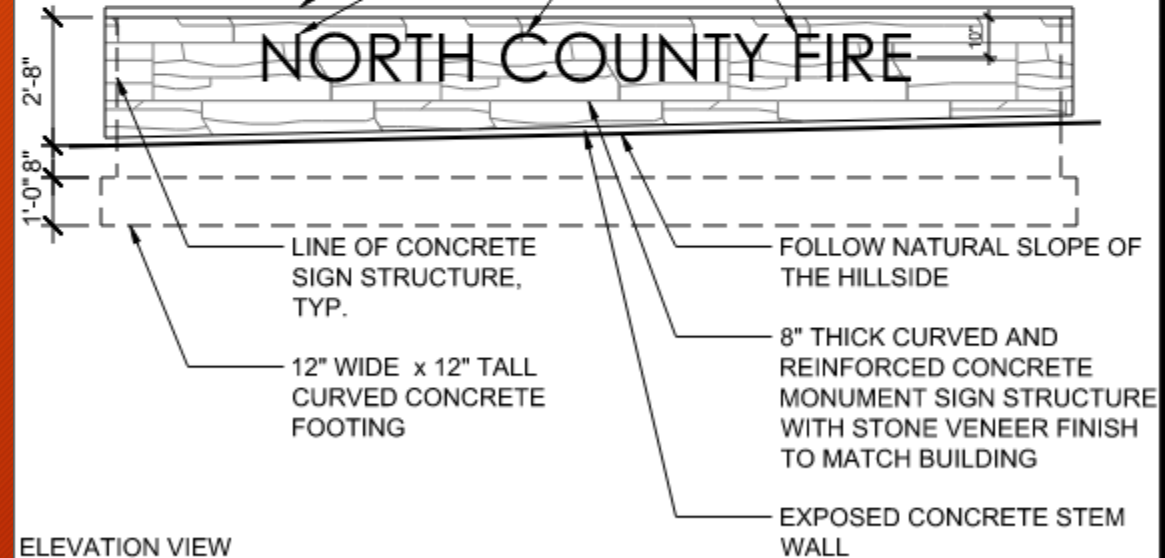
TOP VIEW

LINE OF STONE  
VENEER, TYP.

LINE OF CONC.  
FOOTING BELOW

STONE VENEER CAP,  
APPROXIMATELY 2 1/2" HIGH  
AT PEAK

12" TALL CENTURY GOTHIC  
FONT METAL LETTERING, TYP.



ELEVATION VIEW

FILE/CSI NUMBER: XD02-061

REVISION DATE: 07/01/2024

JOB NUMBER: 230540

MONUMENT SIGNAGE

1/4"=1'-0"

1

















## PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY	DETAILS
TREES						
T-1	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	24" BOX	VL	9	DETAIL A / L2.2
T-2	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	L	4	DETAIL A / L2.2
T-3	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	M	6	DETAIL A / L2.2
T-4	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	M	1	DETAIL A / L2.2
T-5	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	L	2	DETAIL A / L2.2

SHRUBS						
S-1	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL. @ 3' O.C.	L	18	DETAIL C / L2.2
S-2	DIETES VARIEGATA	STRIPED FORTNIGHT LILY	5 GAL. @ 3' O.C.	L	23	DETAIL B & D / L2.2
S-3	FESTUCA CALIFORNICA 'RIVER HOUSE BLUES'	CALIFORNIA FESCUE	5 GAL. @ 2' O.C.	L	73	DETAIL B & D / L2.2
S-4	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL. @ 42" O.C.	L	77	DETAIL B & D / L2.2
S-5	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL. @ 42" O.C.	VL	25	DETAIL B & D / L2.2
S-6	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	5 GAL. @ 3' O.C.	L	45	DETAIL B & D / L2.2
S-7	SALVIA LEUCOPHYLLA	PURPLE SAGE	5 GAL. @ 3' O.C.	L	23	DETAIL B & D / L2.2
S-8	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BUSH	5 GAL. @ 8' O.C.	L	31,635 SF (635)	DETAIL B & D / L2.2
S-9	JUNCUS PATENS	CALIFORNIA GRAY RUSH	5 GAL. @ 3' O.C.	L	3,585 SF (430)	DETAIL B & D / L2.2

VINES						
V-1	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL. @ 10' O.C.	M	2	DETAIL E / L2.2

HARDSCAPE						
H-1	ROCK MULCH, 3/4" - "HORSE CREEK CRUSHED ROCK" BY SOUTHWEST BOULDER & STONE OR APPROVED EQUAL				3,890 SF	DETAIL E / SHEET L-2.2
H-2	DECOMPOSED GRANITE WITH EDGING WHERE REQUIRED, COLOR: DESERT GOLD BY SOUTHWEST BOULDER & STONE OR APPROVED EQUAL				1,020 SF	DETAIL H / SHEET L-2.2
	DECORATIVE ROCK					
	LARGE (4'w x 1.5'h) - "COPPER CANYON" BY SOUTHWEST BOULDER & STONE OR APPROVED EQUAL				9	DETAIL G / SHEET L-2.2
	MEDIUM (3'w x 2'h) - "COPPER CANYON" BY SOUTHWEST BOULDER & STONE OR APPROVED EQUAL				6	
	SMALL (2'w x 2'h) - "COPPER CANYON" BY SOUTHWEST BOULDER & STONE OR APPROVED EQUAL				5	





Committed to Serving You



# INNOVATIVE ENERGY STATION

ADDRESS: INTERSTATE 15 & OLD HWY 395  
ESCONDIDO, CA 92026

SHEET INDEX	
GENERAL	
T1.0	TITLE SHEET
SURVEY	
SHEET 1 OF 4	A.L.T.A. / N.S.P.S.LAND TITLE SURVEY
SHEET 2 OF 4	A.L.T.A. / N.S.P.S.LAND TITLE SURVEY
SHEET 3 OF 4	A.L.T.A. / N.S.P.S.LAND TITLE SURVEY
SHEET 4 OF 4	A.L.T.A. / N.S.P.S.LAND TITLE SURVEY
CIVIL	
1 OF 1 SHEETS	PARCEL SURVEY
1 OF 1 SHEETS	PRELIMINARY GRADING & DRAINAGE PLAN
ARCHITECTURAL	
S1	PROPOSED SITE PLAN
A2.0	PROPOSED ELEVATIONS (COLOR)
A2.1	PROPOSED ELEVATIONS (COLOR)
A2.2	EXTERIOR CANOPY ELEVATIONS (COLOR)
A6.1	PROPOSED CANOPY ELEVATIONS
LANDSCAPE	
LP-1	PROPOSED LANDSCAPE SITE PLAN

SDC PDS RCVD 02-27-25  
REZ25-001  
GPA25-005  
STP25-004

REVISIONS	BY
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PLANS PREPARED BY:

A & S ENGINEERING INC.

PLANNING ENGINEERING CONSTRUCTION MANAGEMENT  
28405 SAND CANYON RD., SUITE "B"  
CANYON COUNTRY, CA 91387  
PHONE # (909)235-4300 FAX # (909) 235-4333

INDEPENDENT

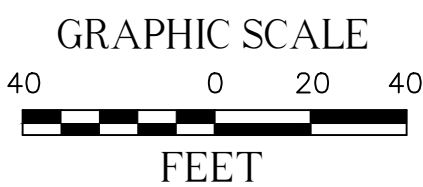
STORE #:  
ADDRESS: INTERSTATE 15 & OLD HIGHWAY 395  
ESCONDIDO, CA 92026

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DATE
03/21/2024
SHT: TITLE
TITLE
SHEET
JOB NO.
I
SHEET
T1



# A.L.T.A./N.S.P.S. LAND TITLE SURVEY

## VACANT LAND, SAN DIEGO COUNTY, CA



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N24°01'00"E	48.96'
L2	N00°31'30"W	15.52'

SHEET 3

SHEET 2

SHEET 4

### POSSIBLE ENCROACHMENT NOTES

NO APPARENT ENCROACHMENTS

### ITEMS CORRESPONDING TO TABLE A ITEMS

- ITEM 14  
THE NEAREST INTERSECTING STREET TO THE PROPERTY IS PALOS VERDES DRIVE.
- ITEM 16  
NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- ITEM 17  
NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 000730490-A & 000730490-B, DATED 5/16/2012. THIS PROPERTY IS NOT LOCATED IN AN AREA WHERE FLOOD HAZARDS EXIST AS DETERMINED BY FEMA. BY TELEPHONE CALL TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-438-6000) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS INFORMATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

### MONUMENT NOTES

MON.#	DESCRIPTION
M93	FD. NAIL & DISC, LS 8027, PER ROS 23166, N83°40'10"W, 0.45'
M109	FD. 1" IP, OPEN, ACCEPTED AS P.L. COR.
M110	FD. 1" IP, OPEN, ACCEPTED AS P.L. COR.
M114	FD. 6"x6" CONC. MON. PER ROS 23166

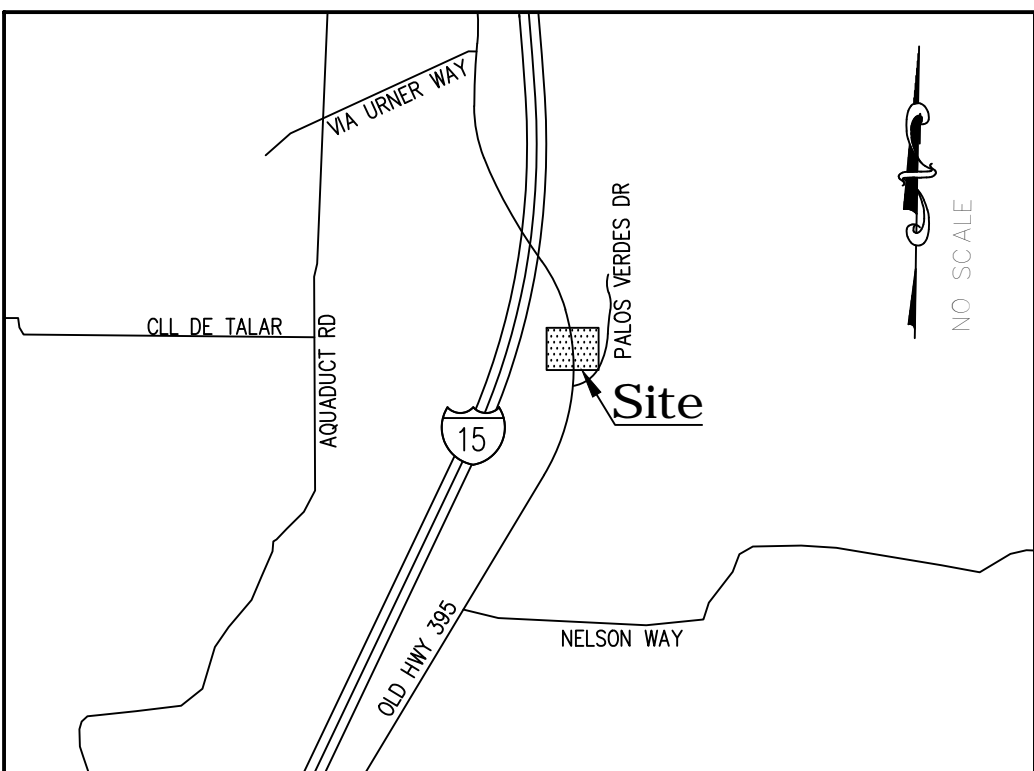
### CONTROL POINTS

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP19	2047480.66'	6287264.01'	518.05'	SET 60D
CP184	2048030.77'	6286879.91'	573.54'	SET 60D
CP185	2047700.08'	6287153.01'	530.69'	SET 60D
CP187	2047363.24'	6287177.36'	507.56'	SET 60D & SHINER
CP188	2047473.53'	6287414.88'	536.20'	SET MAGNETIC NAIL & SHINER

### LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
APN	ASSESSOR'S PARCEL NUMBER	△	CONTROL POINT
CL	CENTERLINE	⊠	FIRE HYDRANT
DI	DRAIN INLET	⊠	PALM TREE
EPB	ELECTRIC PULL BOX	⊠	SHO
FS	FINISH SURFACE	⊠	STREET LIGHT
HW	INVERT	⊠	WATER VALVE
NG	NATURAL GROUND	---	CENTERLINE
PL	PROPERTY LINE	---	EASEMENT LINE
PL	RIGHT OF WAY	---	EDGE OF PAVEMENT
PL	TOP OF BERM	---	INTERIOR LOT LINE
PL	TOP OF GRADE	---	PROPERTY LINE
PL	TOP OF SLOPE	---	RIGHT-OF-WAY
PL	ASPHALT PAVEMENT	---	TOS
PL	CONCRETE PAVEMENT	---	TOP OF SLOPE

### VICINITY MAP



### LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:  
ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
APN(S) 127-221-18-00, 127-221-20-00  
LEGAL DESCRIPTION PER GRANT DEED RECORDED MAY 8, 2019 AS INST. NO. 2019-0174466, O.R.:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
THAT PORTION OF THE NORTHERLY 320.00 FEET OF THE SOUTHERLY 640.00 FEET, BOTH MEASURED ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, BEING AS CONVEYED TO THE STATE OF CALIFORNIA IN PARCEL 1 OF DEED RECORDED MARCH 23, 1972 AS FILE NO. 12708, O.R. 1972, BEING THE SOUTHERLY 320.00 FEET OF THE EASTERN RIGHT OF WAY LINE OF STATE FREEWAY 11-SD-15-430, SAID PORTION HEREBY CONVEYED DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERN CORNER OF SAID STATE LAND; THENCE ALONG THE FOLLOWING NUMBERED COURSES: (1) ALONG THE SOUTHERLY LINE OF SAID STATE LAND SOUTH 89° 02' 47" WEST, 208.19 FEET TO SAID EASTERN RIGHT OF WAY LINE; THENCE ALONG SAID EASTERN RIGHT OF WAY LINE (2) NORTH 20° 16' 37" EAST, 54.45 FEET AND (3) NORTH 48° 36' 41" EAST, 302.47 FEET TO THE EASTERN LINE OF SAID STATE LAND; THENCE (4) ALONG SAID EASTERN LINE FROM A TANGENT WHICH BEARS SOUTH 07° 10' 48" EAST, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 279.91 FEET, THROUGH AN ANGLE OF 89° 22' 58" A DISTANCE OF 244.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:  
THAT PORTION OF THE SOUTHERLY 320.00 FEET OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, BEING AS CONVEYED TO THE STATE OF CALIFORNIA IN PARCEL 1 OF DEED RECORDED MARCH 23, 1972 AS FILE NO. 12708, O.R. 1972, BEING THE SOUTHERLY 320.00 FEET OF THE EASTERN RIGHT OF WAY LINE OF STATE FREEWAY 11-SD-15-430, SAID PORTION HEREBY CONVEYED DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERN CORNER OF SAID NORTH HALF OF THE EAST HALF; THENCE (1) ALONG THE WESTERLY LINE OF SAID NORTH HALF OF THE EAST HALF NORTH 07° 14' 21" WEST, 310.88 FEET TO THE NORTHERLY LINE OF SAID SOUTHERLY 320.00 FEET; THENCE (2) ALONG SAID NORTHERLY LINE SOUTH 07° 14' 21" WEST, 112.40 FEET; THENCE (3) LEAVING SAID NORTHERLY LINE SOUTH 20° 16' 37" WEST, 304.94 FEET TO THE SOUTHERLY LINE OF SAID NORTH HALF OF THE EAST HALF; THENCE (4) ALONG SAID SOUTHERLY LINE SOUTH 89° 02' 47" WEST, 951.51 FEET TO THE POINT OF BEGINNING.

