

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO

NOTE: DESIGN LEVEL HYDROLOGY AND HYDRAULICS, PIPE SIZES AND LOCATIONS ARE TO BE DETERMINED UPON SUBMITTAL AND APPROVAL OF THE IMPROVEMENT PLANS.

TOPOGRAPHY

AERIAL TOPOGRAPHY BY:
SPENCER B. GROSS
5301 LONGLEY LN. #11
RDMO, CA 92051
(775)826-4240
FLIGHT DATE: 10-08-12

PROPOSED GRADING

CUT: 808,000 CY
FILL: 808,000 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
2335 ENCINITAS BOULEVARD, SUITE 216
ENCINITAS, CALIFORNIA 92024
(760) 944-7511

ENGINEER

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

OWNER/DEVELOPER

THE EDEN HILLS PROJECT OWNER, LLC
2335 ENCINITAS BOULEVARD, SUITE 216
ENCINITAS, CALIFORNIA 92024
(760) 944-7511

LANE WAITE

LEGAL DESCRIPTION

PORTIONS OF LOTS 1, 3 AND 5 OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SEMI TOGETHER WITH PARCELS 1, 2 AND 3 OF PARCEL MAP 3760, AND A PORTION OF LOT 11 OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SEMI 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 LANDS DEDICATION ORDINANCE THROUGH A COMBINATION OF THE DEDICATION OF PARK LAND AND BY THE PAYMENT OF FEES AS ALLOWED AND REQUIRED BY THE ORDINANCE.

ASSESSOR'S PARCEL NUMBERS:

228-313-13
232-013-01
232-013-02
232-013-03
232-020-55
232-492-01
232-500-18
232-500-19
232-500-20
232-500-21
232-500-22
232-500-23
232-500-24

LAND USE DESIGNATION

SEMI-RURAL RESIDENTIAL (SR-2)
SEMI-RURAL RESIDENTIAL (SR-2)
SEMI-RURAL RESIDENTIAL (SR-1)
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WATER AND SEWER

WATER:
RINCON DEL DIABLO MUNICIPAL WATER DISTRICT
1920 IRIS LANE
ESCONDIDO, CA 92026
(760)745-5522

SEWER:
ON-SITE SEWER PLANT

SCHOOL DISTRICTS

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

HIGH SCHOOL
352 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 92069
(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

NUMBER OF LOTS

SINGLE FAMILY RESIDENTIAL 273
DETACHED CONDOMINIUM 13
OPEN SPACE 21
TOTAL 287

LEGEND

ITEMS	STAD. DWGS.	SYMBOL
WATER		—
FIRE HYDRANT	(WF-01)	—
SEWER		—
SEWER MANHOLE	(SM - 02)	—
SEWER LIFT STATION		—
STORM DRAIN	(D - 60)	—
RETAINING WALL	(C-1)	—
SOUND BARRIER WALL		—
EXISTING CONTOUR		—
PROPOSED CONTOUR		—
BROW DITCH	(D-75)	—
CURB INLET	(D - 02)	—
STORM DRAIN CLEANOUT	(D - 09)	—
RIP RAP ENERGY DISSIPATER	(D - 40)	—
HEADWALL	(D - 34, D - 35)	—
DETENTION BASIN RAISER		—
TRACT BOUNDARY		—
EASEMENT		—
100 YEAR LINE OF INUNDATION		—
OPEN SPACE EASEMENT		—
OPEN SPACE LOT		—
RESIDENTIAL LOT		—
PAD ELEVATION		—
LOT SIZE		—
LOT LINE		—
UNIT / NEIGHBORHOOD BOUNDARY		—
BRUSH MANAGEMENT EASEMENT		—
PROPOSED ESMT GUE		—
4" WEDGE CURB TYPE E AND R.O.W.	(G-5)	—
GRADING LIMIT		—
CUT/FILL SLOPE 2:1 OR AS NOTED		—
PUBLIC TRAIL WITH 12' EASEMENT		—
EXISTING PUBLIC TRAIL		—
PRIVATE TRAIL		—
BIOLOGICAL OPEN SPACE EASEMENT		—
LIMITED BUILDING ZONE		—
R.P.O. SETBACK		—
AGRICULTURAL PRESERVE		—
STEEP SLOPE EASEMENT		—
FUEL MANAGEMENT ZONE 1		—
FUEL MANAGEMENT ZONE 2		—
6" WIDE BENCH FOR DRAINAGE		—
FORCED MAIN		—
5' DECOMPOSED GRANITE TRAIL		—
PROPOSED CHANNEL		—

NOTE:
SAN DIEGO STANDARD DRAWINGS (2012) APPLY FOR THIS PROJECT.

