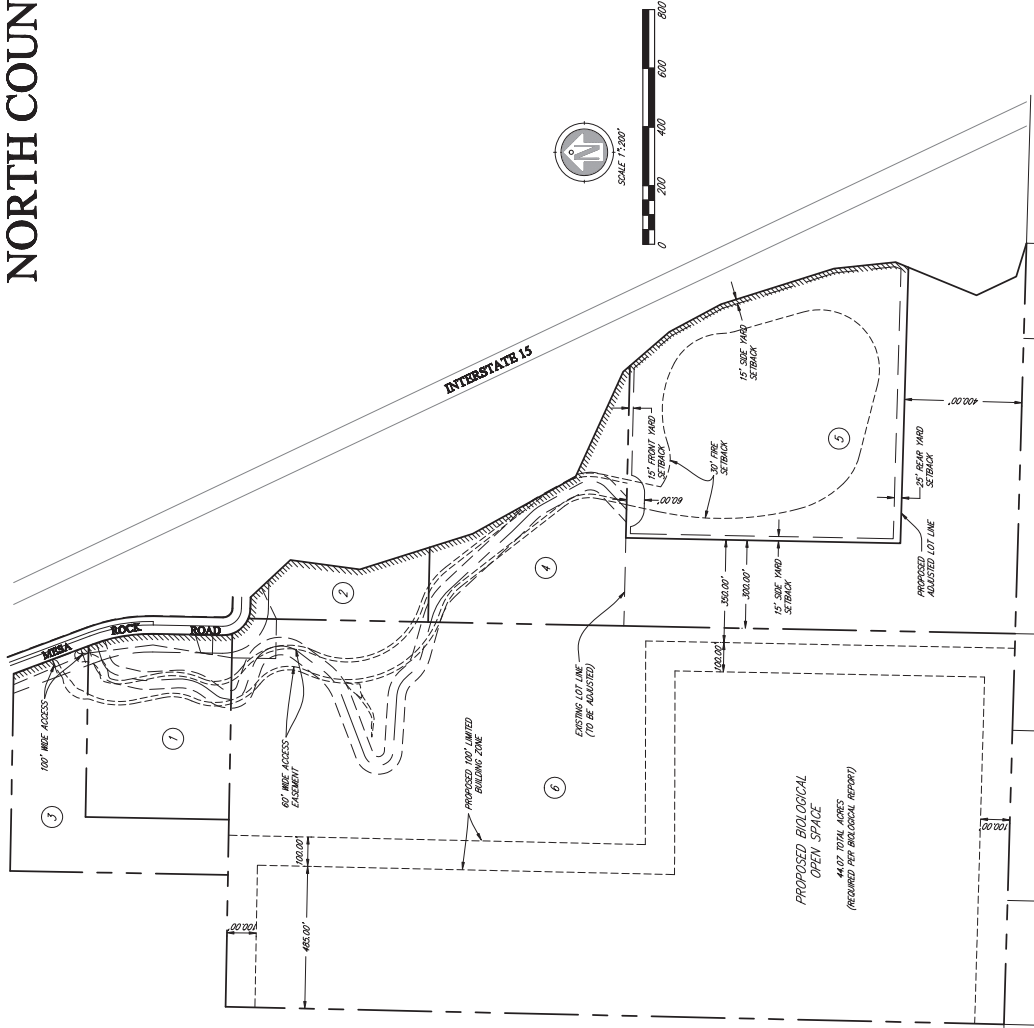


**Attachment C – Site Plan and Preliminary Grading
Plan**

MAY 1991 NUMBER OF EUPHONIA

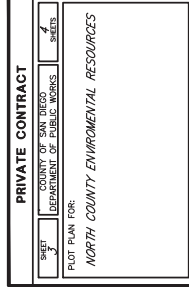


EXCEL
ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCROWING, CA 92029
PH (760) 435-5110 FX (760) 435-1880

SDC PDS RCVD 10-15-18
STP08-015

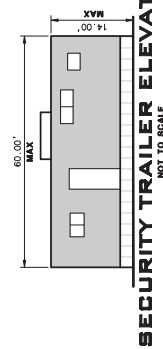
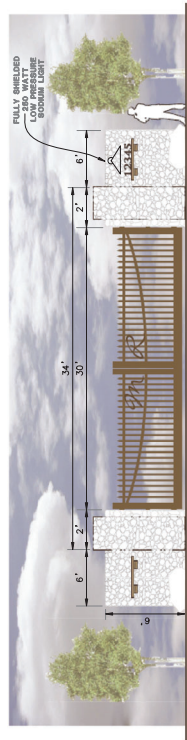
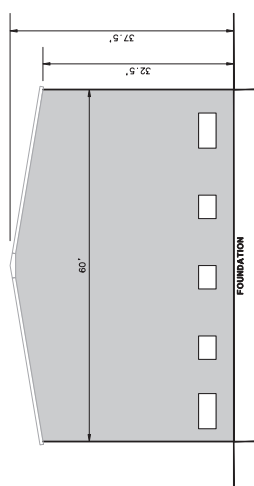
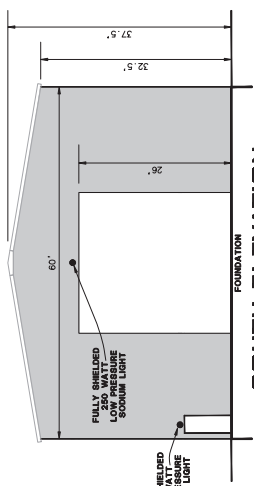
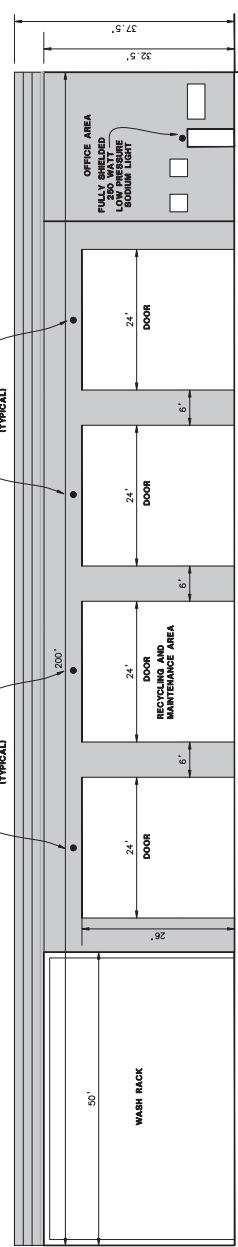
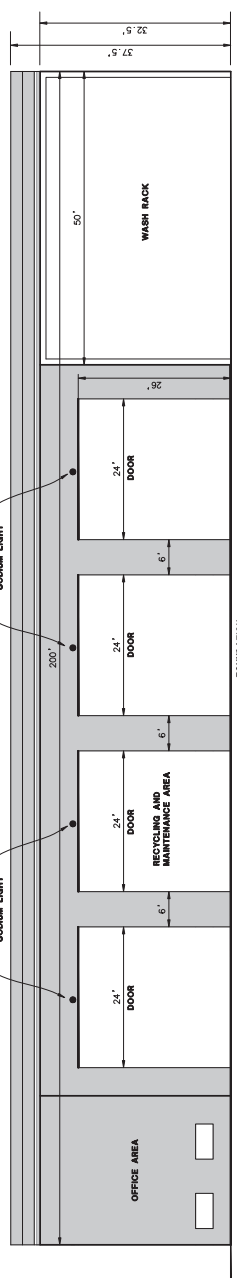
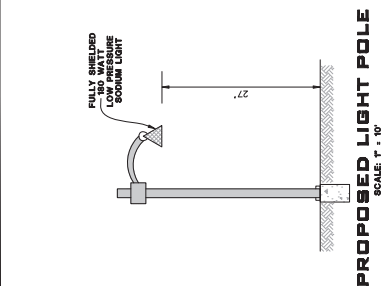
PLOT PLAN FOR:
NORTH COUNTY ENVIRONMENTAL RESOURCES