AND LYING EASTERLY OF THE WESTERLY LINE OF CALIFORNIA STATE HIGHWAY X1-SD-77-G (NOW U.S. HIGHWAY 395)

PARCEL 3:  
AN EASEMENT FOR INGRESS AND EGRESS FOR ROAD AND PUBLIC UTILITY PURPOSES, OVER, UNDER, ALONG AND ACROSS A 40.00 FOOT STRIP OF LAND LYING WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, BEING AS CONVEYED TO THE STATE OF CALIFORNIA IN PARCEL 1 OF DEED RECORDED MARCH 23, 1972 AS FILE NO. 12708, O.R. 1972, BEING THE SOUTHERLY 320.00 FEET OF THE EASTERN RIGHT OF WAY LINE OF STATE FREEWAY 11-SD-15-430, SAID PORTION HEREBY CONVEYED DESCRIBED AS FOLLOWS:

ALSO EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF THE WESTERLY LINE OF CALIFORNIA STATE HIGHWAY X1-SD-77-G (NOW U.S. HIGHWAY 395) AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED APRIL 26, 1949 IN BOOK 3184 PAGE 32 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF THE EASTERN LINE OF STATE FREEWAY 11-SD-15-430

PARCEL 4:  
AN EASEMENT FOR INGRESS AND EGRESS FOR ROAD AND PUBLIC UTILITY PURPOSES, OVER, UNDER, ALONG AND ACROSS A 40.00 FOOT STRIP OF LAND LYING WITHIN THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, BEING AS CONVEYED TO THE STATE OF CALIFORNIA IN PARCEL 1 OF DEED RECORDED MARCH 23, 1972 AS FILE NO. 12708, O.R. 1972, BEING THE SOUTHERLY 320.00 FEET OF THE EASTERN RIGHT OF WAY LINE OF STATE FREEWAY 11-SD-15-430, SAID PORTION HEREBY CONVEYED DESCRIBED AS FOLLOWS:

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 3 HEREIN ABOVE DESCRIBED.

PARCEL 5:  
AN EASEMENT AND RIGHT OF WAY FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AND APPURTENANCES THERETO, OVER, UNDER, ALONG AND ACROSS A 40.00 FOOT STRIP OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, BEING AS CONVEYED TO THE STATE OF CALIFORNIA IN PARCEL 1 OF DEED RECORDED MARCH 23, 1972 AS FILE NO. 12708, O.R. 1972, BEING THE SOUTHERLY 320.00 FEET OF THE EASTERN RIGHT OF WAY LINE OF STATE FREEWAY 11-SD-15-430, SAID PORTION HEREBY CONVEYED DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER WITH THE NORTHEAST QUARTER OF CALIFORNIA STATE HIGHWAY X1-SD-77-G (COMMONLY KNOWN AS U.S. HIGHWAY 395) AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED APRIL 26, 1949 IN BOOK 3184 PAGE 32 OF OFFICIAL RECORDS; SAID POINT OF BEGINNING ALSO BEING THE NORTHEAST CORNER OF LAND DESCRIBED IN DEED TO CHARLES FAHNEY, ET AL, RECORDED NOVEMBER 5, 1959 IN BOOK 7979 PAGE 83 OF OFFICIAL RECORDS; THENCE SOUTH 30° 47' 00" WEST, 447.22 FEET TO THE SOUTHERLY TERMINUS OF SAID 40.00 FOOT STRIP.

THE NORTHEASTERN LINE OF SAID 40.00 FEET STRIP TO BE SHORTENED SO AS TO TERMINATE NORTHERLY IN THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER.

### SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. 19-283091, DATED MAY 8, 2019 AS PREPARED BY WFC NATIONAL TITLE INSURANCE COMPANY

1. WATER RIGHTS. (NOT A SURVEY MATTER)
2. THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND DRAINAGE DEEPS BEYOND THE LIMITS OF STATE HIGHWAY X1-SD-77-G WIDE, REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID HIGHWAY, TO STATE OF CALIFORNIA. IN DEED RECORDED NOVEMBER 12, 1943 INBOOK 1586, PAGE 257 OF OFFICIAL RECORDS. (PLOTTED HEREIN)
3. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE ANY RIGHTS OF INGRESS OR EGRESS TO OR FROM STATE HIGHWAY X1-SD-77-G SAID RIGHTS HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED APRIL 26, 1949 IN BOOK 3184 PAGE 32 OF OFFICIAL RECORDS. (PLOTTED HEREIN)
4. EASEMENT FOR INGRESS, EGRESS, ROAD AND PUBLIC UTILITIES RECORDED AUGUST 28, 1967 AS FILE NO. 12708, O.R. 1972. (PLOTTED HEREIN)
5. EASEMENT FOR ROAD AND UTILITIES RECORDED SEPTEMBER 26, 1971 AS FILE NO. 221871, O.R. 1971. (PLOTTED HEREIN)
6. EASEMENT FOR SLOPE AND DRAINAGE RECORDED JULY 11, 1973 AS INST. NO. 73-191348, O.R. 1973. (PLOTTED HEREIN)
7. C, C, & R'S PER ABOVE DOCUMENT. (NOT A SURVEY MATTER)
8. ADJUTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STREET, HIGHWAY OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVE BEEN RELINQUISHED IN THE ABOVE DOCUMENT RECORDED JULY 11, 1973 AS INST. NO. 73-191348, O.R. 1973. (PLOTTED HEREIN)
9. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE (NOT A SURVEY MATTER)
10. ASSESSMENTS FOR COMMUNITY FACILITY DISTRICTS, IF ANY, AFFECTING SAID LAND WHICH MAY EXIST BY VIRTUE OF ASSESSMENT MAPS OR NOTICES FILED BY SAID DISTRICTS. (NOT A SURVEY MATTER)

### ZONING RESTRICTIONS

NOTE: INDICATED ZONING INFORMATION IS FROM THE COUNTY OF SAN DIEGO ZONING ORDINANCES IN EFFECT AS OF THE DATE OF THIS SURVEY. ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID PARTY INFORMATION. THIS FORM IS NOT AN EXPERT IN THE REPRESENTATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USE OF SAID INFORMATION IS USED TO CONTACT THE LOCAL AGENCY DIRECTLY.

ZONE: RR (RURAL RESIDENTIAL)  
MINIMUM SETBACKS: FRONT: NOT PROVIDED  
SIDE: NOT PROVIDED  
REAR: NOT PROVIDED  
HEIGHT RESTRICTIONS: NOT PROVIDED

### SURVEYOR'S NOTES

- THE UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE ONLY. THIS SURVEY WOULD NOT SHOW UTILITIES COVERED BY CANS/BROOKS OR RECENTLY PAVED ASPHALT/CONCRETE OR OVERGROWN BRUSH, TREES AND SHRUBS.

- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR EGRESS PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.

- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

### SURVEYOR'S CERTIFICATE

TO H&T LAND AND CATTLE, LLC, AND WFC NATIONAL TITLE INSURANCE COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ALPS LAND TITLE SURVEYS, EXACTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11 (VISIBLE EVIDENCE ONLY), 13, 14, 15, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 4, 2020.

DATE OF PLAN OR MAP: DECEMBER 21, 2020.

REVISIONS	NO.	DATE	REVISIONS	BY
	0	12/21/2020	SUBMITTAL	RM

UTILITY STATEMENT
BURIED UTILITIES AND/OR PRELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE. RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH CALVADA SURVEYING, INC. OR WARNINGS PROVIDED BY NEIGHBORING LOCATING CONTRACTOR NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR INCOMPLETENESS OF SAID INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PRELINE WILL HAVE TO BE VERIFIED BY FIELD LOCATING. CALVADA SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PRELINES.



PREPARED FOR	BASIS OF BEARINGS	BENCHMARK
A & S ENGINEERING, INC 28405 SAN CAYAN ROAD, SUITE "B" CARSON, CALIFORNIA 91007 PHONE: (661) 250-3300	THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CSD83, ZONE 8, 174°05', ELEVATION 1126.39 FEET (NAVD 83). C.S.R.C. PAR: 2104887.23 EASTING = 6275051.57 C.S.R.C. PAR: 2127664.37 EASTING = 6298482.24 THE COMBINATION FACTOR FOR THIS PROJECT WAS APPLIED AT THE FOLLOWING POINT: NORTHING = 2047277.46 EASTING = 6287331.66 MAPPING ANGLE = -0°33'32" SCALE FACTOR = 1.00006919478587	THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S. 174°05', ELEVATION 1126.39 FEET (NAVD 83).

SITE INFORMATION
SITE NAME: VACANT LAND PROPERTY AREA: 3.335 AC. OR 145,288 SQ. FT. NET: 2,802 AC. OR 113,320 SQ. FT. NET AREA EXCLUDES THOSE PORTIONS DEDICATED FOR ROAD AND UTILITY PURPOSES PER SCHEDULE B ITEMS 4 & 5. PARKING ZONE: NO STRIPPED PARKING STALLS ON SUBJECT PROPERTY NO DISTINGUISHING ON SUBJECT PROPERTY ASSESSOR'S PARCEL NOS.: 127-221-18 & 127-221-20

SURVEYOR OF RECORD	FIELD COMPLETION DATE: DECEMBER 04, 2020
Armando D. Triunfo Registration No. 7780	



**CAL VADA**  
SURVEYING, INC.  
4111 Jenks Cir., Suite 205, Corona, CA 92880  
Phone: 951-280-9960 Fax: 951-280-9746  
Toll Free: 800-CALVADA www.calvada.com  
EST. 1989 JOB NO. 201139









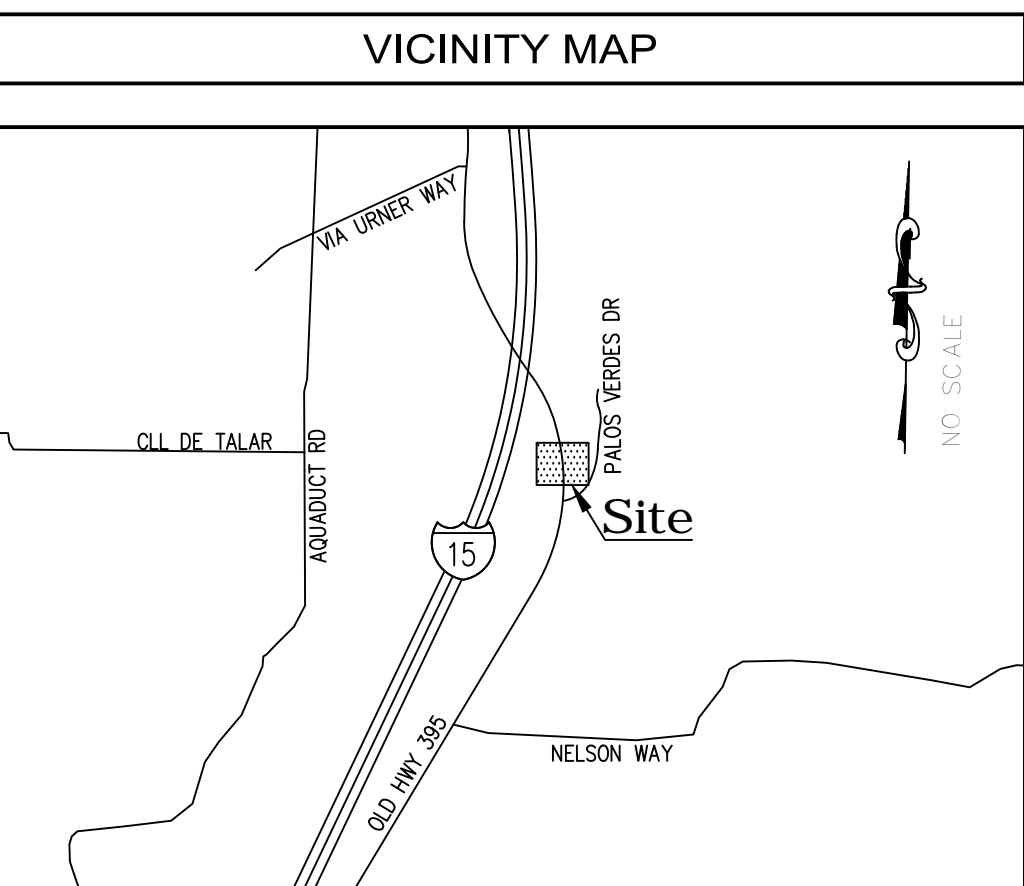
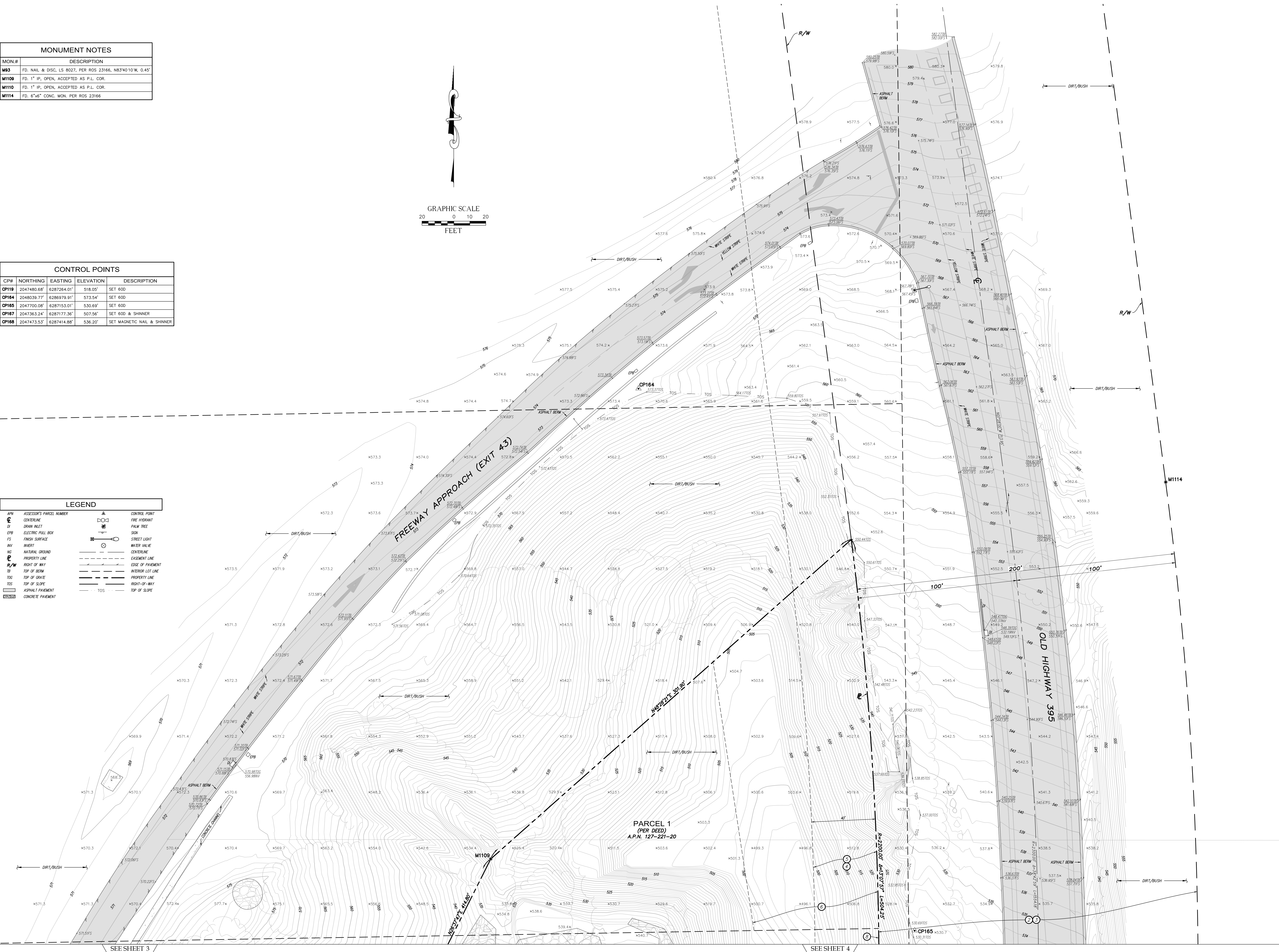
# A.L.T.A./N.S.P.S. LAND TITLE SURVEY