MINIMUM PROPOSED LOT SIZE: 5,000 s.f.

TOTAL NUMBER OF DWELLING UNITS: 326

GRADING PLAN NOTE:

THIS TENTATIVE MAP IS ALSO A PRELIMINARY GRADING PLAN PROVIDED TO ALLOW FOR THE FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE PROPOSED DEVELOPMENT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSION BEFORE COMMENCING SUCH ACTIVITY.

DESIGN STANDARDS:

1. STANDARDS FOR PR ROADWAY DESIGN WITHIN THIS PROJECT SHALL CONFORM WITH THE PARAMETERS LISTED FOR EACH ROADWAY SECTION ON SHEET TWO OF THIS MAP AND THE GUIDELINES OF THE VALIANO SPECIFIC PLAN. ELEMENTS SUCH AS DESIGN SPEED, MAXIMUM GRADE AND MINIMUM HORIZONTAL CURVE RADIUS MAY VARY FROM THE COUNTY OF SAN DIEGO PUBLIC ROAD STANDARDS.

CONSTRUCTION NOISE NOTES:

1. IF RIPPING, DRILLING, OR EXCAVATION IS REQUIRED WITHIN 180 FEET OF A RESIDENTIALLY OCCUPIED OFF-SITE OR ON-SITE PROPERTY LINE, A 12-FOOT HIGH BARRIER SHALL BE ERECTED ALONG A LENGTH OF THE PROPERTY LINE. THIS BARRIER SHALL BE OF SUFFICIENT LENGTH TO BLOCK THE LINE OF SIGHT BETWEEN THE OCCUPIED PROPERTY AND ANY RIPPING OPERATIONS WITHIN 180 FEET OF THE PROPERTY. ADDITIONALLY, THE BARRIERS SHALL EXTEND AT LEAST 10 FEET BEYOND THE HORIZONTAL LINE OF SIGHT IN EACH DIRECTION. REFER TO THE NOISE STUDY AND EIR FOR TEMPORARY CONSTRUCTION NOISE MITIGATION MEASURES.
2. IF A BREAKER IS REQUIRED ON-SITE DURING CONSTRUCTION, THEN IT SHALL NOT BE USED WITHIN 300 FEET OF PROPERTY LINES OF OCCUPIED RESIDENCES.

SAN DIEGO GAS AND ELECTRIC NOTE

1. OPEN SPACE EASEMENTS GRANTED ON THIS MAP OR AS A REQUIREMENT OF THIS MAP ARE GRANTED SUBJECT TO THE PRIOR EASEMENT RIGHTS OF SDG& INCLUDING BUT NOT LIMITED TO ACCESS BY PRACTICAL ROUTE OR ROUTES TO SDG& PRESENT AND FUTURE FACILITIES.
2. ALL FENCING IN THE SDG& EASEMENT TO BE REVIEWED AND APPROVED BY SDG& INCLUDING TRAIL FENCING IF ANY.
3. PUBLIC TRAILS WITHIN SDG& EASEMENTS ARE SUBJECT TO SDG& AND COUNTY OF SAN DIEGO TRAILS AGREEMENT ENTITLED "CONSENT TO USE OF LAND" APPROVED BY THE COUNTY ON OCTOBER 27, 2004.
4. PRIOR TO ISSUANCE OF A PERMIT FOR ANY GRADING OR CONSTRUCTION ON THE LOTS ON THE MAP, PLANS SHALL BE SUBMITTED TO SDG& LAND MANAGEMENT DEPARTMENT FOR REVIEW AND ISSUANCE OF A "LETTER OF PERMISSION TO GRADE CONSTRUCT IMPROVEMENTS".