- [illegible]



SEE SHEET 2

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ENGINEERING
AND PLANNING • CONCRETE • SOFT TISSUE



COUNTY OF SAN DIEGO PRELIMINARY GRADING PLAN
NORTH COUNTY ENVIRONMENTAL RESOURCES

OWNER / DEVELOPER
600 E. WILSON ROAD
SAN MARINO, CA 91766-1000
714-291-9000

PARCEL ADDRESS
75500 ACRES 3000 ROAD
SAN MARINO, CA 91766-1000

APN NO.	NET AC	GROSS AC
01-100-21	6.21	6.98
01-100-22	2.60	2.62
01-100-23	6.32	6.32
01-100-24	25.49	25.49
01-100-25	79.71	138.34
TOTAL	130.33	180.34

UNALtered AVERAGE (AFTER REMOVAL OF EXISTING)

01-100-21 21.24 24.46

01-100-22 18.00 18.00

01-100-23 15.11 15.11

01-100-24 15.11 15.11

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01-100-81 15.11 15.11

01-100-82 15.11 15.11

OWNER / DEVELOPER

600 E. WILSON ROAD

SAN MARINO, CA 91766-1000

714-291-9000

PARCEL ADDRESS

75500 ACRES 3000 ROAD

SAN MARINO, CA 91766-1000

714-291-9000

APN NO.

01-100-21

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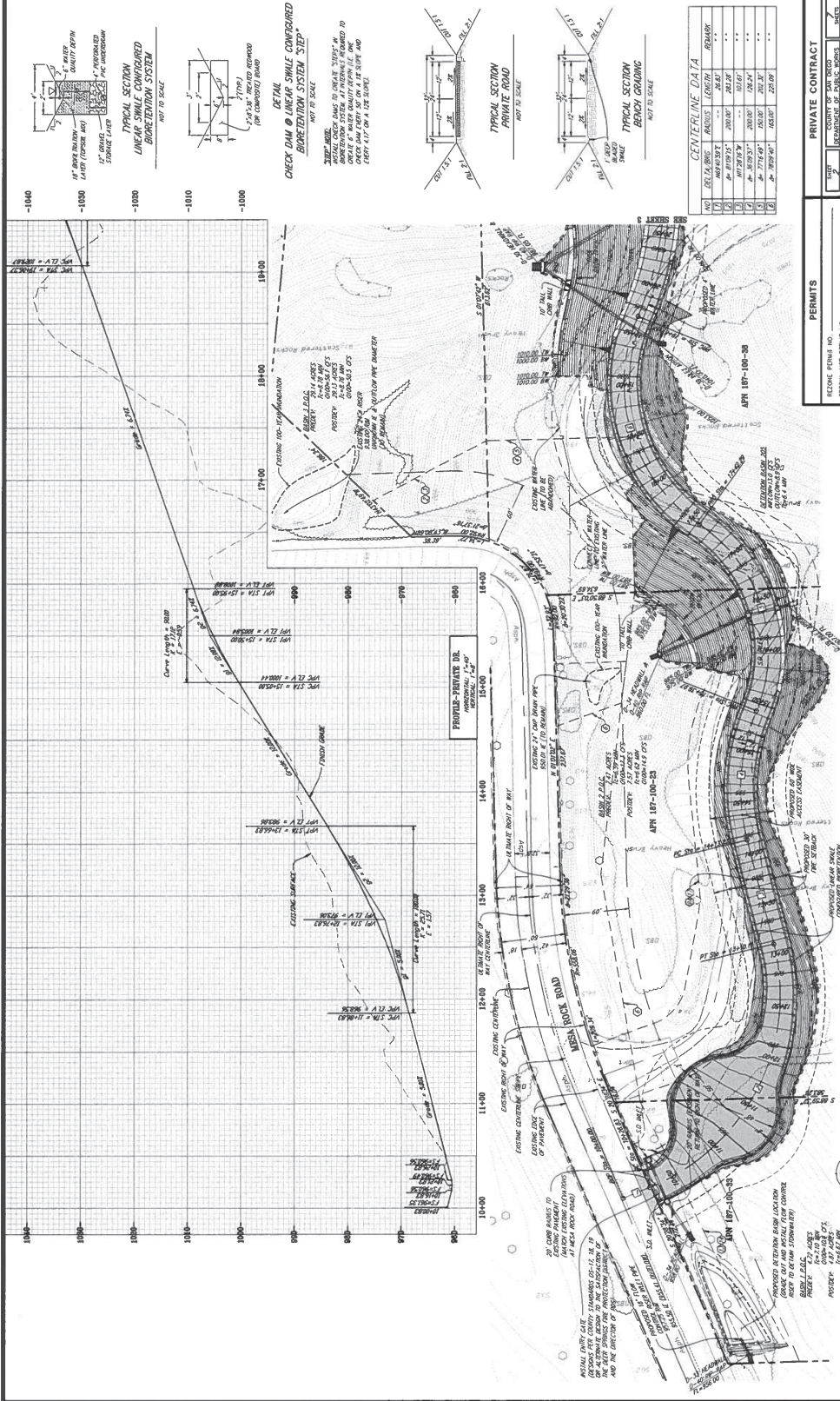
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01-100-62