## VACANT LAND, SAN DIEGO COUNTY, CA

MONUMENT NOTES	
MON.#	DESCRIPTION
<b>M03</b>	FD. NAIL & DISC, LS 8027, PER ROS 23166, N83°40'10"W, 0.45'
<b>M1109</b>	FD. 1" IP, OPEN, ACCEPTED AS P.L. COR.
<b>M1110</b>	FD. 1" IP, OPEN, ACCEPTED AS P.L. COR.
<b>M1114</b>	FD. 6"x6" CONC. MON. PER ROS 23166

CONTROL POINTS				
CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP119	2047480.68'	6287264.01'	518.05'	SET 60D
CP164	2048039.77'	6286799.91'	573.05'	SET 60D
CP165	2047700.08'	6287533.01'	530.69'	SET 60D
CP167	2047363.24'	6287177.36'	507.56'	SET 60D & SHINER
CP168	2047473.53'	6287414.88'	536.20'	SET MAGNETIC NAIL & SHINER

LEGEND			
AWN	ASSESSOR'S PARCEL NUMBER		CONTROL POINT
CL	CENTERLINE		FIRE HYDRANT
DI	DRAIN INLET		PALM TREE
EPB	ELECTRIC PULL BOX		SIGN
FS	FINISH SURFACE		STREET LIGHT
INV	INVERT		WATER VALVE
NG	NATURAL GROUND	---	CENTERLINE
P	PROPERTY LINE	---	EASEMENT LINE
R/W	RIGHT OF WAY	---	EDGE OF PAVEMENT
TSI	TOP OF SLOPE	---	INTERIOR LOT LINE
TSP	TOP OF SLOPE	---	PROPERTY LINE
TSS	TOP OF SLOPE	---	RIGHT-OF-WAY
---	ASPHALT PAVEMENT	---	TOP OF SLOPE
---	CONCRETE PAVEMENT	---	



## LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

APN(S): 127-221-18-00, 127-221-20-00

LEGAL DESCRIPTION PER GRANT DEED RECORDED MAY 8, 2019 AS INST. NO. 2019-0172466, O.R.:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHERLY 320.00 FEET OF THE SOUTHERLY 640.00 FEET, BOTH MEASURED ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BESE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF, AS CONVEYED TO THE STATE OF CALIFORNIA IN PARCEL OF DEED RECORDED MARCH 23, 1972 AS FILE NO. 88596 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY, LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 11-SO-15-43.0, SAID PORTION HEREBY CONVEYED DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTELY CORNER OF SAID STATE LAND, THENCE ALONG THE FOLLOWING DESCRIBED COURSES: (1) ALONG THE SOUTHERLY LINE OF SAID STATE LAND SOUTH 89° 02' 47" WEST 100.00 FEET TO THE POINT OF BEGINNING; (2) NORTH 89° 02' 47" WEST 100.00 FEET TO THE POINT OF BEGINNING; (3) NORTH 20° 18' 33" EAST, 54.65 FEET, AND (4) NORTH 48° 38' 01" EAST, 302.47 FEET TO THE EASTERNLY LINE OF SAID STATE LAND; THENCE (4) ALONG SAID EASTERNLY LINE FROM A TANGENT WHICH BEARS SOUTH 87° 10' 41" EAST, 56.0 FEET, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 259.91 FEET, THROUGH AN ANGLE OF 0° 22' 58" DISTANCE OF 244.86 FEET TO THE POINT OF BEGINNING.

PAGE 2 OF 2

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID NORTH HALF OF THE EAST HALF; THENCE (1) ALONG THE WESTERLY LINE OF SAID NORTH HALF OF THE EAST HALF NORTH 0° 14' 21" WEST, 319.95 FEET TO THE NORTHERLY LINE OF SAID SOUTHERLY 320.00 FEET; THENCE (2) ALONG SAID NORTHERLY LINE NORTH 89° 02' 47" EAST, 1112.40 FEET; THENCE (3) LEAVING SAID NORTHERLY LINE SOUTH 26° 18' 13" WEST, 359.94 FEET TO THE SOUTHERLY LINE OF SAID NORTH HALF OF THE EAST HALF; THENCE (4) ALONG SAID SOUTHERLY LINE SOUTH 89° 02' 47" WEST, 951.51 FEET TO THE POINT OF BEGINNING.

AND LYING EASTERLY OF THE WESTERLY LINE OF CALIFORNIA STATE HIGHWAY XI-SD-77-G (NOW U.S. HIGHWAY 395)

AN EASEMENT FOR INGRESS AND EGRESS FOR ROAD AND PUBLIC UTILITY PURPOSES, OVER, UNDER, ALONG AND ACROSS A 40.00 FOOT STRIP OF LAND LYING WITHIN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY OF THE CENTER LINE OF SAID 40.00 FOOT STRIP OF LAND BEING THE SOUTHERLY LINE OF THE NORTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 25.

ALSO EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF THE WESTERLY LINE OF CALIFORNIA STATE HIGHWAY X1-SD-77-G (NOW U.S. HIGHWAY 395) AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED APRIL 26, 1949 IN BOOK 3184 PAGE 32 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF STATE FREEMAN  
1-SD-15.

AN EASEMENT FOR INGRESS AND EGRESS FOR ROAD AND PUBLIC UTILITY PURPOSE, OVER UNDER, ALONG AND ACROSS A 40.00 FOOT STRIP OF LAND LYING WITHIN THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO COUNTY AND NEARBY, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES PATENT NO. 2,211,000, THE EASTERLY LINE OF SAID 40.00 FOOT STRIP BEING THE MYSTERY LINE OF SAID PATENT, AND THE WESTERLY LINE OF SAID 40.00 FOOT STRIP BEING THE MYSTERY LINE OF CALIFORNIA STATE HIGHWAY X-50-776 (NOW STATE HIGHWAY 395) AS DESCRIBED DEED TO THE STATE OF CALIFORNIA, RECORDED APRIL 26, 1949 IN BOOK 3184 PAGE 32 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 3 HEREIN ABOVE DESCRIBED.

PARCEL 5:

AN EASEMENT AND RIGHT OF WAY FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AND

APURTENANCES THERETO, OVER, UNDER ALONG AND ACROSS A 40.00 FOOT STRIP OF LAND LYING WITHIN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, THE SOUTHEASTERLY LINE OF SAID 40.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE  
SOUTHWEST QUARTER, WITH THE NORTHWESTERLY BOUNDARY OF CALIFORNIA STATE HIGHWAY X-50-77-0  
(COMMONLY KNOWN AS U.S. HIGHWAY 395) AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA  
RECORDED JULY 1, 1949 IN BOOK 3213, PAGE 286 OF OFFICIAL RECORDS, SAID POINT OF BEGINNING ALSO  
BEING THE NORTHWESTERLY CORNER OF LAND DESCRIBED IN DEED TO CHARLES FAHERTY, ET AL.  
RECORDED NOVEMBER 5, 1959 IN BOOK 7979 PAGE 83 OF OFFICIAL RECORDS; THENCE SOUTH 30° 47'  
00" WEST 44.22 FEET TO THE SOUTHERLY TERMINUS OF SAID 40.00 FOOT STRIP.

THE NORTHWESTERLY LINE OF SAID 40.00 FEET STRIP TO BE SHORTENED SO AS TO TERMINATE NORTHERLY IN THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER.

## SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. 19-283091, DATED MAY 8, 2019 AS PREPARED BY WFG NATIONAL TITLE

### SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. 19-283091, DATED MAY 8, 2019 AS PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY.

2. WATER RIGHTS (NOT A SURVEY MATTER)
3. THE PROVIDE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEHIND THE LIMITS OF STATE HIGHWAY KA-AD-77 OF WHICH RECORD REQUIRED FOR THE RECORD OF THE STATE HIGHWAY AND ADJACENT TO STATE HIGHWAY RECORD REQUIRED NUMBER 12, 1943 INBANK 1586, PAGE 277 OF OFFICE RECORDS. (PLOTTED RECORD)
4. THE FACT THAT THE OWNERSHIP OF SAND LAND DOES NOT INCLUDE ANY RIGHTS OF ACCESS TO OR FROM STATE HIGHWAY KA-50-770 SAND RIGHTS HAVE BEEN REINFORCED IN THE RECORD OF THE STATE HIGHWAY AND ADJACENT TO STATE HIGHWAY RECORD REQUIRED NUMBER 16, 1949 INBANK 3004 PAGE 32 OF OFFICE RECORDS. (PLOTTED RECORD)
5. ASSESSMENT FOR HIGHWAYS, EXPRESS, ROAD AND PUBLIC UTILITIES RECORDED AUGUST 28, 1987 AS FILE 12200R, OR. (PLOTTED RECORD)
6. ASSESSMENT FOR HIGHWAYS AND UTILITIES RECORDED SEPTEMBER 26, 1971 AS FILE NO. 22287, OR. (PLOTTED RECORD)
7. ASSESSMENT FOR HIGHWAYS AND UTILITIES RECORDED JULY 11, 1973 AS INST. NO. 13-01348, OR. (PLOTTED RECORD)
8. C. & B. 2 PER ABOVE DOCUMENT. (NOT A SURVEY MATTER)
9. JULIETTE'S RIGHTS OF ACCESS AND EGRESS TO OR FROM STREET, HIGHWAY AND PRIVATE ABUTTING ADJACENT TO STATE HIGHWAY KA-50-770 SAND RIGHTS HAVE BEEN REINFORCED IN THE RECORD OF THE STATE HIGHWAY AND ADJACENT TO STATE HIGHWAY RECORD REQUIRED JULY 11, 1973 AS INST. NO. 13-01348, OR. (PLOTTED RECORD)
10. THE LIEU OF SURRENDER, FINES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5, COMMERCIAL SECTION 7.5 OF THE CALIFORNIA REVENUE AND TAXATION CODE (NOT A SURVEY MATTER)
11. THE LIEU OF SURRENDER, FINES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5, COMMERCIAL SECTION 7.5 OF THE CALIFORNIA REVENUE AND TAXATION CODE (NOT A SURVEY MATTER)
12. THE LIEU OF SURRENDER, FINES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5, COMMERCIAL SECTION 7.5 OF THE CALIFORNIA REVENUE AND TAXATION CODE (NOT A SURVEY MATTER)

REVISIONS			
NO.	DATE	REVISIONS	BY
0	12/21/2020	SUBMITTAL	RM


# UTILITY STATEMENT

REBARED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE BASED UPON VISIBLE AND APPARENT SURFACE EVIDENCE, RECORDED DRAWINGS OF THE CONSTRUCTED UTILITY LINES, OBTAINED FROM THE RESPONDENT, AND REASONABLE ASSUMPTIONS. THE INFORMATION PROVIDED BY CALUDA SURVEYING, INC. OR MARKINGS CONNECTED WITH AN INDEPENDENT LOCATING CONTRACTOR, NO WARRANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. F. MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE SHOULD BE REBARED BY A FIELD ENGINEER/PROTECTOR, CALUDA SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF SUCH UTILITIES OR PIPE LINES. THE LOCATION OF NON-VISIBLY UTILITIES OR PIPELINES.