PRELIMINARY GRADING PLAN

SHEET 1 OF 13

NO. DATE REVISION

1. 12-11-17

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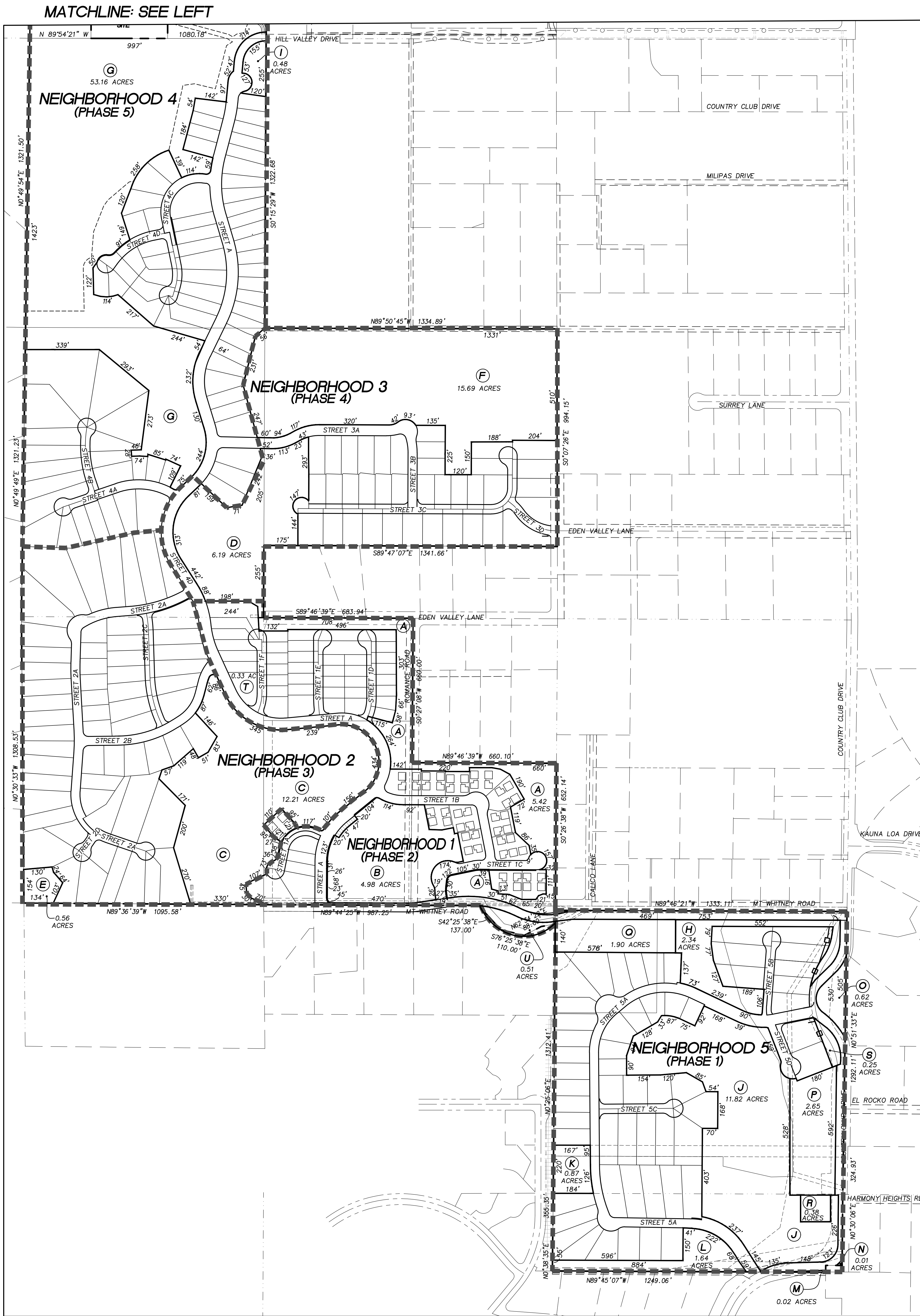
