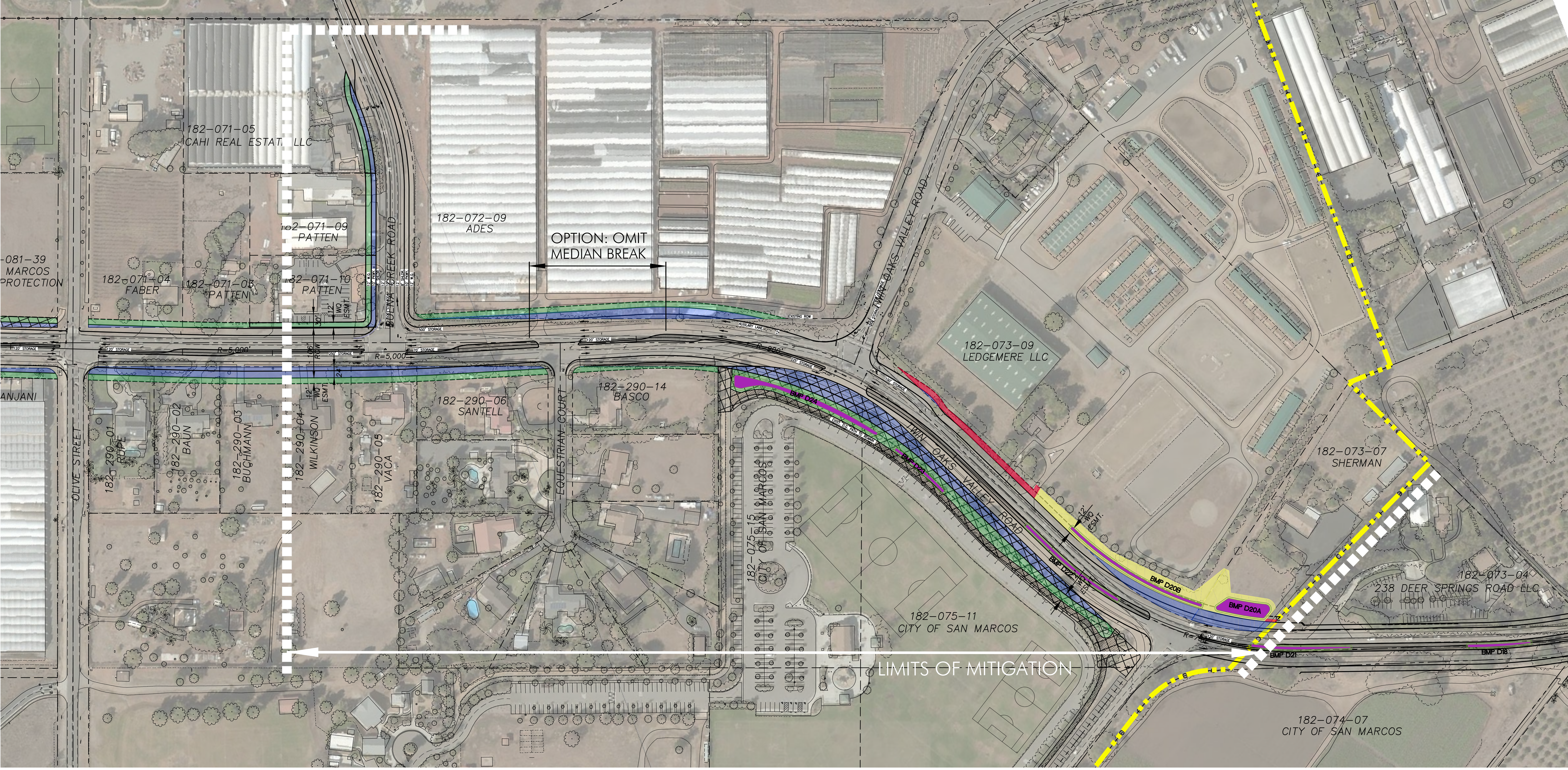
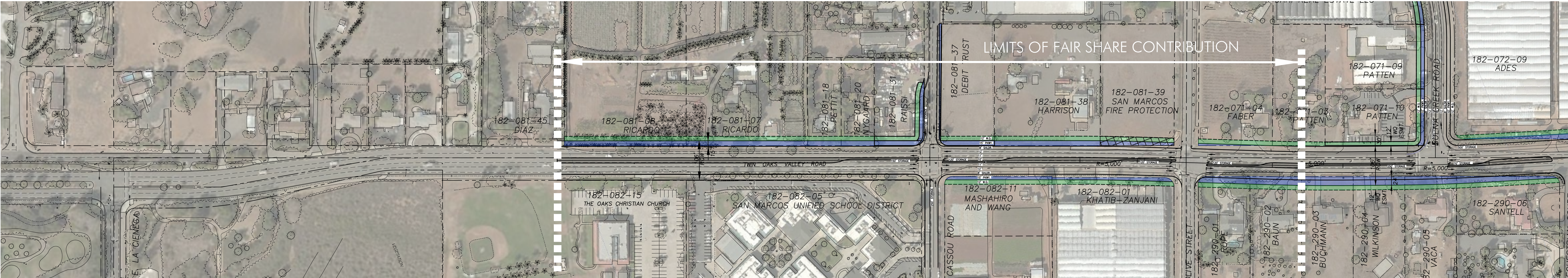