Underground Service Al

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227-26

TWO WORKING  
BEFORE YOU



**PREPARED FOR**  
A & S ENGINEERING, INC.  
28405 SAN CAYON ROAD, SUITE 7  
CANYON COUNTRY, CA 91387  
PHONE: (661) 250-9300

## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE (2017.50) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTION 26100. BEARINGS ARE BASED UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA CONTINUOUS OPERATING REFERENCE STATIONS (CORS.):

C.S.R.C. P476: NORTHING = 2104887.23'	EASTING = 6275015.13'
C.S.R.C. P477: NORTHING = 2127664.37'	EASTING = 6298482.24'

THE COMBINATION FACTOR FOR THIS PROJECT WAS APPLIED AT THE FOLLOWING POINTS:

NORTHING = 2073277.49'	EASTING = 628731.16'
------------------------	----------------------

MAGNETIC ANGLE = -0°04'31.37"      SCALE FACTOR = 1.000000484768787


**BENCHMARK**  
THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.  
"P476", ELEVATION 1126.39 FEET (NAVD 88).

# SITE INFORMATION

SITE NAME: VACANT LAND	
PROPERTY AREA:	GROSS: 3.335 AC. OR 145,288 SQ. FT.
NET: 2.602 AC. OF 113,322 SQ. FT.	(NET AREA EXCLUDES THOSE PORTIONS DEDICATED FOR ROAD AND UTILITY PURPOSES PER SCHEDULE B ITEMS 4 & 5)
PARKING COUNT:	NO STRIPED PARKING STALLS ON SUBJECT PROPERTY
EXISTING BUILDINGS ON SUBJECT PROPERTY	
SESSOR'S PARCEL NOS.: 127-221-18 & 127-221-20	

**SURVEYOR OF RECORD**

FIELD COMPLETION DATE: DECEMBER 04, 2002

  
L.S. 7180  
Date Signed  
02/01/2003  
STATE OF CALIFORNIA

**CAL VADA**

**SURVEYING, INC.**

411 Jenks Cir., Suite 205, Corona, CA 92880  
Phone: 951-260-9560 Fax: 951-260-9746  
Toll Free: 800-CALVADA www.calvada.com

EST. 1989 JOB NO. 201139

Armapx6 D. DuPont  
Registration No. 7180

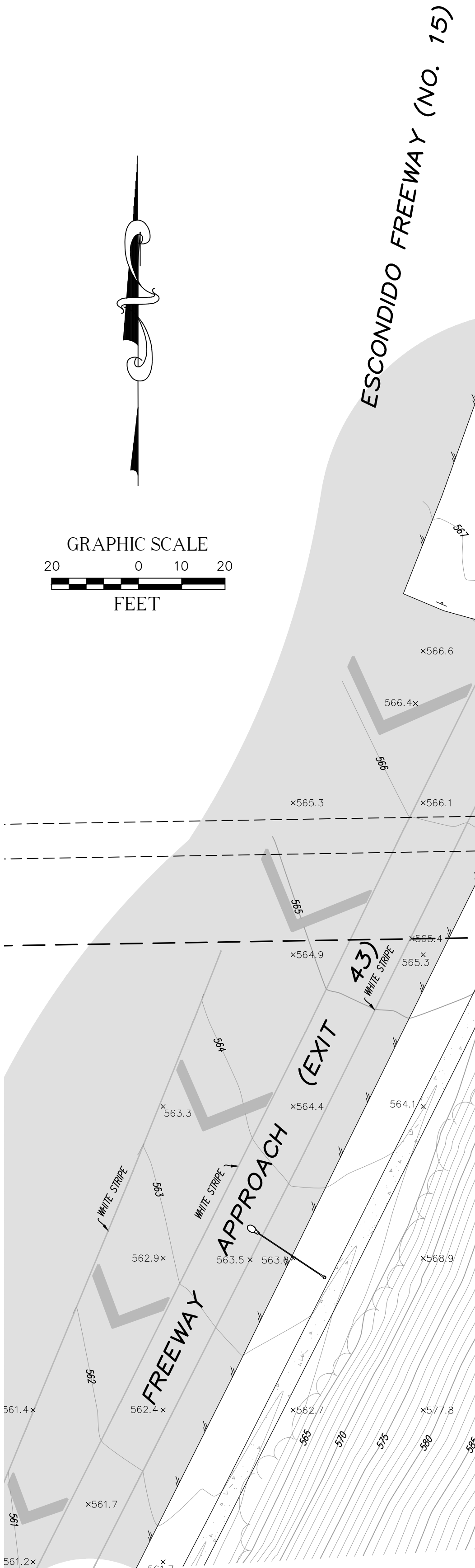
SHEET 2 OF 2







# A.L.T.A./N.S.P.S. LAND TITLE SURVEY

MONUMENT NOTES	
MON.#	DESCRIPTION
<b>M93</b>	FD. NAIL & DISC, LS 8027, PER ROS 23166, N83°40'10"W, 0.45'
<b>M1109</b>	FD. 1" IP, OPEN, ACCEPTED AS P.L. COR.
<b>M1110</b>	FD. 1" IP, OPEN, ACCEPTED AS P.L. COR.
<b>M1114</b>	FD. 6"x6" CONC. MON. PER ROS 23166

CONTROL POINTS				
CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
<b>CP119</b>	270480.68'	6287264.01'	518.05'	SET 60D
<b>CP164</b>	270480.39.77'	6286979.91'	573.54'	SET 60D
<b>CP165</b>	2704700.08'	6287153.01'	530.69'	SET 60D
<b>CP167</b>	2704363.24'	6287177.36'	507.56'	SET 60D & SHINNER
<b>CP168</b>	2704743.53'	6287414.88'	536.20'	SET MAGNETIC NAIL & SHINNER




LEGEND			
AWN	ASSESSOR'S PARCEL NUMBER	△	CONTROL POINT
CE	CENTERLINE		FIRE HYDRANT
DI	DRAIN INLET		PALM TREE
EPB	ELECTRIC PULL BOX	SON	SON
FS	FINISH SURFACE		STREET LIGHT
INV	INVERT		WATER VALVE
NG	NATURAL GROUND	-----	CENTERLINE
PR	PROPERTY LINE	-----	EDGE LINE
R/W	RIGHT-OF-WAY	-----	EDGE OF PAVEMENT
BI	TOP OF BENT	-----	INTERIOR LOT LINE
TOG	TOP OF GRADE	-----	PROPERTY LINE
TOS	TOP OF SLOPE	-----	RIGHT-OF-WAY
-----	ASPHALT PAVEMENT	-----	TOP OF SLOPE
-----	CONCRETE PAVEMENT		

REVISIONS			
NO.	DATE	REVISIONS	BY
0	12/21/2020	SUBMITTAL	RM

# UTILITY STATEMENT

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE FOR VISIBLE AND APPARENT SURFACE EVIDENCE. RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM A RELIABLE AND REASONABLY ACCURATE SOURCE, BUT NOT CONNECTED WITH CADASTRAL SURVEYING, OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR, NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR PRECISION OF SUCH INFORMATION. FOR MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL BE EXPOSED BY FIELD POT-HOLING. CADASTRAL SURVEYING, AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTED THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

Underground Service Alert



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**PREPARED FOR**  
A & S ENGINEERING, INC  
28405 SAN CAYON ROAD, SUITE "B"  
CANYON COUNTRY, CA 91387  
PHONE: (661) 250-9300

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCSR83, ZONE 6, (201750) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8816. SAID BEARINGS ARE DETERMINED LOCALLY USING FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK CONTINUOUS OPERATING REFERENCE STATIONS (CORS.S.):

C.S.R.C. #476;                      EASTING = 6275015.13  
NORTHING = 2104887.23

C.S.R.C. #47;                        EASTING = 6298482.24<sup>a</sup>  
NORTHING = 212564.37


THE COMBINATION FACTOR FOR THIS PROJECT WAS APPLIED AT THE FOLLOWING POINT:  
NORTHING = 2043748.97          EASTING = 6287131.66<sup>b</sup>

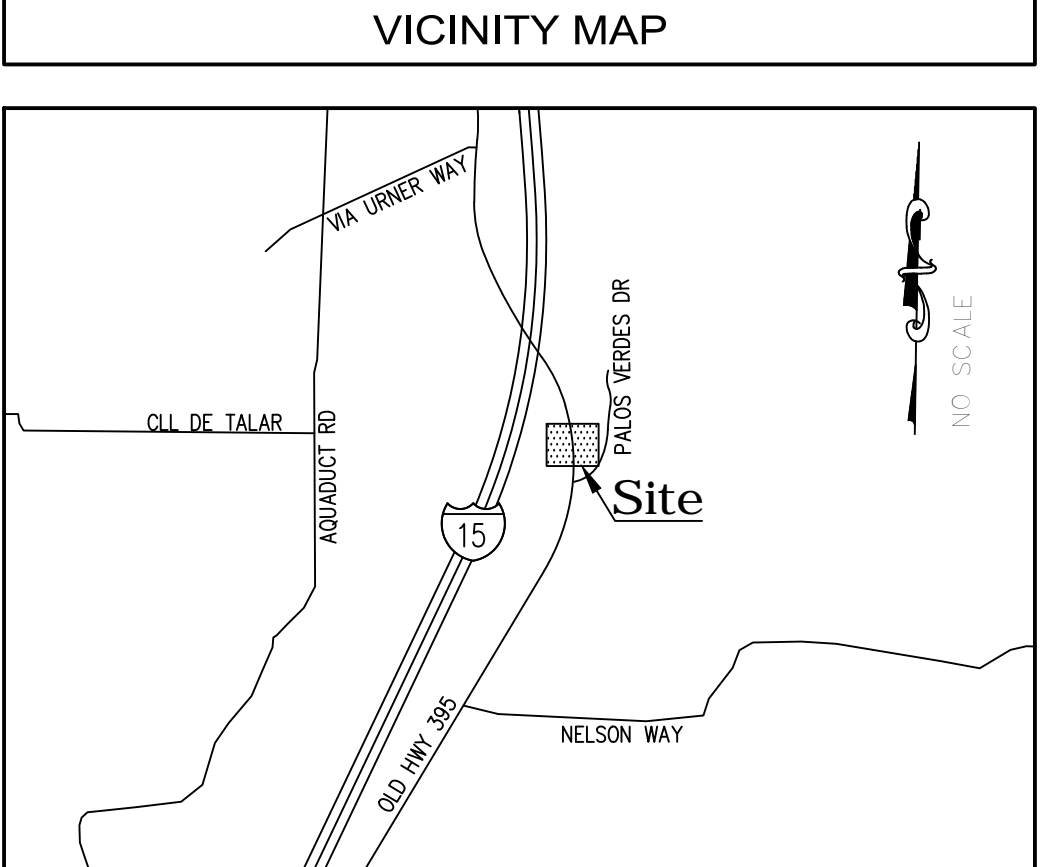
MAGNETIC ANGLE = -01°13'13"

SOURCE ELEVATION = 1000063.94 FEET/MSL

**BENCHMARK**  
THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S.  
"P476", ELEVATION 1126.39 FEET (NAVD 88).

SITE INFORMATION	
SITE NAME:	VACANT LAND
PROPERTY AREA:	GROSS: 3.335 AC OR 145,288 SQ. FT.
NET:	2,602 AC OF 113,322 SQ. FT.
	(NET AREA EXCLUDES THOSE PORTIONS DEDICATED FOR ROAD AND UTILITY PURPOSES PER SCHEDULE B ITEMS 4 & 5)
PARKING COUNT:	NO STRIPED PARKING STALLS ON SUBJECT PROPERTY
NO EXISTING BUILDINGS ON SUBJECT PROPERTY	
ASSESSOR'S PARCEL NOS.:	127-221-18 & 127-221-20

<p><b>SURVEYOR OF RECORD</b></p> <div style="display: flex; align-items: center;">  <div> <p><b>CAL VADA</b></p> <p><b>SURVEYING, INC.</b></p> <p>411 Jenks Cir., Suite 205, Corona, CA 92680</p> <p>Phone: 951-280-9560      Fax: 951-280-9746</p> <p>Toll Free: 800-CALVADA      <a href="http://www.calvada.com">www.calvada.com</a></p> <p>EST. 1989      JOB NO. 201139</p> </div> </div> <p>Armando D. DuPent Registration No. 7780</p>	<p style="text-align: right;">FIELD COMPLETION DATE: DECEMBER 04, 2020</p> <p style="text-align: right;">SHEET 3 OF 4</p>
--	---



## LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

APN(S): 127-221-18-00, 127-221-20-00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE NORTHERLY 320.00 FEET OF THE SOUTHERLY 640.00 FEET, BOTH MEASURED FROM THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 12 WEST, SAN BERNARDINO BASIN AND MERIDIAN, THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF, AS CONVEYED TO THE STATE OF CALIFORNIA IN PARCEL 1 OF DEED RECORDED MARCH 23, 1972 AS FILE NO. 68585 OF OFFICIAL RECORDS IN SAN DIEGO COUNTY, LYING EASTERLY OF THE EASTERLY RIGHT OF WAY OF STATE FREEWAY 11-SD-15-43.0, SAID PORTION HEREBY CONVEYED DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTLY CORNER OF SAID STATE LAND; THENCE ALONG THE FOLLOWING UNNUMBERED COURSES: (1) ALONG THE SOUTHERLY LINE OF SAID STATE LAND SOUTH 89° 02' 47" WEST 268.18 FEET TO SAID EASTERLY RIGHT OF WAY LINE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE (2) NORTH 26° 18' 35" EAST, 54.45 FEET and (3) NORTH 48° 38' 01" EAST, 302.47 FEET TO THE EASTERLY LINE OF SAID STATE LAND; THENCE (4) ALONG SAID EASTERLY LINE FROM A TANGENT WHICH BEARS SOUTH 07° 10' 41" EAST, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 2199.11 FEET, THROUGH AN ANGLE OF 06° 22' 56" A DISTANCE OF 244.96 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF THE SOUTHERLY 320.00 FEET OF THE NORTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF SAID 320.00 FEET BEING MEASURED ALONG THE WESTERLY LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, LYING EASTERLY OF THE EASTERLY LINE OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID NORTH HALF OF THE EAST HALF; THENCE (1) ALONG THE WESTERLY LINE OF SAID NORTH HALF OF THE EAST HALF NORTH 0° 14' 21" WEST, 319.98 FEET TO THE NORTHERLY LINE OF SAID SOUTHERLY 320.00 FEET; THENCE (2) ALONG SAID NORTHERLY LINE NORTH 89° 02' 47" EAST, 1112.40 FEET; THENCE (3) LEAVING SAID NORTHERLY LINE SOUTH 26° 18' 33" WEST, 359.94 FEET TO THE SOUTHERLY LINE OF SAID NORTH HALF OF THE EAST HALF; THENCE (4) LEAVING SAID SOUTHERLY LINE SOUTH 89° 02' 47" WEST, 951.51 FEET TO THE POINT OF BEGINNING.

AND LYING EASTERLY OF THE WESTERLY LINE OF CALIFORNIA STATE HIGHWAY X1-SD-77-G (NOW U.S. HIGHWAY 395)

AN EASEMENT FOR INGRESS AND EGRESS FOR ROAD AND PUBLIC UTILITY PURPOSES, OVER, UNDER ALONG AND ACROSS A 40.00 FOOT STRIP OF LAND LYING WITHIN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THE CENTER LINE OF SAID 40.00 FOOT STRIP OF LAND BEING THE SOUTHERLY LINE OF THE NORTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 25.

ALSO EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF THE WESTERLY LINE OF CALIFORNIA STATE HIGHWAY XI-SD-77-G (NOW U.S. HIGHWAY 395) AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED APRIL 26, 1949 IN BOOK 3184 PAGE 32 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF STATE FREEWAY 11-SD-15.