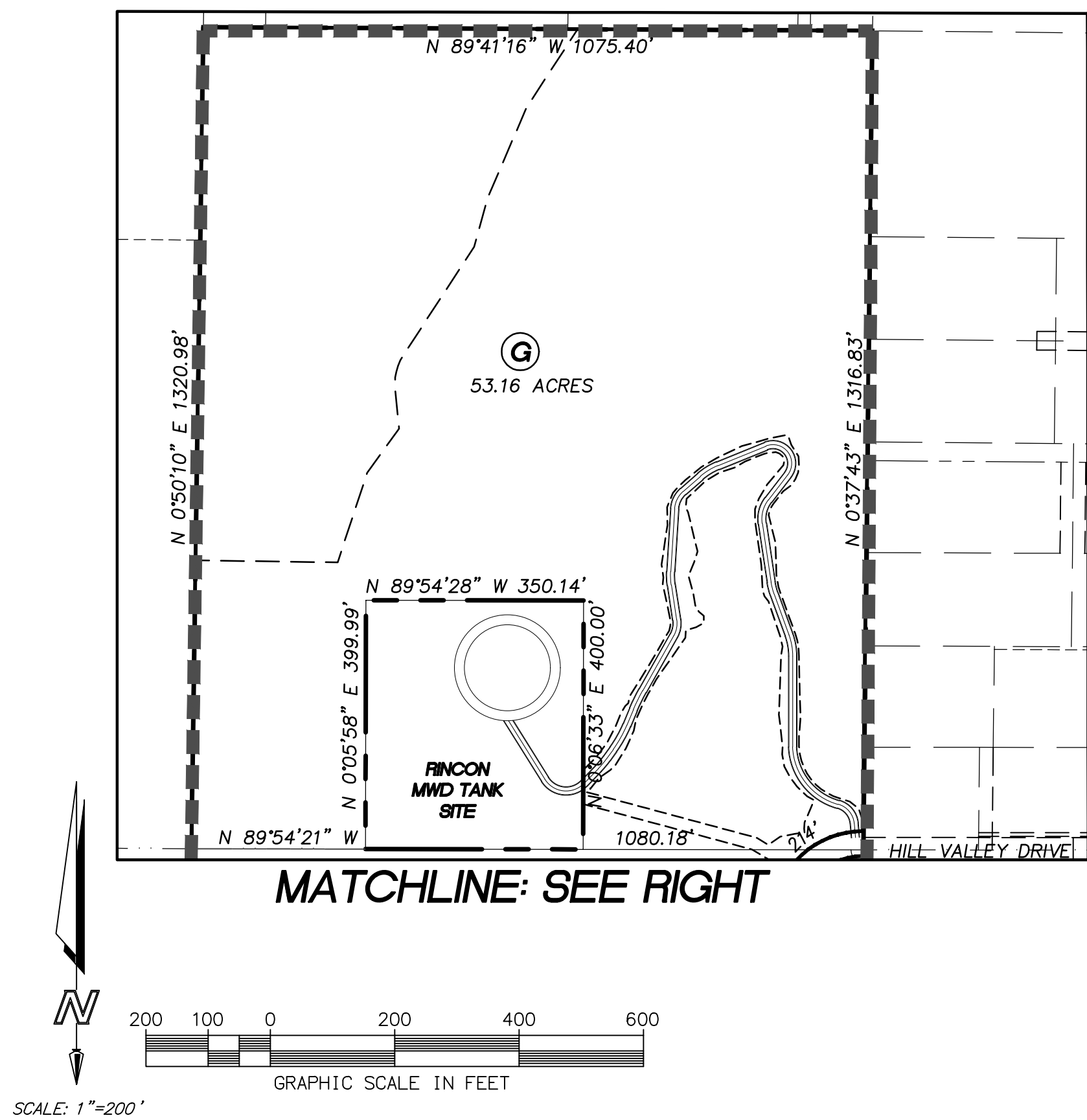
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COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO



NEIGHBORHOOD 1		
LOT #	AREA (sq ft)	AREA (ac)
1	12,340	0.28
2	14,790	0.34
3	14,900	0.34
4	16,420	0.38
5	14,050	0.32
6	18,110	0.42
7	12,790	0.29
8	16,700	0.38
9	15,560	0.36
10	12,120	0.28
11	12,430	0.28
12	18,520	0.43
13	22,050	0.51
14	17,480	0.40
15	19,230	0.44
16	8,370	0.19
17	12,350	0.28
18	11,840	0.27
19	6,770	0.15
20	5,630	0.13
21	5,730	0.13
22	5,720	0.13
23	5,700	0.13
24	5,670	0.13
25	6,290	0.14
26	6,060	0.14
27	11,210	0.26
28	15,270	0.35
29	6,010	0.14
30	6,140	0.14
31	6,090	0.14
32	6,140	0.14
33	9,410	0.21
34	5,870	0.13
35	6,000	0.14
36	5,960	0.14
37	6,010	0.14
38	8,490	0.19
39	7,370	0.17
40	6,910	0.16
41	6,950	0.16
42	6,950	0.16
43	6,900	0.16
44	6,950	0.16
45	6,960	0.16
46	6,430	0.15
47	5,920	0.14
48	6,010	0.14
49	5,900	0.14
50	5,960	0.14
51	5,910	0.14
52	11,920	0.27
53	19,490	0.45
54	10,320	0.24
55	8,520	0.20
56	10,520	0.24
57	9,460	0.22
58	8,320	0.19

NEIGHBORHOOD 2		
LOT #	AREA (sq ft)	AREA (ac)
59	17,670	0.40
60	13,520	0.31
61	15,360	0.35
62	14,940	0.34
63	12,850	0.29
64	12,780	0.29
65	12,120	0.28
66	12,820	0.29
67	21,820	0.50
68	41,990	0.96
69	44,330	1.02
70	25,880	0.59
71	14,420	0.33
72	24,950	0.57
73	20,010	0.46
74	17,190	0.39
75	21,640	0.50
76	20,740	0.47
77	32,600	0.75
78	16,490	0.37
79	16,720	0.38
80	20,930	0.48
81	16,090	0.37
82	19,510	0.45
83	16,180	0.37
84	16,330	0.37
85	16,320	0.37
86	16,090	0.37
87	16,150	0.37
88	17,390	0.40
89	16,000	0.37
90	21,950	0.50
91	32,190	0.74
92	54,260	1.25
93	33,880	0.77
94	29,920	0.68
95	24,900	0.57
96	31,800	0.73
97	10,870	0.25
98	8,720	0.20
99	8,990	0.21
100	8,840	0.20
101	8,620	0.20
102	8,810	0.20
103	9,240	0.21
104	16,620	0.38
105	13,480	0.31
106	13,650	0.31
107	14,340	0.33
108	15,320	0.35
109	16,570	0.38
110	17,670	0.40
111	24,150	0.55
112	16,740	0.38
113	18,220	0.42
114	17,790	0.40
115	16,000	0.37
116	20,150	0.46

NEIGHBORHOOD 3		
LOT #	AREA (sq ft)	AREA (ac)
117	13,140	0.30
118	13,180	0.30
119	13,130	0.30
120	13,000	0.30
121	13,130	0.30
122	13,940	0.32
123	9,680	0.22
124	9,680	0.22
125	9,680	0.22
126	9,840	0.23
127	15,380	0.35
128	12,310	0.28
129	19,460	0.45
130	15,170	0.35
131	15,170	0.35
132	15,510	0.35
133	15,510	0.35
134	15,510	0.35
135	15,510	0.35
136	15,510	0.35
137	15,510	0.35
138	15,030	0.34
139	30,830	0.71
140	24,170	0.55
141	17,910	0.41
142	17,740	0.40
143	17,690	0.40
144	12,780	0.29
145	12,670	0.29
146	18,540	0.43
147	11,820	0.27
148	11,810	0.27
149	11,810	0.27
150	12,590	0.29
151	12,030	0.28
152	13,900	0.32
153	9,760	0.22