01-100-63

01-100-64

GRADING PLANS



PERMITS

REVISION PERMIT NO. _____

SPECIAL USE PERMIT NO. _____

TECHNICAL MAP NO. _____

BENCH MARK

DESCRIPTION: 2" x 4" x 12" BRASS DISC - SHIMMED

LOCATION: CORNER OF E. 1st & W. 1st Avenues, SE of E. 1st & W. 1st Avenues

RECORD FROM: SEE REVISION SHEET

DATE: 04/14/08

PRIVATE CONTRACT

COUNTY OF SAN DIEGO

LOCATION OF PUBLIC EASES: _____

PRELIMINARY GRADING PLAN FOR: 374.0000 TO 374.0000

DATE: 04/14/08

PROJECT: 04/14/08

DESIGNER: EXCEL ENGINEERING

DATE: 04/14/08

PROJECT: 04/14/08

DATE: 04/14/08



SCALE 1"=40'

0 40 80 120 160

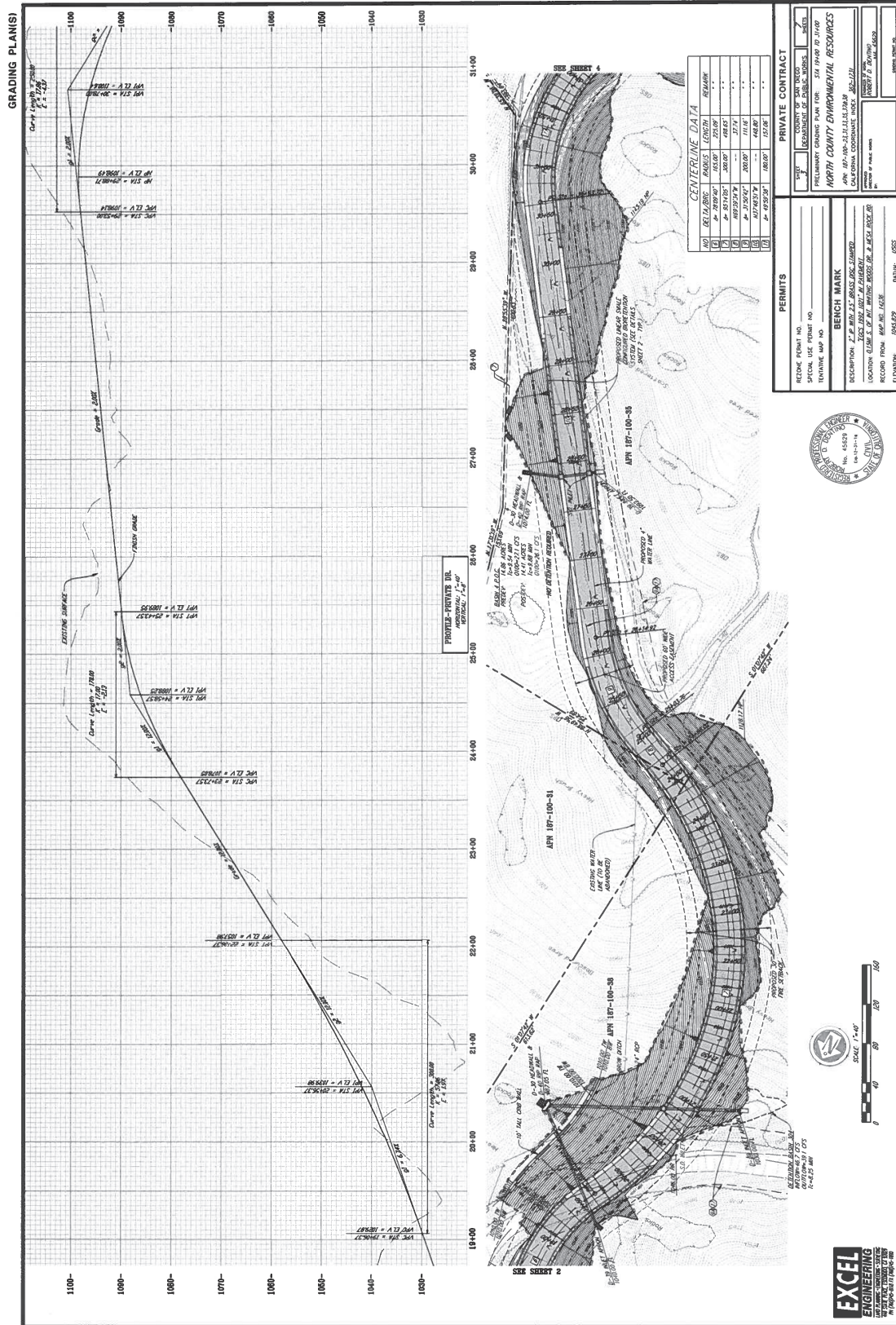
EXCEL ENGINEERING

10000 LA JOLLA VILLAGE DRIVE, SUITE 100

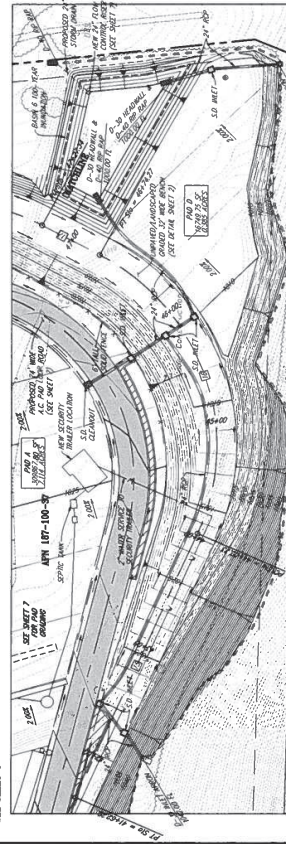
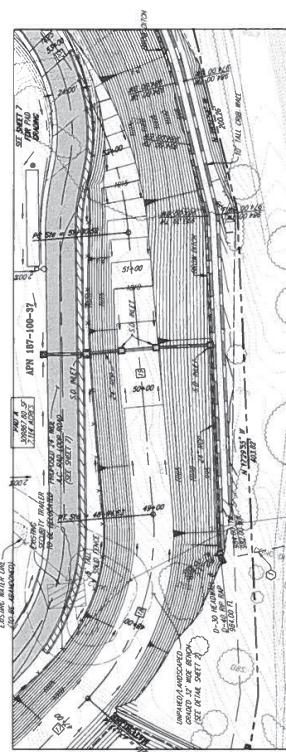
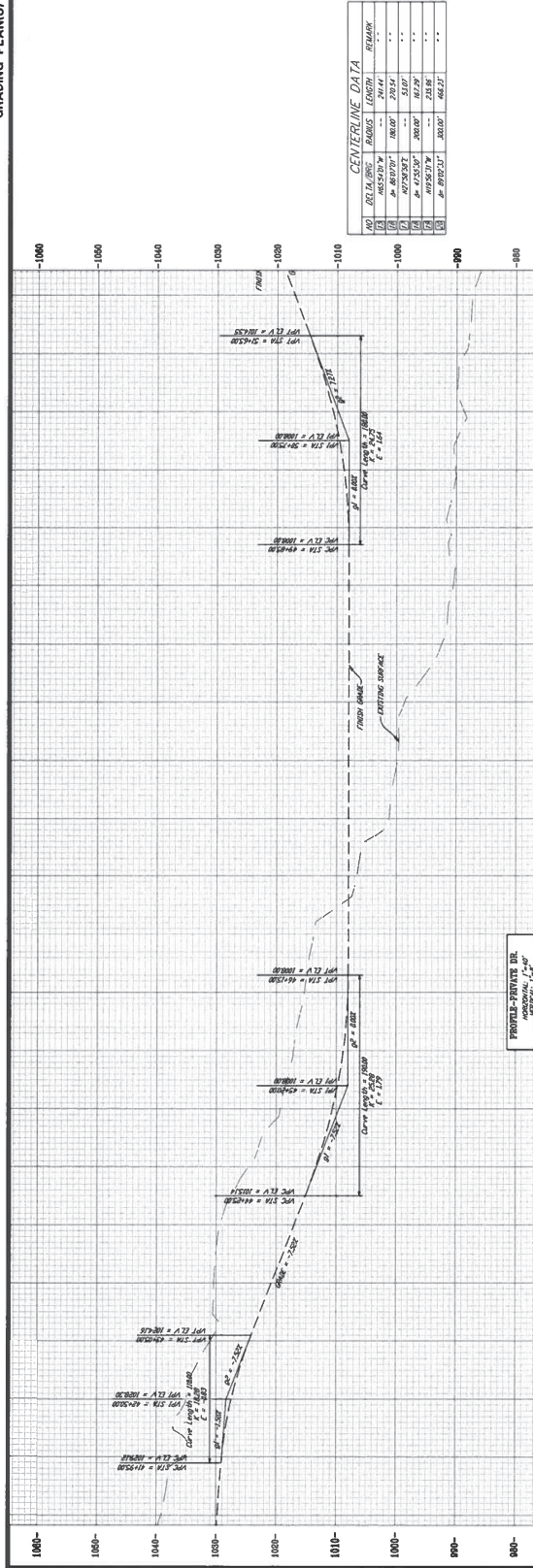
LA JOLLA, CA 92037