AN EASEMENT FOR INGRESS AND EGRESS FOR ROAD AND PUBLIC UTILITY PURPOSE, OVER UNDER, ALONG AND ACROSS A 40.00 FOOT STRIP OF LAND LYING WITHIN THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, THE EASTERLY LINE OF SAID 40.00 FOOT STRIP BEING THE WESTERLY LINE OF CALIFORNIA STATE HIGHWAY XI-SO-77G (NOW STATE HIGHWAY 395) AS DESCRIBED DEED TO THE STATE OF CALIFORNIA, RECORDED APRIL 26, 1994 IN BOOK 3184 PAGE 32 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 3 HEREIN ABOVE DESCRIBED.

AN EASEMENT AND RIGHT OF WAY FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AND APPURTENANCES THERETO, OVER, UNDER ALONG AND ACROSS A 40.00 FOOT STRIP OF LAND LYING WITHIN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, THE SOUTHEASTERLY LINE OF SAID 40.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE  
SOUTHWEST QUARTER, WITH THE NORTHWESTERLY BOUNDARY OF CALIFORNIA STATE HIGHWAY XI-SD-77-  
(COMMONLY KNOWN AS U.S. HIGHWAY 395) AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA  
RECORDED JULY 1, 1949 IN BOOK 3213, PAGE 286 OF OFFICIAL RECORDS, SAID POINT OF BEGINNING ALSO  
BEING THE NORTHWESTERLY CORNER OF LAND DESCRIBED IN DEED TO CHARLES FAHERTY, ET AL.,  
RECORDED NOVEMBER 5, 1959 IN BOOK 7879 PAGE 83 OF OFFICIAL RECORDS; THENCE SOUTH 30° 47'  
00" WEST 447.22 FEET TO THE SOUTHERLY TERMINUS OF SAID 40.00 FOOT STRIP.

THE NORTHWESTERLY LINE OF SAID 40.00 FEET STRIP TO BE SHORTENED SO AS TO TERMINATE NORTHERLY IN THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER.

## SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. 19-283091, DATED MAY 8, 2019 AS PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY.

- [illegible]

LINE #	DIRECTION	LENGTH
L1	N24°01'00"E	49.96'
L2	N00°31'30"W	15.52'







LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERLY RIGHT OF WAY OF 11-SD-15 BETWEEN "RT LN" STATIONS 2069+77.07 AND 2088+00.

I.E. N 26° 18' 33" E 1872.86'

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT, AT THE REQUEST OF HOWARD JUSTUS, BETWEEN OCTOBER AND NOVEMBER, 2019.

DRAFT

DK NASLAND, P.L.S. 5562      DATE



LEGEND

- PROPOSED AQUISITION
- PROPOSED RIGHT OF WAY
- EXISTING ACCESS RIGHTS RELINQUISHED
- EXISTING EASEMENT AS NOTED
- EXISTING PROPERTY LINE

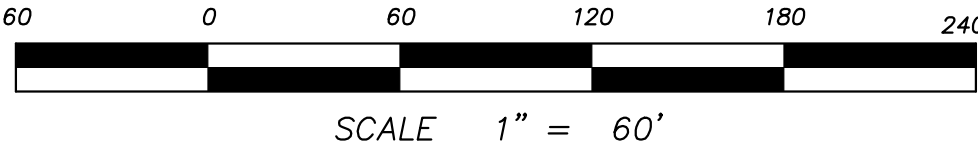
INTERSTATE 15

"RT" LINE

PARCEL 2

PARCEL 1

OLD HIGHWAY 395



Civil Engineering  
Surveying  
Land Planning

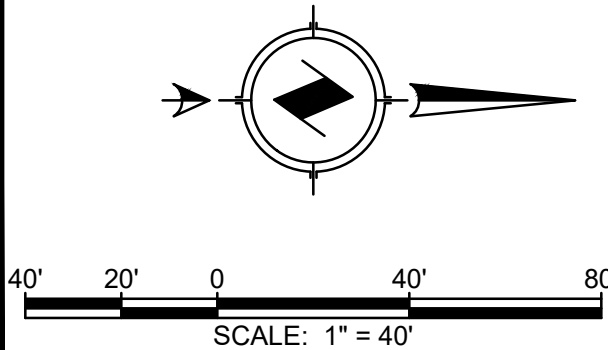
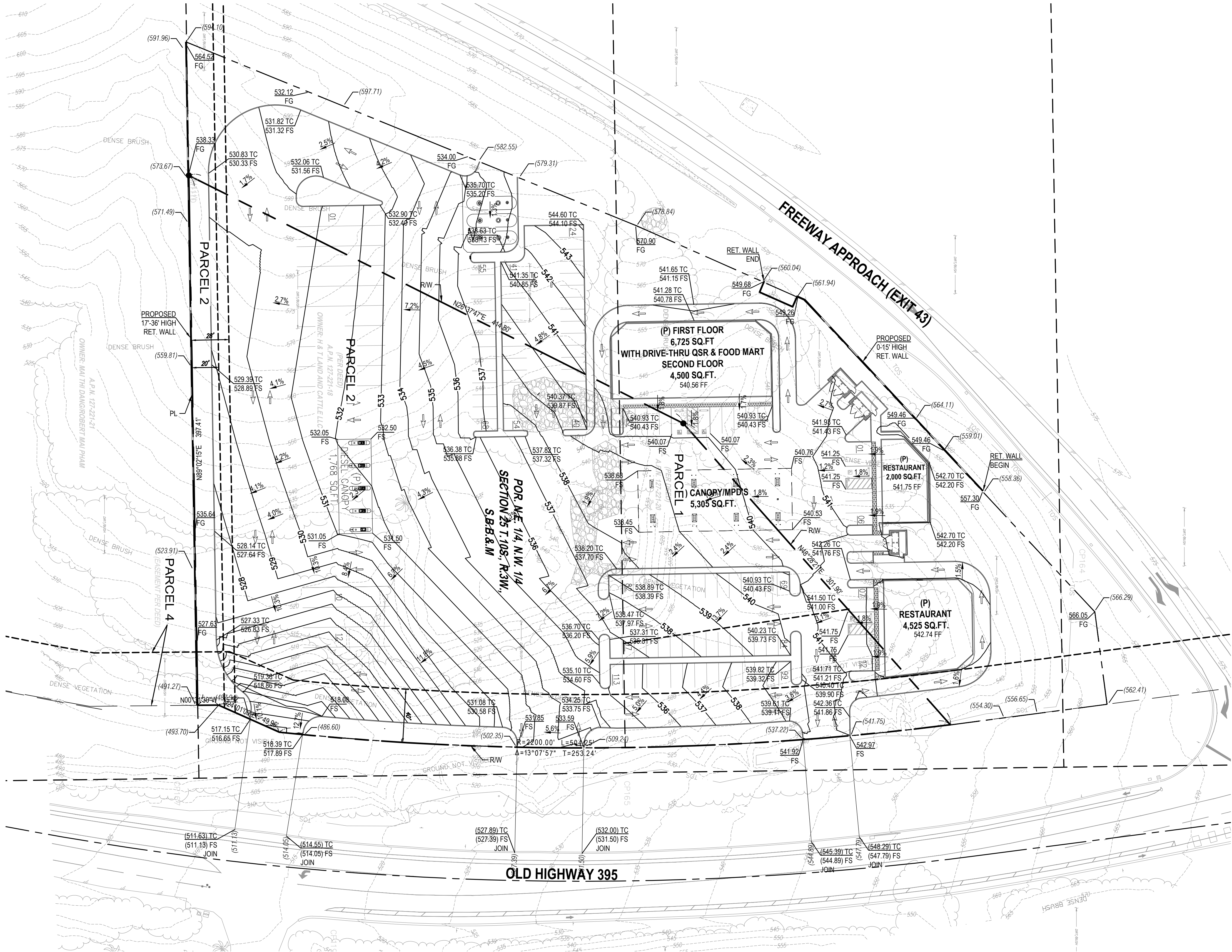
N.E. JOB No. 119-190.1  
T (858) 292-7770  
4740 Ruffner Street  
San Diego, CA 92111  
nasland.com

INTERSTATE 15 / OLD  
HIGHWAY 395



PRELIMINARY GRADING & DRAINAGE PLAN  
FOOD MART ESCONDIDO

INTERSTATE 15 AND OLD HIGHWAY 395, ESCONDIDO, CA 92026



REVISIONS	
DATE	DESCRIPTION

BASIS OF BEARINGS

BENCHMARK

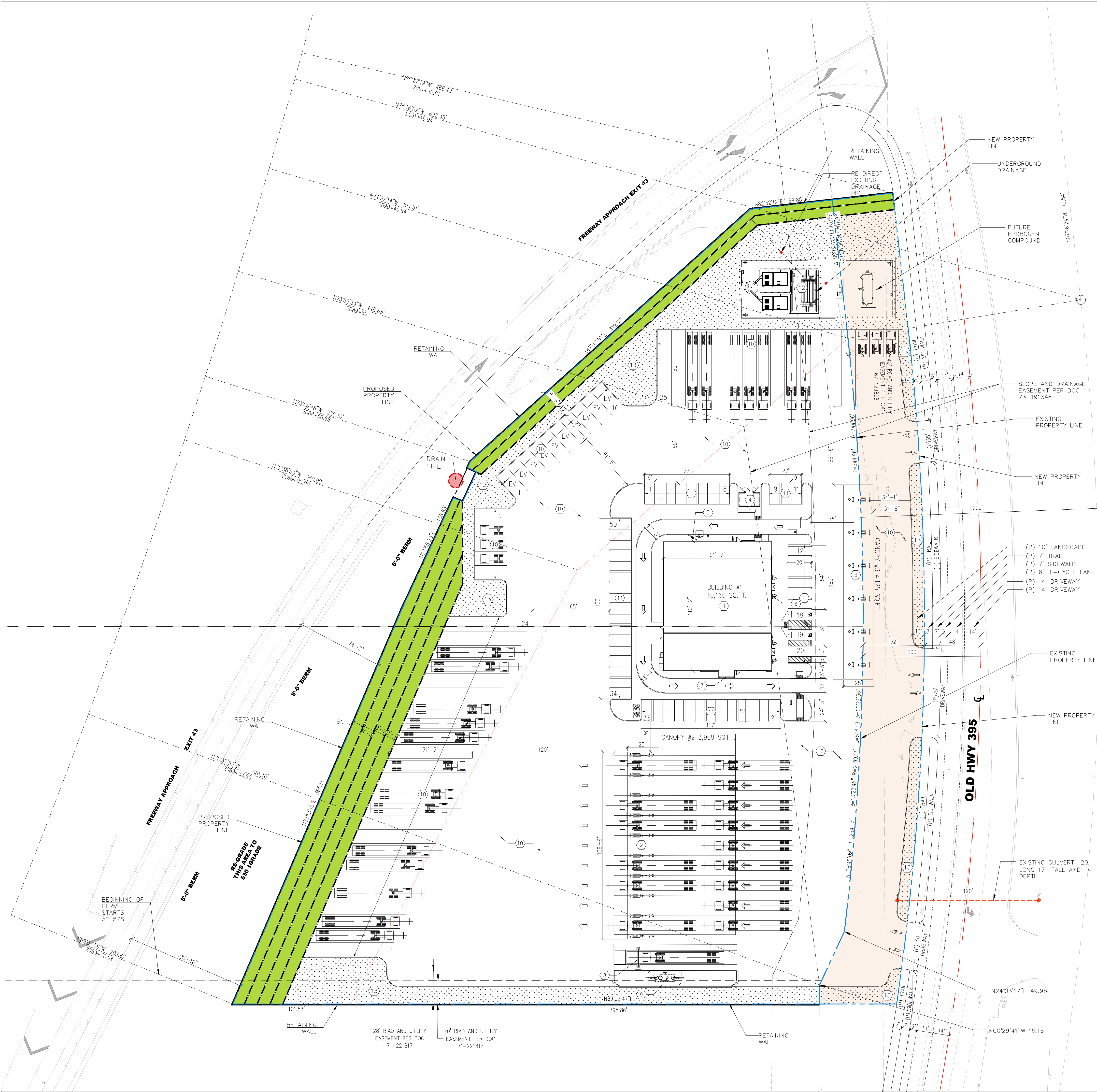
**Waber Consultants INC**  
PLANNING CIVIL ENGINEERING SURVEYING  
19210 S VERMONT AVE, GARDENA, CA 90248  
P (424) 344-2464 F (424) 372-3382

PRELIMINARY GRADING & DRAINAGE PLAN

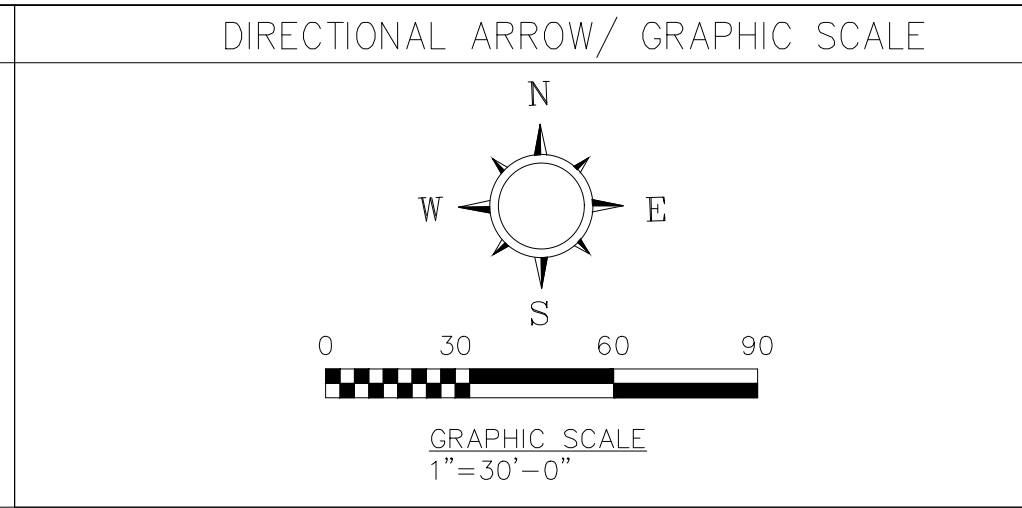
**CIVIL IMPROVEMENT PLANS**  
**FOOD MART ESCCONDIDO**  
INTERSTATE 15 AND OLD HIGHWAY 395, ESCONDIDO, CA 92026