NEIGHBORHOOD 4		
LOT #	AREA (sq ft)	AREA (ac)
154	9,700	0.22
155	9,700	0.22
156	8,010	0.18
157	10,030	0.23
158	12,040	0.28
159	16,000	0.37
160	14,070	0.32
161	9,040	0.21
162	12,400	0.28
163	9,250	0.21
164	9,730	0.22
165	11,140	0.26
166	10,670	0.24
167	13,710	0.31
168	9,410	0.22
169	11,320	0.26
170	12,450	0.28
171	15,460	0.35
172	16,190	0.37
173	15,210	0.35
174	12,000	0.28
175	15,030	0.34
176	14,480	0.33
177	17,410	0.40
178	12,990	0.30
179	11,870	0.27
180	11,430	0.26
181	24,400	0.56
182	21,780	0.50
183	8,570	0.20
184	8,540	0.20
185	9,160	0.21
186	9,940	0.23
187	13,870	0.31
188	11,200	0.26
189	11,120	0.26
190	10,620	0.24
191	9,580	0.22
192	8,760	0.20
193	8,730	0.20
194	7,870	0.18
195	7,530	0.17
196	7,670	0.18
197	8,330	0.19
198	9,540	0.22
199	8,440	0.19
200	12,070	0.28
201	10,540	0.24
202	11,890	0.27
203	14,470	0.33
204	10,960	0.25
205	10,820	0.25
206	15,920	0.36
207	18,320	0.42
208	15,690	0.36
209	15,520	0.35
210	7,070	0.16
211	8,290	0.19
212	7,000	0.16
213	18,180	0.42
214	13,220	0.30
215	16,150	0.37
216	33,700	0.77
217	45,420	1.04
218	71,660	1.64
219	40,230	0.92
220	22,250	0.51
221	19,320	0.44
222	20,140	0.46
223	21,800	0.50
224	30,290	0.70
225	21,480	0.49
226	12,690	0.29
227	14,920	0.34
228	12,270	0.28
229	13,870	0.31
230	15,960	0.36
231	23,910	0.55

NEIGHBORHOOD 5		
LOT #	AREA (sq ft)	AREA (ac)
232	10,770	0.24
233	12,390	0.28
234	12,480	0.29
235	16,030	0.37
236	26,050	0.60
237	26,930	0.61
238	13,870	0.31
239	14,510	0.33
240	12,720	0.29
241	12,050	0.28
242	12,170	0.28
243	12,260	0.28
244	12,340	0.28
245	12,430	0.28
246	12,570	0.29
247	15,000	0.34
248	15,000	0.34
249	15,010	0.34
250	15,010	0.34
251	15,010	0.34
252	15,000	0.34
253	15,000	0.34
254	15,010	0.34
255	21,950	0.50
256	21,800	0.50
257	21,800	0.50
258	21,780	0.50
259	22,340	0.51
260	21,780	0.50
261	22,000	0.50
262	22,220	0.51
263	22,300	0.51
264	27,290	0.62
265	22,050	0.50
266	17,230	0.39
267	17,040	0.39
268	17,020	0.39
269	17,020	0.39
270	9,570	0.22
271	10,750	0.24
272	14,270	0.33
273	12,590	0.29
274	11,830	0.27
275	9,730	0.22
276	8,350	0.19
277	22,740	0.52
278	26,580	0.61
279	21,990	0.50
280	20,950	0.48
281	20,000	0.46
282	14,950	0.34
283	15,000	0.34
284	15,840	0.36
285	22,920	0.52
286	22,140	0.51