TEL: 858-451-1111

WWW.EXCEL-ENGINEERING.COM



GRADING PLANS



PERMITS

REZONE PERMIT NO. _____

SPECIAL USE PERMIT NO. _____

TENANT MAP NO. _____

PRIVATE CONTRACT

CONTRACT NO. _____

DATE OF CONTRACT _____

CONTRACT VALUE _____

BENCH MARK

REMARKS: _____

LOCATION: _____

RECORD FROM: _____

EXCEL ENGINEERING

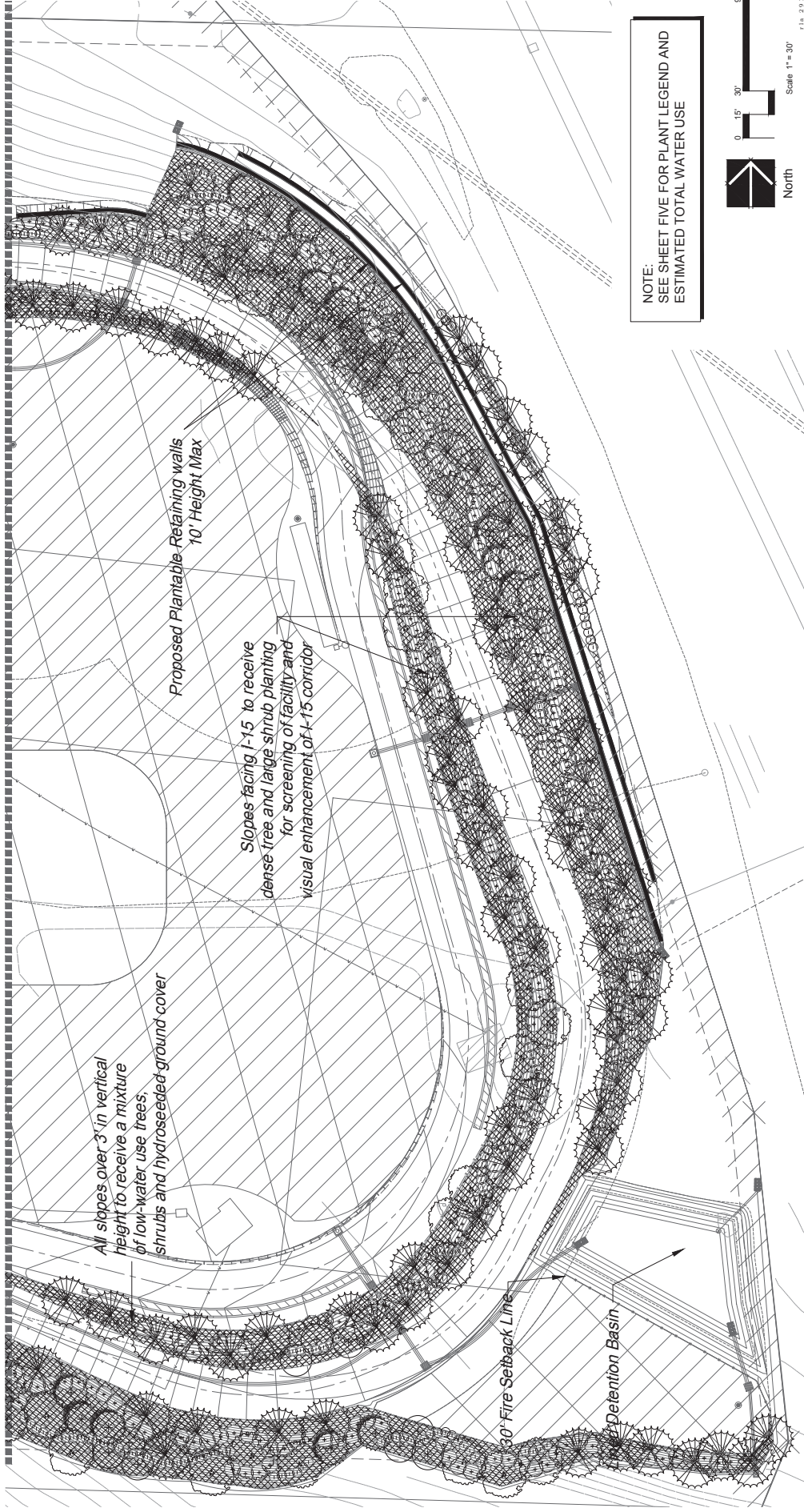
REGISTERED PROFESSIONAL ENGINEER

NO. 44839

DATE: 11-11-14

Landscape Concept Plan

MATCHLINE - SEE SHEET 2



NOTE:
SEE SHEET FIVE FOR PLANT LEGEND AND
ESTIMATED TOTAL WATER USE



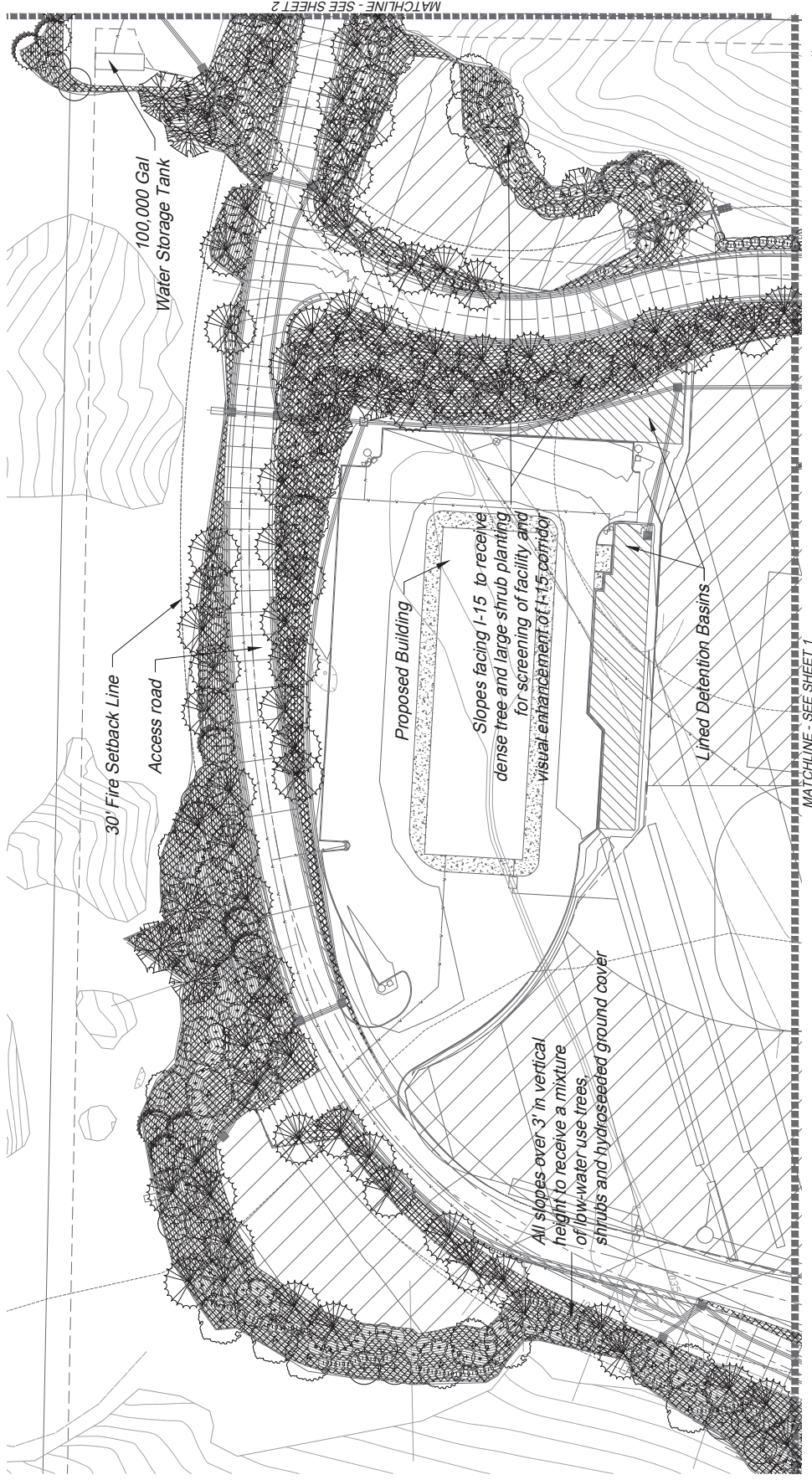
HOWARD ASSOCIATES
landscape architecture
2442 Second Avenue San Diego, CA 92101
619 718 9660