NEWLAND SIERRA: TWIN OAKS VALLEY ROAD LIMITS OF MITIGATION FOR DIRECT IMPACTS

SEE BELOW RIGHT FOR CONTINUATION



NEWLAND SIERRA: TWIN OAKS VALLEY ROAD LIMITS OF FAIR SHARE CONTRIBUTION FOR CUMULATIVE IMPACTS



SEE ABOVE LEFT FOR CONTINUATION

EAST SIDE

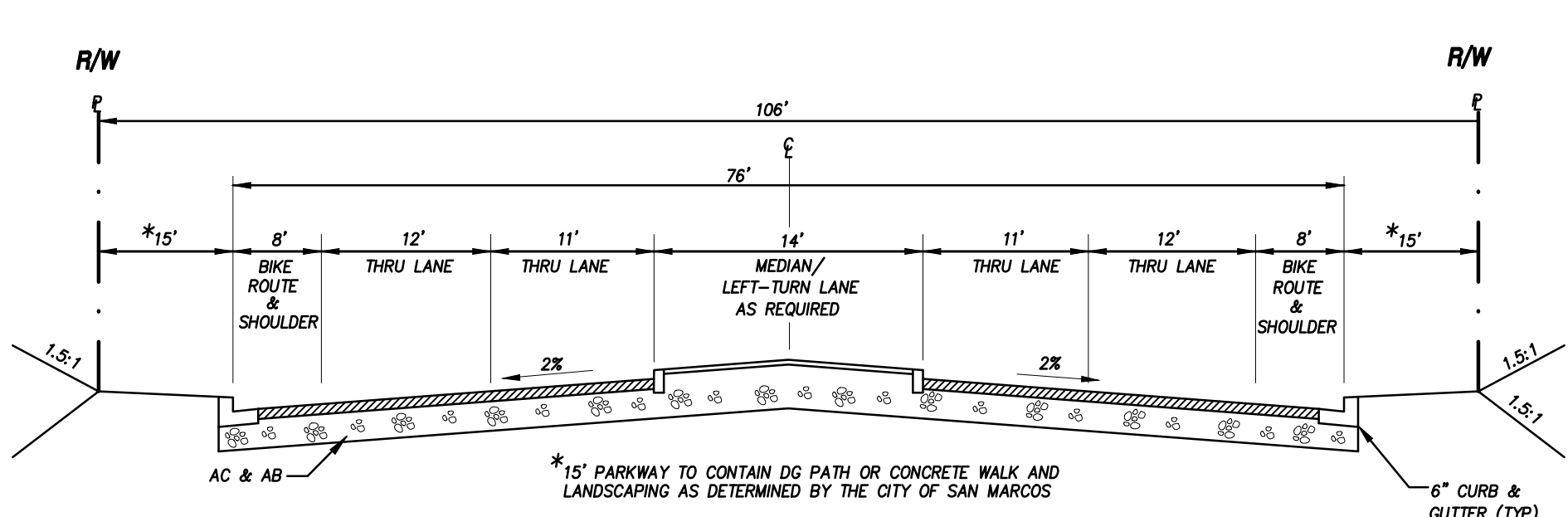
OWNER'S NAME	OWNER'S ADDRESS	APN NO.	R/W ACQUISITION AREA		ESMNT. ACQUISITION AREA	
			SF	ACRES	SF	ACRES
PALOMAR CHRISTIAN CHURCH INC	1915 TWIN OAKS VALLEY RD, SAN MARCOS CA	182-082-15	0	0.00	0	0.00
SAN MARCOS UNIFIED SCHOOLS DISTRICT	PUBLIC AGENCY	182-082-06	0	0.00	0	0.00
DOJRI MASAROWANG-DOJRI JACKIE C	2529 VIA CARRILLO, PALOS VERDES ESTATES, CA	182-082-11	3,490	0.08	2,695	0.06
FAMILY TRUST 02-25-00 ET AL	2601 SALT AIR DRIVE SANTA ANA CA 92705	182-082-01	2,340	0.05	3,945	0.09
SVATHIN ZANJANI TRUST	2105 TWIN OAKS VALLEY RD, SAN MARCOS, CA	182-290-01	2,540	0.06	1,705	0.04
BAUN DIOSDADO	2115 N TWIN OAKS VALLEY RD, SAN MARCOS, CA	182-290-02	3,190	0.07	1,690	0.04
BUCHMANN	2135 N TWIN OAKS VALLEY RD, SAN MARCOS, CA	182-290-03	3,460	0.08	1,675	0.04
WILKINSON ARENE J	14972 PALMA RD, TEMECULA CA	182-290-04	3,400	0.08	1,675	0.04
MENDOZA, ERNESTINA & VACA, ALEJANDRO	2155 N TWIN OAKS VALLEY RD, SAN MARCOS CA	182-290-05	3,105	0.07	1,675	0.04
SANTIALL ANTHONY & MAUREEN	110 EQUESTRIAN CT, SAN MARCOS CA	182-290-06	2,980	0.07	3,310	0.08
BASCO	105 EQUESTRIAN CT, SAN MARCOS CA	182-290-14	1,550	0.04	2,105	0.05
CITY OF SAN MARCOS	PUBLIC AGENCY	182-075-15	*8,450	*0.19	*3,930	*0.09
CITY OF SAN MARCOS	PUBLIC AGENCY	182-075-11	*15,945	*0.37	*8,885	*0.20
TOTAL:			22,955	0.53	20,475	0.47