OPEN SPACE			LOTS/BIO-SPACE		PURPOSE	MAINTAINED BY
LOT	AREA (sq ft)	AREA (ac)	LOT	AREA (ac)		
A	5.42	0.12	1	0.28	RECREATION AREA & BIOLOGICAL OPEN SPACE & FMZ	HQA
B	4.98	0.11	2	0.34	RECREATION AREA & BIOLOGICAL OPEN SPACE & FMZ	HQA
C	12.21	0.28	3	0.34	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
D	5.42	0.12	4	0.38	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
E	5.42	0.12	5	0.32	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
F	16.69	0.38	6	0.29	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
G	16.69	0.38	7	0.29	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
H	2.34	0.05	8	0.37	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
I	11.82	0.27	9	0.37	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
J	11.82	0.27	10	0.37	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
K	1.64	0.04	11	0.37	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
L	1.64	0.04	12	0.37	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
M	0.51	0.01	13	0.37	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
N	0.51	0.01	14	0.37	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
O	0.51	0.01	15	0.37	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
P	0.51	0.01	16	0.37	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
Q	0.51	0.01	17	0.37	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
R	0.51	0.01	18	0.37	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
S	0.51	0.01	19	0.37	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
T	0.51	0.01	20	0.37	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
U	0.51	0.01	21	0.37	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA

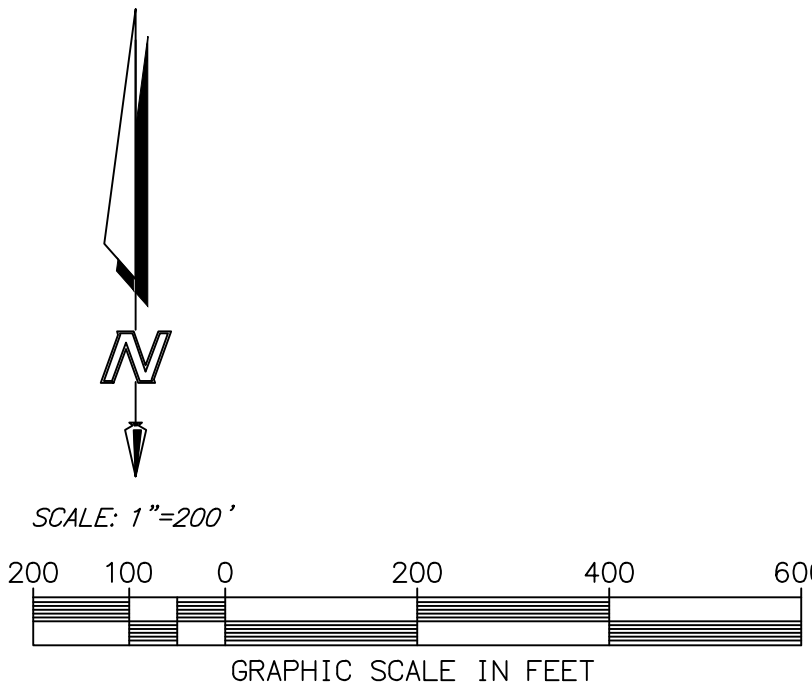
San Diego Gas & Electric Company

Reviewed By: _____ Date: _____

Lead Land Manager

*Valid for 18 months from date of signature

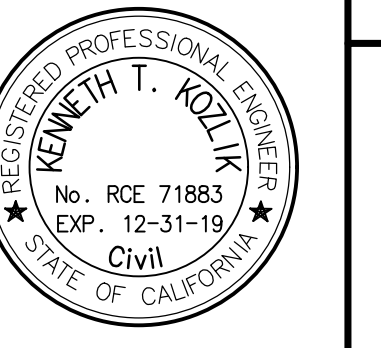
*This signature approves the preliminary grading plan only and prior to the issuance of a permit for any grading or construction on the site on this map, plans shall be submitted to SDG&E Land Management Department for review and issuance of a Letter of Permission To Grade and Construct Improvements.



ENGINEER OF WORK

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

KENNETH T. KOZLIK RCE 71883 DATE: _____



PRELIMINARY GRADING PLAN
SHEET 3 OF 13

DATE: _____ REVISION: _____

FUSCOE
ENGINEERING

4390 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 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO

MATCHLINE: SEE LEFT

MATCHLINE: SEE RIGHT

SCALE: 1"=200'

GRAPHIC SCALE

1"=200'

GRAPHIC SCALE

1"=200'

GRAPHIC SCALE

1"=200'

GRAPHIC SCALE

1"=200'

GRAPHIC SCALE

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1"=200'

GRAPHIC SCALE

1"=200'