Sheet 1 of 5

12/14/2012

North County Environmental Resources

Landscape Concept Plan



NOTE:
SEE SHEET FIVE FOR PLANT LEGEND AND
ESTIMATED TOTAL WATER USE



HOWARD
ASSOCIATES
landscape architecture
2442 Second Avenue San Diego, CA 92101
619 718 9660

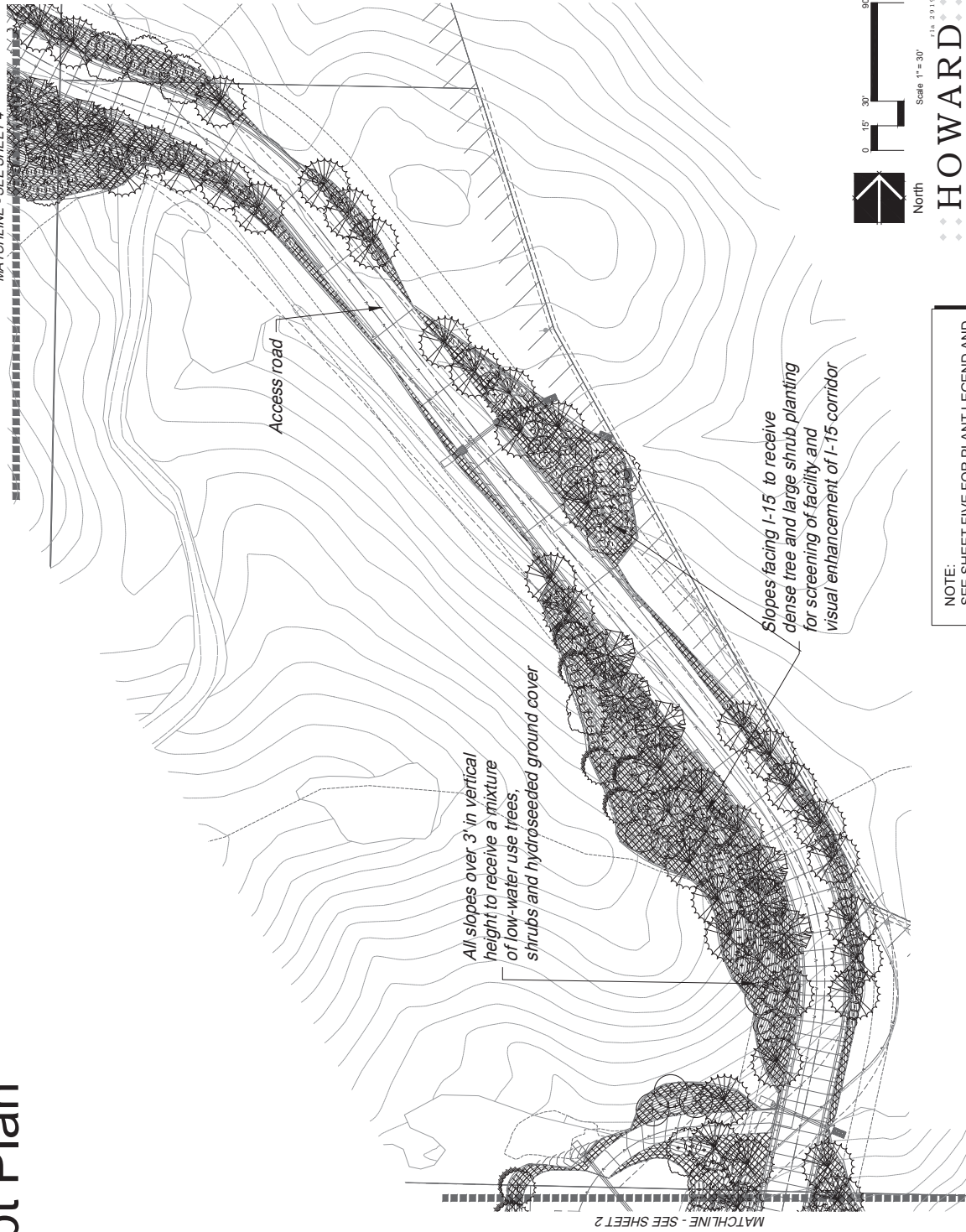
12/14/2012

North County Environmental Resources

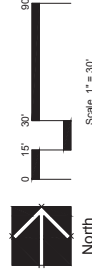
Sheet 2 of 5

Landscape Concept Plan

MATCHLINE - SEE SHEET 4



3-80



North

Scale 1" = 30'

11/14/2012

HOWARD
ASSOCIATES
landscape architecture
2442 Second Avenue San Diego, CA 92101
619 718 9660