JOB NO.	21032
DATE:	6/10/2021
SHEET	1
OF 1 SHEETS	



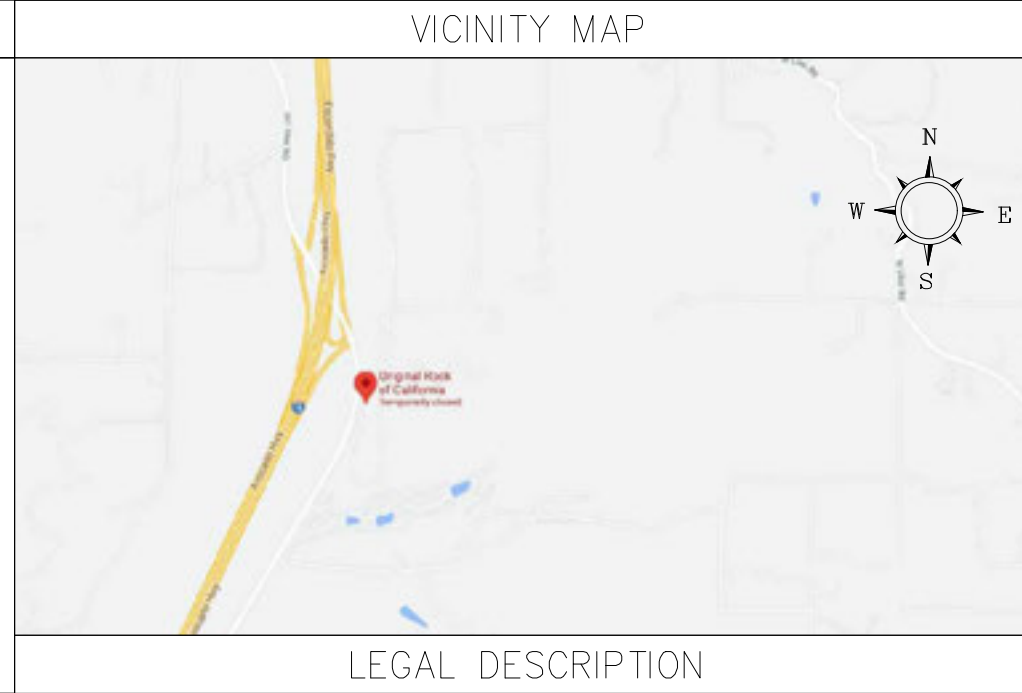


SCOPE OF WORK	
01	(P) 10,160 SQ.FT. DRIVE-THRU BUILDING #1
02	(P) 3,969 SQ.FT. CANOPY #2
03	(P) 4,125 SQ.FT. CANOPY #3
04	(P) TRUCK SCALE
05	(P) FUTURE HYDROGEN COMPOUND



REVISIONS	BY
1	01/22/2021 U
2	02/01/2021 U
3	02/05/2021 U
4	02/17/2021 U
5	03/11/2021 U
6	03/25/2021 U
7	03/29/2021 U
8	03/30/2021 U
9	05/17/2021 U
10	06/10/2021 U
11	01/22/2024 AR
12	09/09/2024 U
13	09/16/2024 U
14	09/18/2024 U

SITE INFORMATION	
PROJECT ADDRESS:	INTERSTATE 15 & OLD HIGHWAY 395 ESCONDIDO, CA 92026
LOT AREA	= 239,884 SQ.FT. OR 5.50 ACRES
ADDITIONAL SQ.FT.	= 36,255 SQ.FT.
TOTAL LOT AREA	= 276,139 SQ.FT. OR 6.34 ACRES
APN: 127-221-18	
APN: 127-221-20	
CONVENIENCE STORE #1:	10,160 SQ.FT. SINGLE STOREY
NUMBER OF STORES:	30'-6"
BUILDING HEIGHT:	M- MERCANTILE
OCCUPANCY GROUP:	V-B SPRINKLER
CONSTRUCTION TYPE:	
DIESEL CANOPY #2:	3,969 SQ.FT. M II-B
OCCUPANCY GROUP:	
CONSTRUCTION TYPE:	
FUEL CANOPY #3:	4,125 SQ.FT. M II-B
OCCUPANCY GROUP:	
CONSTRUCTION TYPE:	



INFORMATION			
ITEM	SIZE	LOT %	AREA (SQ.FT.)
TOTAL LOT AREA	N/A	N/A	276,139 SQ.FT.=6.34 ACRES
(N) CONVENIENCE STORE#1	110'-2"x91'-7"	3.68	10,160
(N) DIESEL CANOPY#2	158'-9"x25'-0"	1.44	3,969
(N) FUEL CANOPY#3	165'-0"x25'-0"	1.50	4,125
(F) HYDROGEN COMPOUND#4	132'-6"x52'-6"	2.52	6,959

- PROPOSED KEYNOTES
- 1 PROPOSED 10,160 SQUARE FEET CONVENIENCE STORE BUILDING #1.
  - 2 PROPOSED 3,969 SQUARE FEET DIESEL CANOPY #2 W/10 MPD'S.
  - 3 PROPOSED 4,125 SQUARE FEET FUEL CANOPY #3 W/6 MPD'S.
  - 4 PROPOSED 18'X12'Wx6'-0" TRASH ENCLOSURE PER PLAN.
  - 5 DRIVE THROUGH ORDERING BOARD.
  - 6 KNOX BOX LOCATION.
  - 7 PICK UP WINDOW.
  - 8 TRUCK SCALE.
  - 9 DEF TANK.
  - 10 ASPHALT PAVING.
  - 11 CONCRETE PAVING.
  - 12 PROPOSED FUTURE HYDROGEN COMPOUND.
  - 13 LANDSCAPE AREA.

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

APN(S): 127-221-18-00, 127-221-20-00

LEGAL DESCRIPTION PER GRANT DEED RECORDED MAY 8, 2019 AS INST. NO. 2019-0172466, O.R.:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE NORTHERLY 320.00 FEET OF THE SOUTHERLY 640.00 FEET, BOTH MEASURED ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF, AS CONVEYED TO THE STATE OF CALIFORNIA IN PARCEL 1 OF DEED RECORDED MARCH 23, 1972 AS FILE NO. 88586 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY, LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF STATE FREEWAY 11-SD-15-43.0, SAID PORTION HEREBY CONVEYED DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID STATE LAND; THENCE ALONG THE FOLLOWING NUMBERED COURSES: (1) ALONG THE SOUTHERLY LINE OF SAID STATE LAND SOUTH 89° 02' 47" WEST, 268.19 FEET TO SAID EASTERLY RIGHT OF WAY LINE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE (2) NORTH 26° 18' 33" EAST, 54.45 FEET AND (3) NORTH 48° 38' 01" EAST, 302.47 FEET TO THE EASTERLY LINE OF SAID STATE LAND; THENCE (4) ALONG SAID EASTERLY LINE FROM A TANGENT WHICH BEARS SOUTH 07° 10' 41" EAST, ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 2199.11 FEET, THROUGH AN ANGLE OF 08° 22' 56" A DISTANCE OF 244.96 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF THE SOUTHERLY 320.00 FEET OF THE NORTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, SAID 320.00 FEET BEING MEASURED ALONG THE WESTERLY LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, LYING EASTERLY OF THE EASTERLY LINE OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID NORTH HALF OF THE EAST HALF; THENCE (1) ALONG THE WESTERLY LINE OF SAID NORTH HALF OF THE EAST HALF NORTH 0° 14' 21" WEST, 319.98 FEET TO THE NORTHERLY LINE OF SAID SOUTHERLY 320.00 FEET; THENCE (2) ALONG SAID NORTHERLY LINE NORTH 89° 02' 47" EAST, 112.40 FEET; THENCE (3) LEAVING SAID NORTHERLY LINE SOUTH 26° 18' 33" WEST, 359.94 FEET TO THE SOUTHERLY LINE OF SAID NORTH HALF OF THE EAST HALF; THENCE (4) ALONG SAID SOUTHERLY LINE SOUTH 89° 02' 47" WEST, 951.51 FEET TO THE POINT OF BEGINNING.

AND LYING EASTERLY OF THE WESTERLY LINE OF CALIFORNIA STATE HIGHWAY X1-SD-77-G (NOW U.S. HIGHWAY 395)

PARCEL 3:

AN EASEMENT FOR INGRESS AND EGRESS FOR ROAD AND PUBLIC UTILITY PURPOSES, OVER, UNDER, ALONG AND ACROSS A 40.00 FOOT STRIP OF LAND LYING WITHIN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, THE CENTER LINE OF SAID 40.00 FOOT STRIP OF LAND BEING THE SOUTHERLY LINE OF THE NORTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 25.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 2 HERINA ABOVE DESCRIBED.

ALSO EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF THE WESTERLY LINE OF CALIFORNIA STATE HIGHWAY X1-SD-77-G (NOW U.S. HIGHWAY 395) AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED APRIL 26, 1949 IN BOOK 3184 PAGE 32 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF STATE FREEWAY 11-SD-15.

PARCEL 4:

AN EASEMENT FOR INGRESS AND EGRESS FOR ROAD AND PUBLIC UTILITY PURPOSE, OVER UNDER, ALONG AND ACROSS A 40.00 FOOT STRIP OF LAND LYING WITHIN THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, THE EASTERLY LINE OF SAID 40.00 STRIP BEING THE WESTERLY LINE OF CALIFORNIA STATE HIGHWAY X1-SD-77G (NOW STATE HIGHWAY 395) AS DESCRIBED DEED TO THE STATE OF CALIFORNIA, RECORDED APRIL 26, 1949 IN BOOK 3184 PAGE 32 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 3 HERIN ABOVE DESCRIBED.

PARCEL 5:

AN EASEMENT AND RIGHT OF WAY FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AND APPURTENANCES THERETO, OVER, UNDER ALONG AND ACROSS A 40.00 FOOT STRIP OF LAND LYING WITHIN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, THE SOUTHEASTERLY LINE OF SAID 40.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, WITH THE NORTHWESTERLY BOUNDARY OF CALIFORNIA STATE HIGHWAY XI-SD-77-G (COMMONLY KNOWN AS U.S. HIGHWAY 395) AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED JULY 1, 1949 IN BOOK 3213, PAGE 286 OF OFFICIAL RECORDS, SAID POINT OF BEGINNING ALSO BEING THE NORTHWESTERLY CORNER OF LAND DESCRIBED IN DEED TO CHARLES FAHERTY, ET AL., RECORDED NOVEMBER 5, 1959 IN BOOK 7979 PAGE 83 OF OFFICIAL RECORDS; THENCE SOUTH 30° 47' 00" WEST 447.22 FEET TO THE SOUTHERLY TERMINUS OF SAID 40.00 FOOT STRIP.

THE NORTHWESTERLY LINE OF SAID 40.00 FEET STRIP TO BE SHORTENED SO AS TO TERMINATE NORTHERLY IN THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER.

PARKING INFORMATION	
BUILDING #1	= 10,160 SQ.FT.
CANOPY #1	= 4,125 SQ.FT.
CANOPY #2	= 3,969 SQ.FT.
PARKING CALCULATION:	
TRUCK PARKING	= 38
SMALL TRUCK PARKING	= 8
EV PARKING	= 10
REGULAR AUTO PARKING	= 48
ADA AUTO PARKING	= 2
TOTAL PARKING PROVIDED=	106

BUILDING CODE	
CODES USED:	
	2022 INTERNATIONAL BUILDING CODE,
	2022 INTERNATIONAL MECHANICAL CODE,
	2022 INTERNATIONAL PLUMBING CODE,
	2022 INTERNATIONAL ELECTRICAL CODE,
	2022 INTERNATIONAL GREEN BUILDING STANDARD CODE,
	2022 INTERNATIONAL ENERGY CODE
	2022 INTERNATIONAL FIRE CODE
	2016 CITY OF APACHE JUNCTION ENGINEERING STANDARDS

PLANS PREPARED BY:

**A & S ENGINEERING INC.**  
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT  
28405 SAND CANYON RD, SUITE 101  
SAN CAYON COUNTY, CA 91387  
PHONE # (907)250-4500 FAX # (601) 250-9333