*TOTALS DO NOT INCLUDE LAND OWNED BY THE CITY OF SAN MARCOS
**INCLUDES 4,435 SF (0.10 AC) OF TEMPORARY CONSTRUCTION EASEMENT
***INCLUDES 115 SF (0.003 AC) OF TEMPORARY CONSTRUCTION EASEMENT

WEST SIDE

OWNER'S NAME	OWNER'S ADDRESS	APN NO.	R/W ACQUISITION AREA		ESMNT. ACQUISITION AREA		
			SF	ACRES	SF	ACRES	
DIAS FRANCISCO, DIAZ CARMEN	1910 N TWIN OAKS VALLEY RD, SAN MARCOS CA	182-081-45	0	0.00	0	0.00	
RICARDO JAVIERAMARIA	1970 N TWIN OAKS VALLEY RD, SAN MARCOS CA	182-081-08	4,265	0.10	3,945	0.09	
RICARDO JAVIERAMARIA	1970 N TWIN OAKS VALLEY RD, SAN MARCOS CA	182-081-07	4,290	0.10	3,930	0.09	
PETTIT RUTH LIVING TRUST 02-02-04	1996 N TWIN OAKS VALLEY RD, SAN MARCOS CA	182-081-18	1,185	0.03	1,095	0.03	
RYGHARD RANDALL MERRATALE A	2056 N TWIN OAKS VALLEY RD, SAN MARCOS CA	182-081-20	1,185	0.03	1,080	0.02	
RAISSI FAMILY LIVING TRUST	1457 HERITAGE LN, ENCINITAS CA	182-081-31	3,585	0.08	3,185	0.07	
DEBIT TRUST 01-18-95	2375 ROCKWOOD RANCH RD, MORGAN HILL CA	182-081-37	3,385	0.08	1,790	0.04	
HARRISON FAMILY TRUST 04-07-93	2054 N TWIN OAKS VALLEY VLY, SAN MARCOS CA	182-081-38	5,745	0.09	5,430	0.08	
SAN MARCOS FIRE PROTECTION DISTRICT	PUBLIC AGENCY	182-081-39	2,150	0.05	2,990	0.08	
ROTH SANDRA K TR	C/O DYE B FABER	2118 N TWIN OAKS VALLEY RD, SAN MARCOS CA	182-071-04	600	0.01	2,385	0.05
PATTEN ROBERT F TRUST	3537 N TWIN OAKS VALLEY RD, SAN MARCOS CA	182-071-03	0	0.00	1,470	0.03	
CAHI REAL ESTATE, LLC	147 BUENA CREEK RD, SAN MARCOS CA	182-071-05	1,850	0.04	2,560	0.06	
PATTEN ROBERT F TRUST	3537 N TWIN OAKS VALLEY RD, SAN MARCOS CA	182-071-09	1,745	0.04	2,095	0.05	
PATTEN ROBERT F TRUST	3537 N TWIN OAKS VALLEY RD, SAN MARCOS CA	182-071-10	1,605	0.04	4,352	0.10	
ADES REVOCABLE TRUST 03-02-81	1041 PASSIFLORA PL, LEUCADIA CA	182-072-09	9,865	0.23	8,995	0.21	
LEDGEMERE, L L C	31732 CAPUCHINA WAY TRABUCOCANYON CA 92679	182-073-09	4,915	0.11	18,295	0.42	
SHERMAN	180 DEER SPRINGS RD, SAN MARCOS CA	182-073-03	4,310	0.10	8,085	0.19	
TOTAL:			58,875	1.35	79,035	1.81	

TOTAL ROW = 1.88 AC
TOTAL ESMT = 2.22 AC



PROPOSED PUBLIC STREET SECTION FOR :
DEER SPRINGS ROAD
CITY OF SAN MARCOS
TWIN OAKS VALLEY ROAD STANDARD-MODIFIED
NO SCALE

LEGEND

- CITY LIMIT
- PROPOSED ROW LINE
- EXISTING PARCEL LINE
- PROPOSED EASEMENT LINE
- EXISTING CITY OWNERSHIP REQUIRED AS ROW OR WATER QUALITY TREATMENT AREA
- PROPOSED ROW ACQUISITION
- PROPOSED WATER QUALITY EASEMENT AREA (BUDGET)
- CONCEPTUAL BMP PER PRELIMINARY DRAINAGE STUDY
- PROPOSED FLOOD CONTROL EASEMENT AREA
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT AREA



100' SCALE
R/W ACQUISITION EXHIBIT
14' MEDIAN
DATE : 03.31.2017