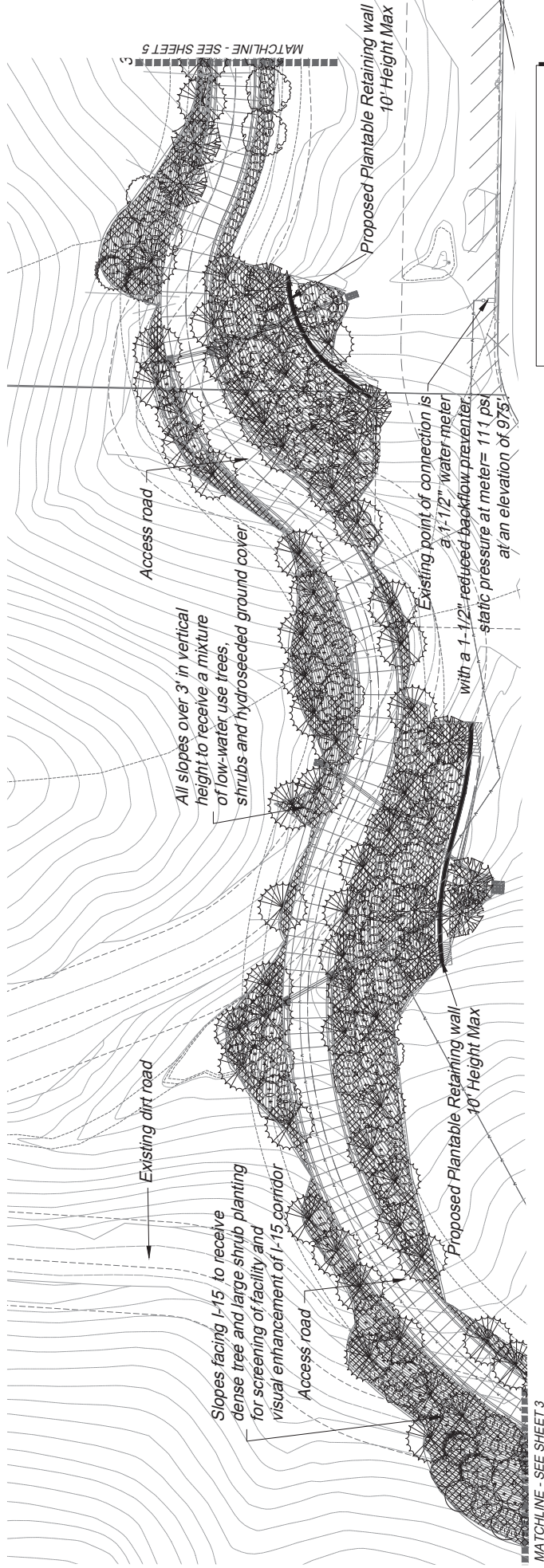
NOTE:
SEE SHEET FIVE FOR PLANT LEGEND AND
ESTIMATED TOTAL WATER USE

12/14/2012

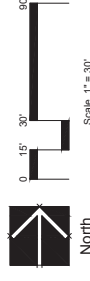
North County Environmental Resources

Sheet 3 of 5

Landscape Concept Plan



NOTE:
SEE SHEET FIVE FOR PLANT LEGEND AND
ESTIMATED TOTAL WATER USE



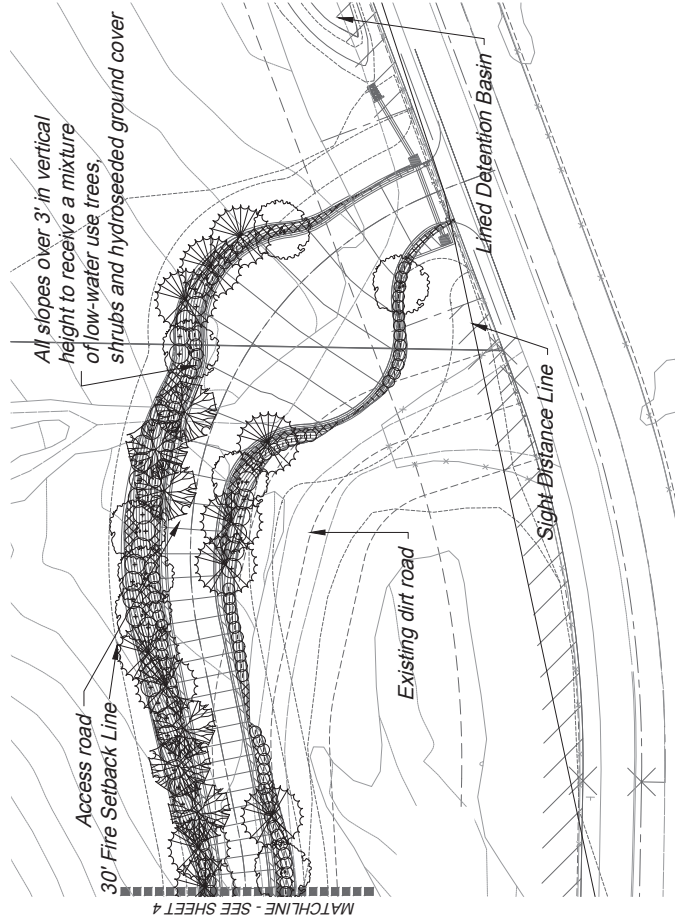
HOWARD
ASSOCIATES
landscape architecture
2442 Second Avenue San Diego, CA 92101
619 718 9660

12/14/2012

North County Environmental Resources

Sheet 4 of 5

Landscape Concept Plan



Planting Legend

[illegible]

GROUND COVER - HYDROSEED

 NATIVE HYDROSEED MIX
 ACHILLEA MILLEFOLIUM - WHITE YARROW
 CROTON CALIFORNICUS - CALIFORNIA CROTON
 ERYTHRYLLUM CONFERTIFOLIUM - GOLDEN YARROW
 ESCHESCHOLZIA CALIFORNICA - CALIFORNIA POPPY
 IVA HATSICIANA - SAN DIEGO POVERTY NEED
 LASTHENIA CALIFORNICA - DWARF GOLDFIELDS
 LUPINUS ALPINA - ALPINE LUPINE
 LOTUS SCOPARIUS - REVEREND
 LUPINUS NANUS - SKY LUPINE
 MIMULUS AURANTIACUS FINEGUS - STICKY MONKEYFLOWER

NOTE: FROM TIME OF PLANTING TREES WILL REACH MATURITY/FULL CANOPY COVER WITHIN 10 YEARS. SHRUBS AND GROUNDCOVERS WILL REACH LARGEST COVERAGE AREA WITHIN 10 YEARS.

Maintenance Note:

1. All landscaped areas shown on this plan shall be maintained by the property owner.
2. The right-of-way shown on this plan shall be maintained by the property owner.

Fuel Management Note:

1. Thin out existing vegetation and maintain fuel management zones at 30' and 100' where indicated on the plan
2. Use maintenance techniques to maintain a 13'-6" vertical clearance along the access road and driveway

Water Conservation Concept Statement:

This conceptual landscape plan complies with the requirements for landscape improvement plans as described in County of San Diego municipal code and has been prepared in compliance with those regulations. The use of reclaimed water and drought tolerant planting material ensure a water wise site plan for the County of San Diego.

Invasive Species Note:

Invasive Species Note:
Note: No non-native invasive plant species shall be used, per the California Exotic pest Plant Council List A-1, and California Invasive Plant Council (Cal-IPC).