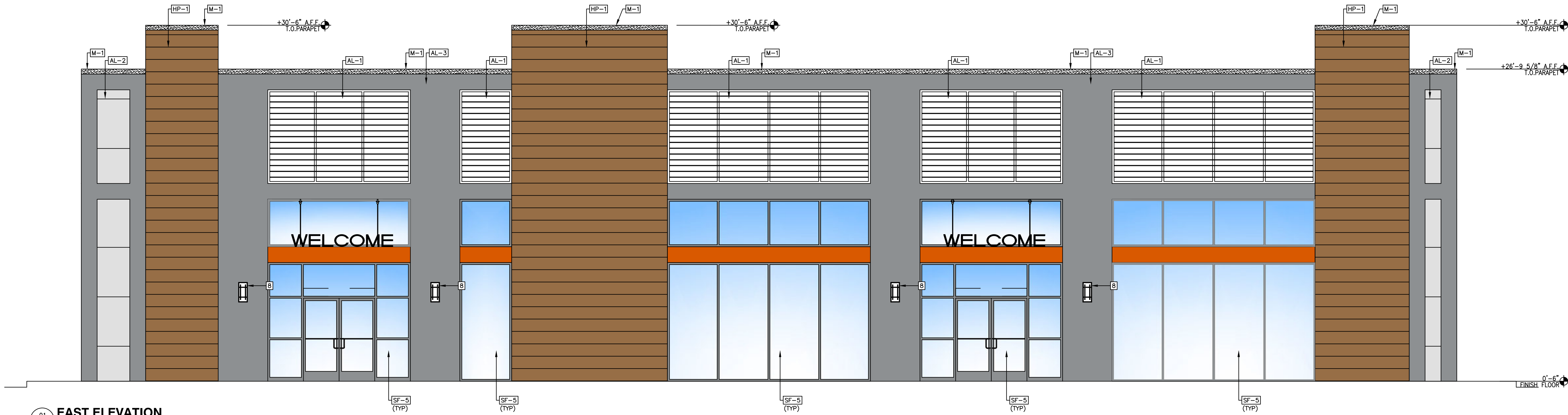
**INNOVATIVE ENERGY STATION**

STORE #:  
ADDRESS: INTERSTATE 15 & OLD HIGHWAY 395 ESCONDIDO, CA 92026

DRAWN: UJ  
CHECKED: -  
DATE: 01/15/2021  
SHT. TITLE: PROPOSED SITE PLAN  
JOB NO.: -  
SHEET: -

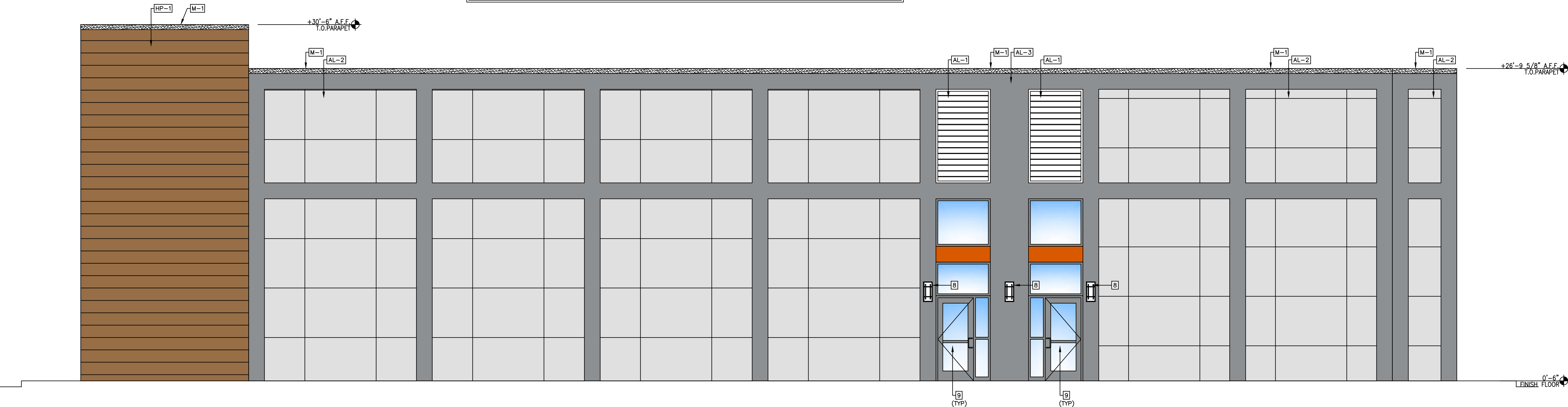
**S1**





01 EAST ELEVATION  
A2.0 / SCALE: 1/4"=1'-0"

WALL TEXTURE LEGEND			
AL-1	ALUMINUM SUN SHADE LOUVER	AL-2	ACM ALUMINUM COMPOSITE PANEL LIGHT GRAY
HP-1	HARDIE® PLANK SMOOTH JH40-30 TIMBER BARK	AL-3	ACM ALUMINUM COMPOSITE PANEL DARK GRAY
M-1	PARAPET CAP (ANODIC CLEAR)	SF-5	ALUMINUM STOREFRONT SYSTEM
8	WALL SCONCE LIGHT FIXTURE - SEE ELECTRICAL FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	9	SIDE GLASS DOOR
10	PICK UP WINDOW (DRIVE THRU)		



02 WEST ELEVATION  
A2.0 / SCALE: 1/4"=1'-0"

REVISIONS	BY
1	
2	
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PLANS PREPARED BY:

**A & S ENGINEERING INC.**  
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT  
28405 SAND CANYON RD., SUITE 101  
CANYON COUNTRY, CA 91387  
PHONE # (909) 255-5300 FAX # (909) 255-5333

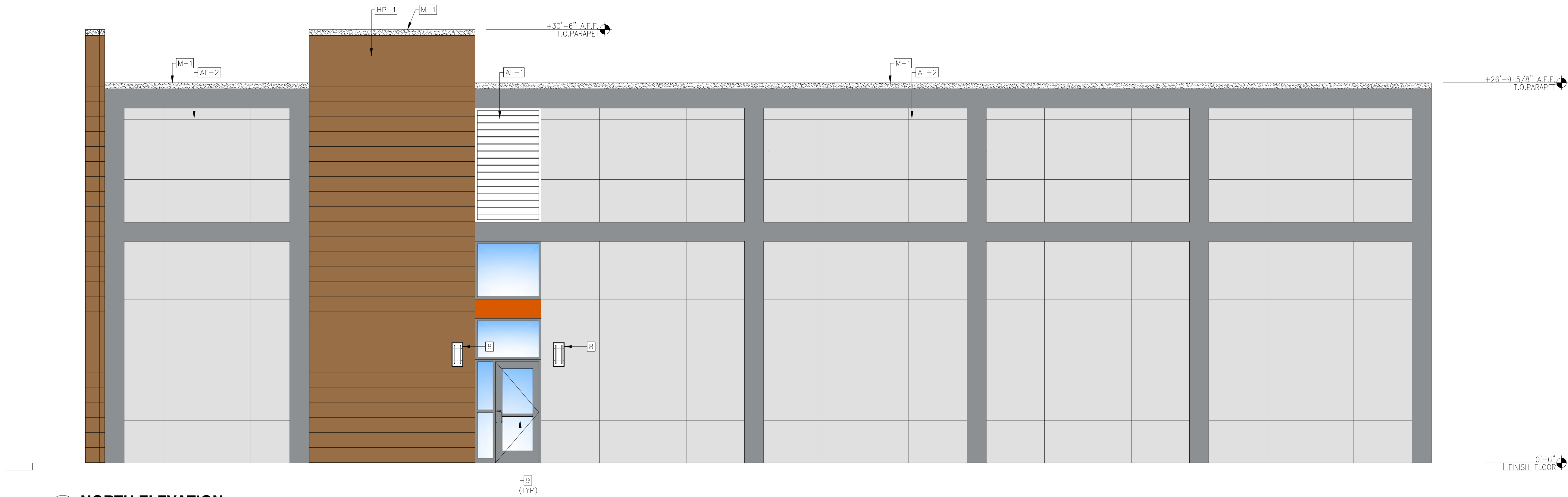
**INNOVATIVE ENERGY STATION**

STORE #:  
ADDRESS: INTERSTATE 15 & OLD HIGHWAY 395  
ESCONDIDO, CA 92026

DRAWN	IJ
CHECKED	-
DATE	09/24/2024
SHT. TITLE	PROPOSED ELEVATIONS
JOB NO.	-
SHEET	-

**A2.0**





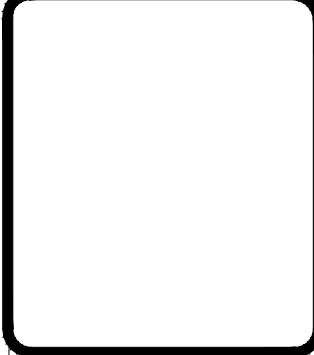
03  
A2.1  
NORTH ELEVATION  
SCALE: 1/4"=1'-0"

WALL TEXTURE LEGEND			
AL-1	ALUMINUM SUN SHADE LOUVER	AL-2	ACM ALUMINUM COMPOSITE PANEL LIGHT GRAY
HP-1	HARDIE PLANK SMOOTH JH40-30 TIMBER BARK	AL-3	ACM ALUMINUM COMPOSITE PANEL DARK GRAY
M-1	PARAPET CAP (ANODIC CLEAR)	SF-5	ALUMINUM STOREFRONT SYSTEM
8	WALL SCONCE LIGHT FIXTURE - SEE ELECTRICAL FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	9	SIDE GLASS DOOR
10	PICK UP WINDOW (DRIVE THRU)		



04  
A2.1  
SOUTH ELEVATION  
SCALE: 1/4"=1'-0"

REVISIONS	BY
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14	



PLANS PREPARED BY:  
**A & S ENGINEERING INC.**  
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT  
28405 SAND CANYON RD., SUITE "B"  
CANYON COUNTRY, CA 91387  
PHONE # (909) 233-4333 FAX # (909) 233-4333

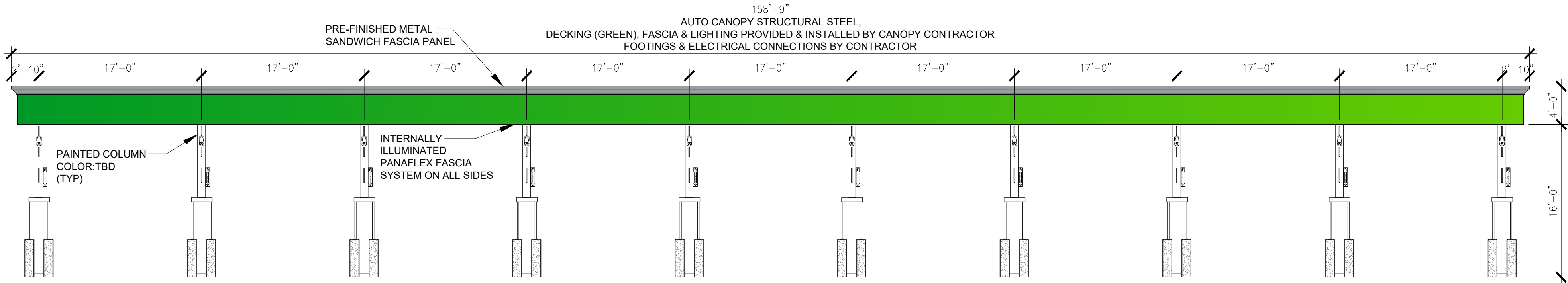


**INNOVATIVE ENERGY STATION**  
STORE #:  
ADDRESS: INTERSTATE 15 & OLD HIGHWAY 395  
ESCONDIDO, CA 92026

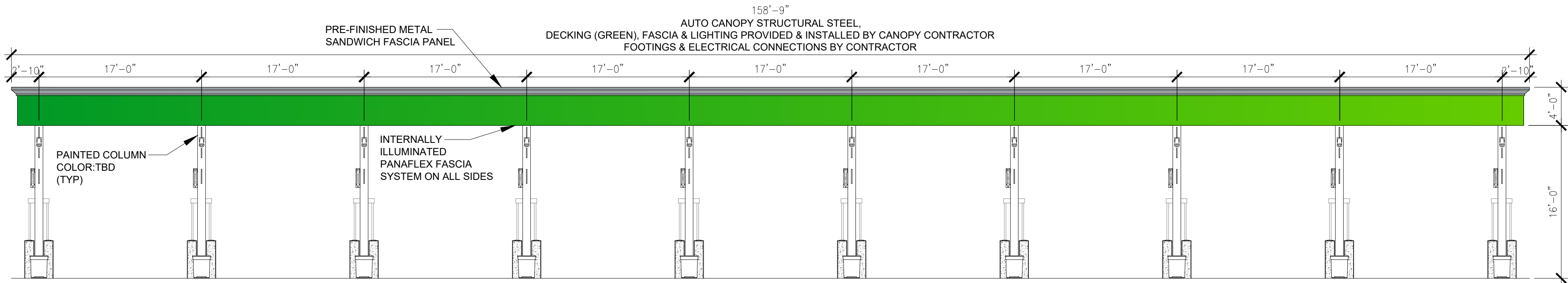
DRAWN	IJ
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DATE	09/24/2024
SHT. TITLE	PROPOSED ELEVATIONS
JOB NO.	I
SHEET	I

A2.1

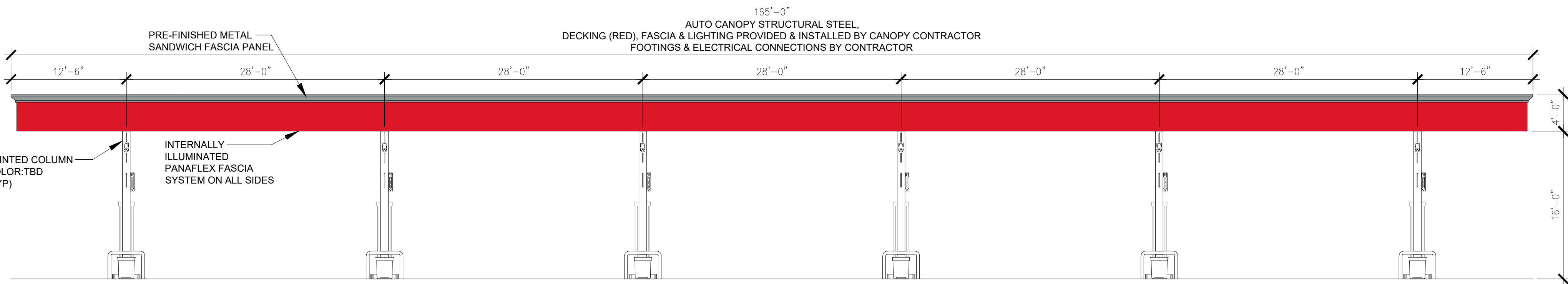




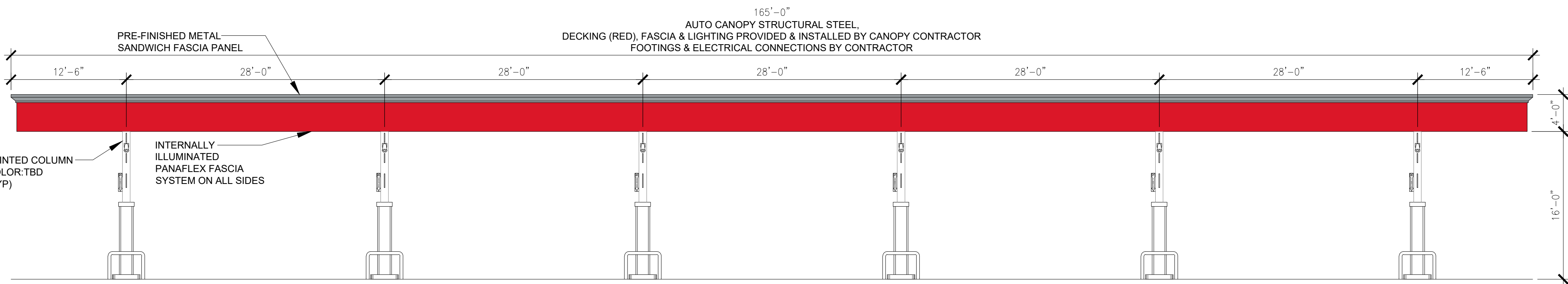
01 WEST ELEVATION (DIESEL CANOPY)  
A6.1 SCALE: 1/8"=1'-0"



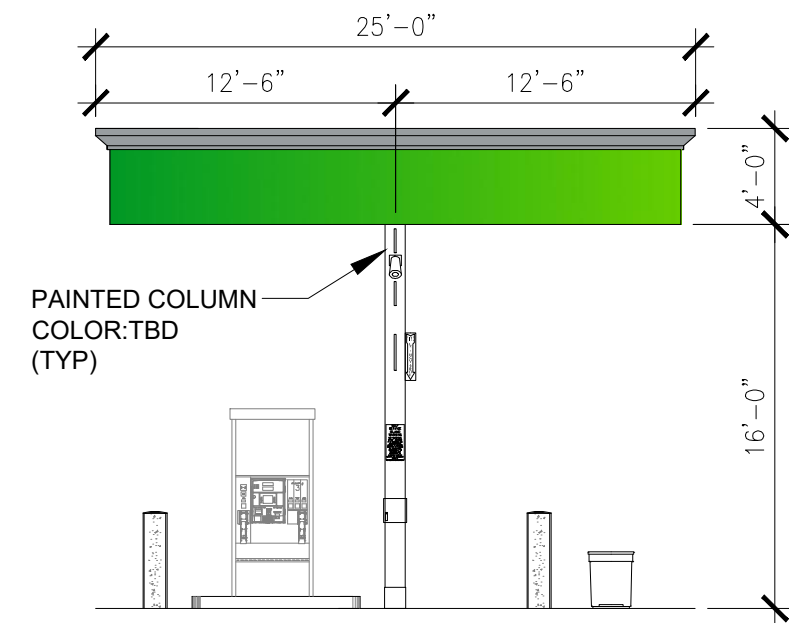
03 EAST ELEVATION (DIESEL CANOPY)  
A6.1 SCALE: 1/8"=1'-0"