12/14/2012

North County Environmental Resources



North
Scale 1" = 30'

HOWARD
ASSOCIATES
landscape architecture
2442 Second Avenue San Diego, CA 92101
619.718.9660

Sheet 5 of 5

LEGEND:

PROPOSED BOUNDARY —————

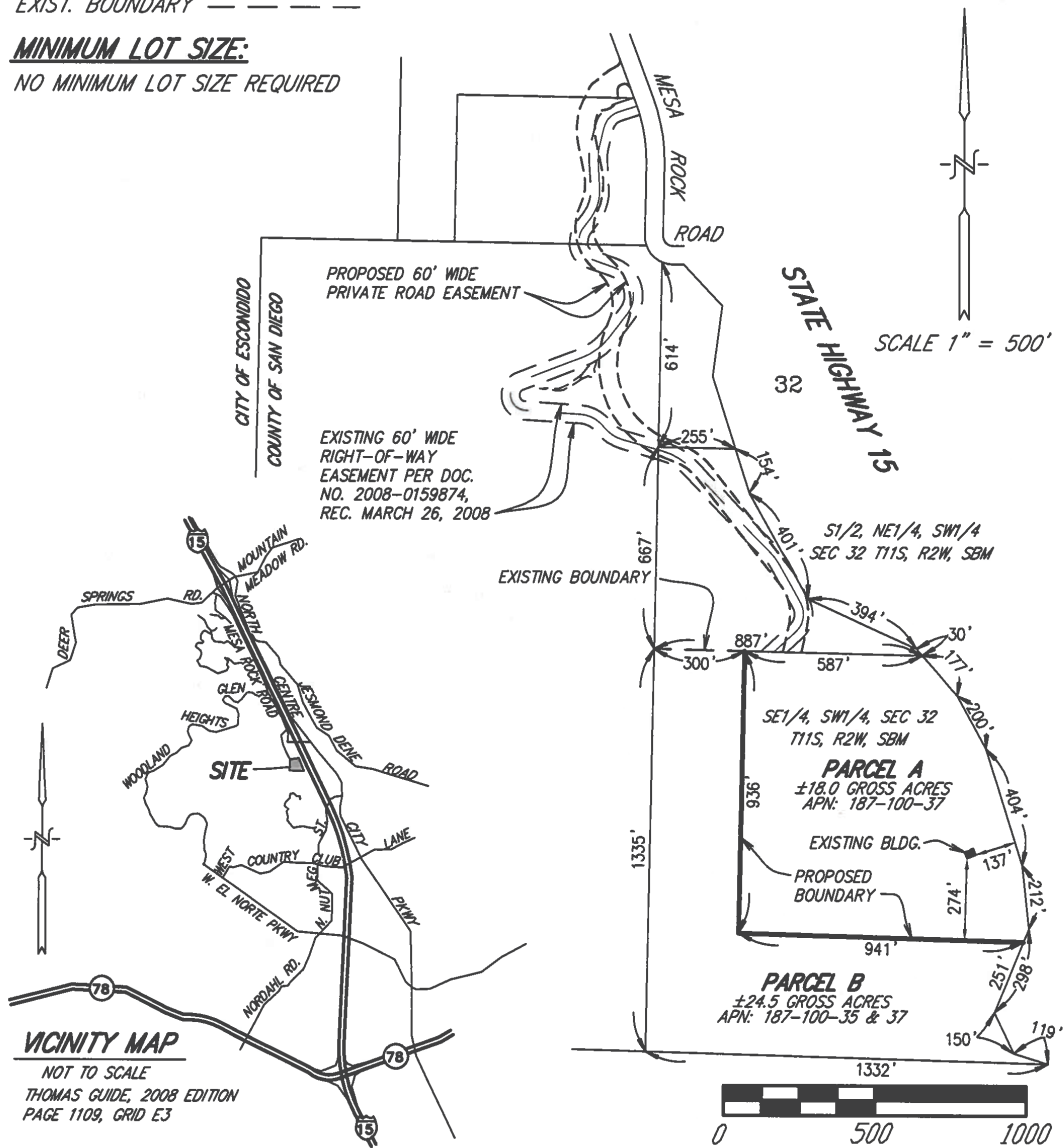
EXIST. BOUNDARY - - - - -

MINIMUM LOT SIZE:

NO MINIMUM LOT SIZE REQUIRED

ZONING:

APN 187-100-35: M54-GENERAL IMPACT INDUSTRIAL
APN 187-100-37: M54-GENERAL IMPACT INDUSTRIAL



HEALTH DEPARTMENT CERTIFICATION (if nec.)
Boundary Adjustment Approved

Parcel A: Approved for commercial use.
New layout, fees, possible additional engineering required prior to septic permit issuance

Parcel B: Exempt from certification per S.D. County Zoning Ordinance. Not approved for development until such time that the property can demonstrate development using an onsite wastewater system.

Eric Klein, REHS #7804, 5-30-2013

OPTIONAL USE AREA: Vicinity map, details, License Seal Stamp, etc.
LEGAL DESCRIPTION:
THAT PORTION OF THE SE1/4 OF THE SW1/4 AND THE SOUTH HALF OF THE NE1/4 OF THE SW1/4 OF SEC. 32, T 11 S, R 2 W, S.B.M.



PARCEL A: OWNER(S) ADJ HOLDINGS, LLC AND KARL W. GALEY
ADDRESS 807 E. MISSION ROAD **CITY** SAN MARCOS **ZIP** 92069 **PHONE** 760-744-9040

PARCEL B: OWNER(S) ADJ HOLDINGS, LLC AND KARL W. GALEY
ADDRESS 807 E. MISSION ROAD **CITY** SAN MARCOS **ZIP** 92069 **PHONE** 760-744-9040

HIS PLAT WAS PREPARED WITH MY (Owner's sign here:) *[Signature]*
KNOWLEDGE AND CONSENT: (Print name here) ARIE E. DE JONGH KARL W. GALEY

MAP PREPARED BY *[Signature]* **LS#** 6896 **ADDRESS** 440 STATE PLACE
CITY ESCONDIDO **ZIP** 92029 **PHONE** 760-745-8118

DATE FILED: 9/24/13
REC'D BY: J. Boobies

PRELIMINARY ACTION DATE: _____
SIGNED BY: _____

PRELIMINARY ACTION DATE: _____
SIGNED BY: _____

PLAT NO. Bc-13-0019