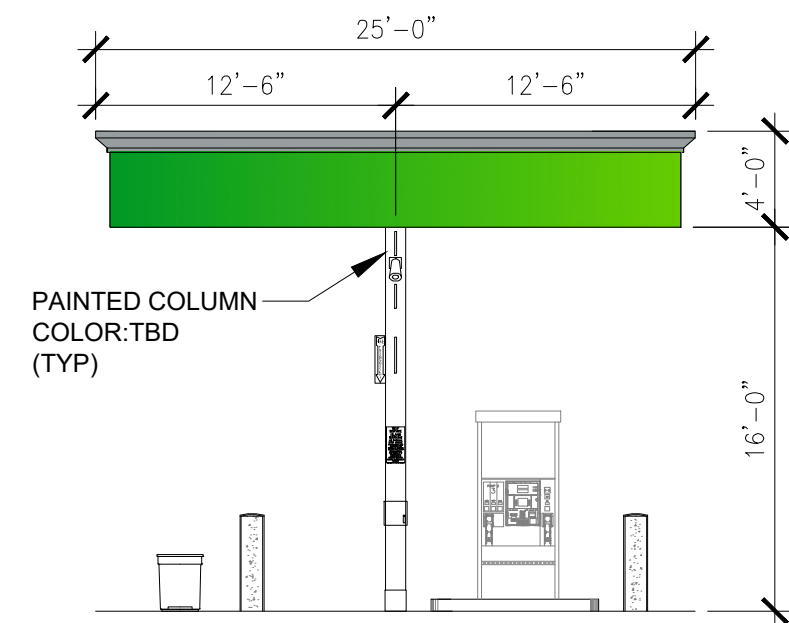
05 WEST ELEVATION (FUEL CANOPY)  
A6.1 SCALE: 1/8"=1'-0"



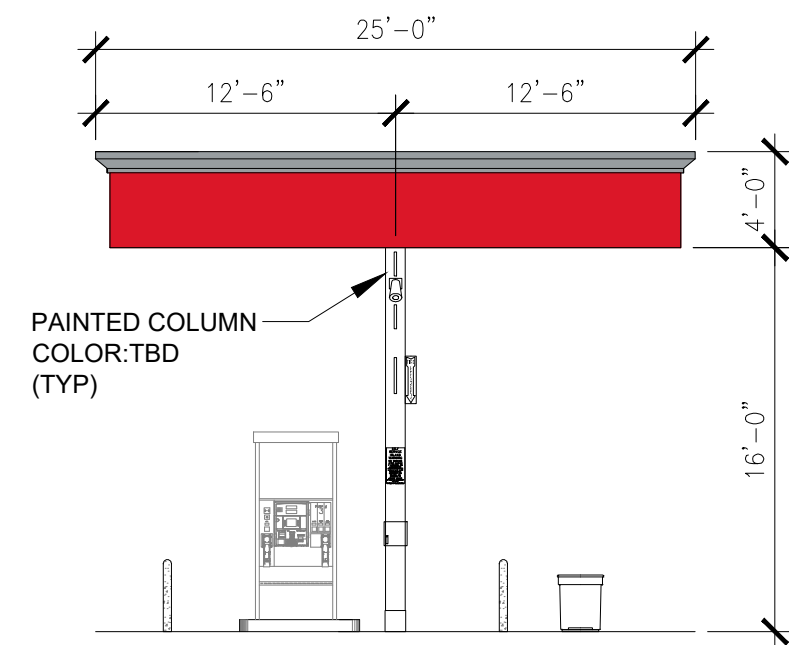
07 EAST ELEVATION (FUEL CANOPY)  
A6.1 SCALE: 1/8"=1'-0"



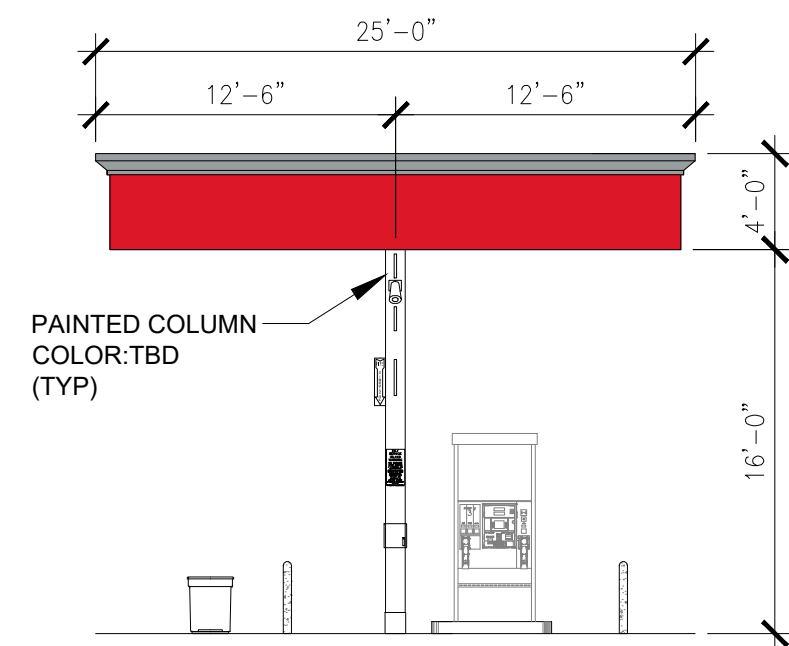
02 SOUTH ELEVATION (DIESEL CANOPY)  
A6.1 SCALE: 1/8"=1'-0"



04 NORTH ELEVATION (DIESEL CANOPY)  
A6.1 SCALE: 1/8"=1'-0"



06 SOUTH ELEVATION (FUEL CANOPY)  
A6.1 SCALE: 1/8"=1'-0"



08 NORTH ELEVATION (FUEL CANOPY)  
A6.1 SCALE: 1/8"=1'-0"

REVISIONS	BY
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PLANS PREPARED BY:  
**A & S ENGINEERING INC.**  
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT  
28405 SAND CANYON RD., SUITE "B"  
CANYON COUNTY, CA 95871  
PHONE # (916) 250-4300 FAX # (916) 250-4333



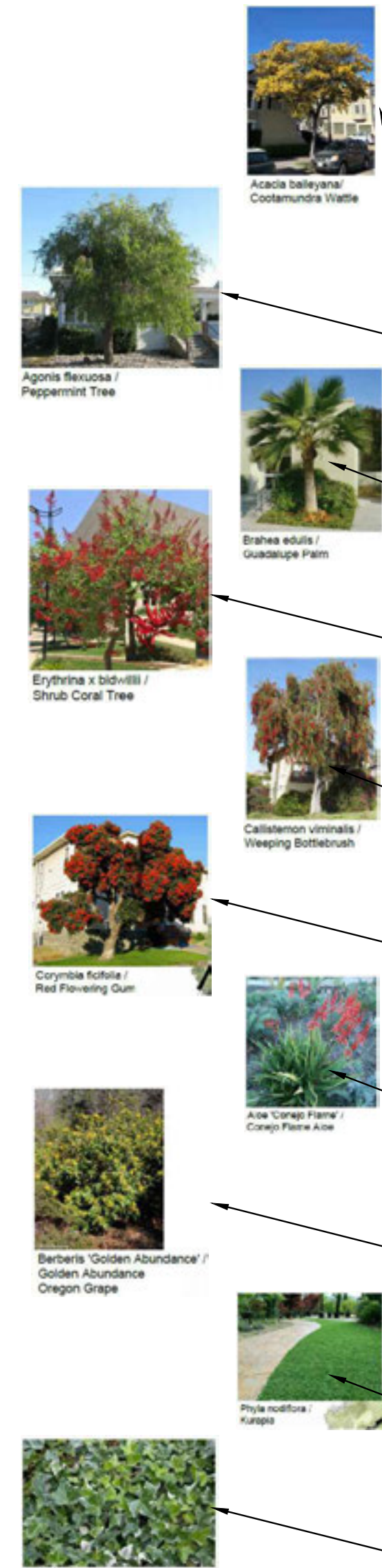
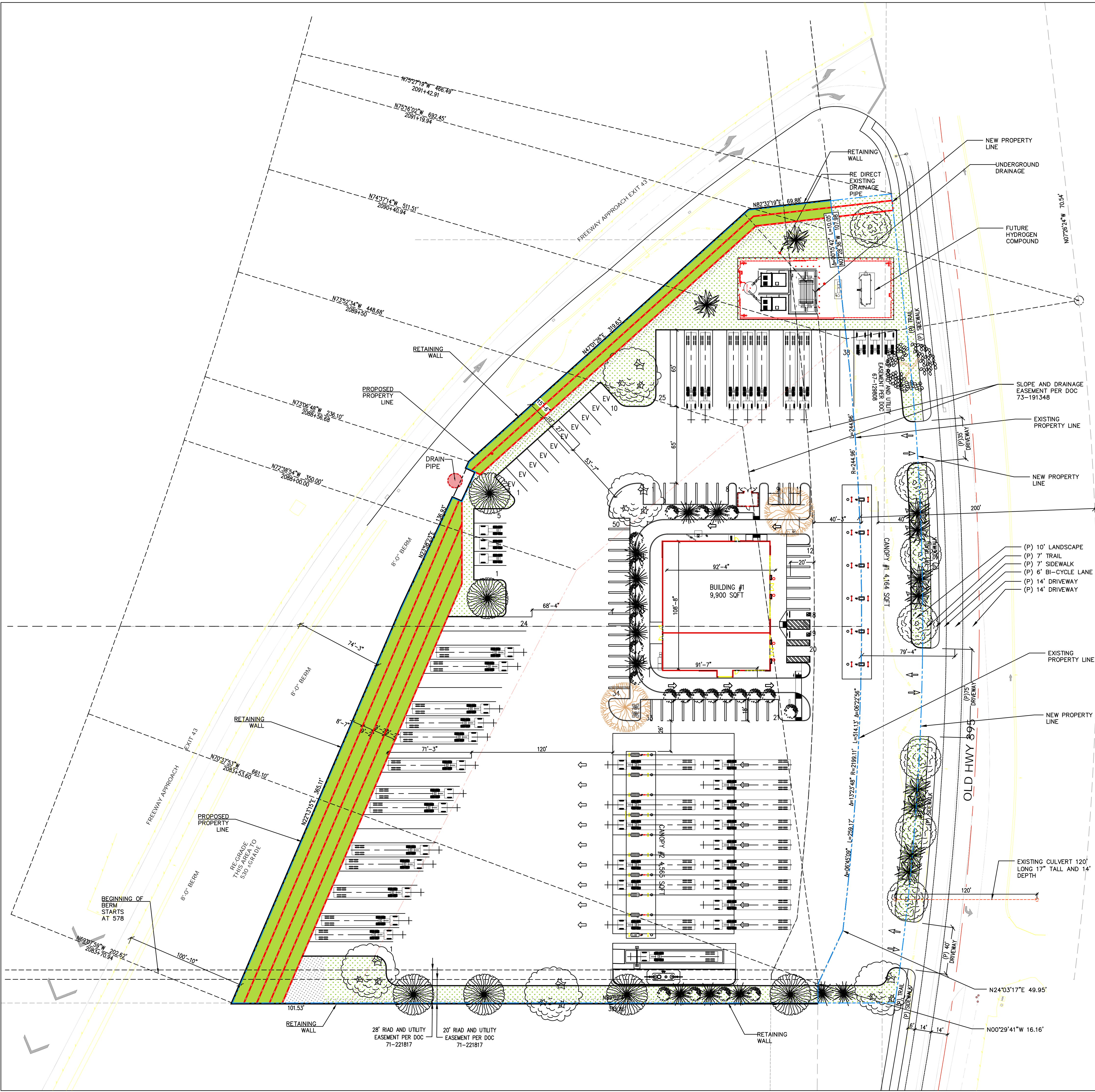
**INNOVATIVE ENERGY STATION**

STORE #:  
ADDRESS: INTERSTATE 15 & OLD HIGHWAY 395  
ESCONDIDO, CA 92026

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DATE	09/24/2024
SHT. TITLE	PROPOSED CANOPY ELEVATIONS
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**A6.1**





DIRECTIONAL ARROW/ GRAPHIC SCALE				
VICINITY MAP				
NAME	SIZE	QTY	WATER USE	
ACACIA BAILEYANA / COOTAMUNDRA WATTLE	24" BOX	2	LOW	
AGONIS FLEXUOSA / PEPPERMINT TREE	24" BOX	1	LOW	
BRAHEA EDULIS / GUADALUPE PALM	8" CHU	10	LOW	
ERYTHRINA X BIDWILLII / SHRUB CORAL TREE	24" BOX	7	LOW	
CALLISTEMON VIMINALIS / WEEPING BOTTLEBRUSH	24" BOX	6	LOW	
CORYMBIA FICIFOLIA / RED - FLOWERING GUM	24" BOX	5	LOW	
ALOE 'CONEJO FLAME' / ALOE	5 GAL	12	LOW	
BERBERIS 'GOLDEN ABUNDANCE' / GOLDEN ABUNDANCE OREGON GRAPE	5 GAL	22	LOW	
PHYLLA NODIFLORA 'KURAPIA' / KURAPIA	FLATS	-	LOW	
HEDERA HELIX / ENGLISH IVY	5 GAL	-	LOW	

REVISIONS

BY

10/01/2024

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PLANS PREPARED BY:

A & S ENGINEERING INC.

PLANNING ENGINEERING CONSTRUCTION MANAGEMENT

28405 SAND CANYON RD., SUITE "B"

CANYON COUNTY, CA 95877

PHONE # (907) 250-5333 FAX # (907) 250-5333

INNOVATIVE ENERGY STATION

STORE #:

ADDRESS: INTERSTATE 15 & OLD HIGHWAY 395

ESCONDIDO, CA 92026

DRAWN

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03/21/2024

SHT. TITLE

LANDSCAPING SITE PLAN

JOB NO.

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