OPEN SPACE FENCING AND SIGNAGE NOTES

THREE STRAND WIRE FENCING SHALL BE INSTALLED ALONG THE BIOLOGICAL OPEN SPACE BOUNDARY. OPEN SPACE SIGNS SHALL BE PLACED ALONG THE FENCING AT 100' INTERVALS MINIMUM. SIGNS MUST BE CORROSION RESISTANT, A MINIMUM OF 6" IN SIZE, ON POSTS NOT LESS THAN THREE (3) FEET IN HEIGHT FROM THE GROUND SURFACE, AND MUST STATE THE FOLLOWING:

SENSITIVE ENVIRONMENTAL RESOURCES AREA RESTRICTED BY EASEMENT ENTRY WITHOUT EXPRESS WRITTEN PERMISSION FROM THE COUNTY OF SAN DIEGO IS PROHIBITED. TO REPORT A VIOLATION OR FOR MORE INFORMATION ABOUT EASEMENT RESTRICTIONS AND EXCEPTIONS CONTACT THE COUNTY OF SAN DIEGO, PLANNING AND DEVELOPMENT SERVICES. REFERENCE: POS2013-SP-13-001

San Diego Gas & Electric Company

Reviewed By: _____ Date: _____

Lead Land Manager

Hold for 18 months from date of signature

This signature approves the preliminary grading plan only and prior to the issuance of a permit for any grading or construction on the site on this map, plans shall be submitted to SDC&E Land Management department for review and issuance of a "Letter of Permission To Grade and Construct Improvements"

EASEMENT NOTES:

EXCEPTIONS

ITEMS 1 AND 2 RELATE TO TAXES AND ASSESSMENTS

3. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: CAROLINE A. BOOK, A WIDOW. PURPOSE: RIGHT OF WAY FOR TRAVEL. RECORDED: JANUARY 18, 1981 IN BOOK 260, PAGE 3 OF DEEDS. AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. SAID EASEMENT HAS BEEN CONVEYED AND/OR RESERVED IN VARIOUS OTHER INSTRUMENTS OF RECORD. SURVEYOR'S NOTE: THIS DOCUMENT RESERVES A 20 FOOT RIGHT-OF-WAY ALONG AN EXISTING ROAD, BUT DOES NOT PROVIDE A LOCATION FOR THE ROAD THAT CAN BE PLOTTED FROM RECORD. THIS DOCUMENT ALSO GRANTS A RIGHT-OF-WAY FOR TRAVEL TO THE 20 FEET IMMEDIATELY NORTH OF THE SUBJECT PROPERTY AND IT WOULD APPEAR ALONG THE PROPERTY TO ACCESS AT LEAST A PORTION OF MT. WHITNEY ACCESS RIGHTS ARE THE PORTION PLOTTED ON THIS SURVEY.
4. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: L. M. CARASHAN. PURPOSE: TRAIL. RECORDED: SEPTEMBER 5, 1919 IN BOOK 794, PAGE 191 OF DEEDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY. PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS. RECORDED: OCTOBER 16, 1941 IN BOOK 1944, PAGE 351 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
6. THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN COUNTRY CLUB DRIVE AND MISCELLANEOUS SURVEY 459.
7. INTENTIONALLY OMITTED.
8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY. PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS. RECORDED: NOVEMBER 16, 1948 IN BOOK 3018, PAGE 463 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
9. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY. PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS. RECORDED: FEBRUARY 14, 1955 IN BOOK 5530, PAGE 511 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
10. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY. PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS. RECORDED: FEBRUARY 14, 1955 IN BOOK 5530, PAGE 549 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
11. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: RINCON DEL DIABLO MUNICIPAL WATER DISTRICT. PURPOSE: PIPELINE. RECORDED: OCTOBER 24, 1955 IN BOOK 5841, PAGE 499 AND 504, BOTH OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
12. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: RINCON DEL DIABLO MUNICIPAL WATER DISTRICT. PURPOSE: PIPELINE. RECORDED: OCTOBER 24, 1955 IN BOOK 5842, PAGE 16 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
13. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY. PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS. RECORDED: JULY 10, 1958 IN BOOK 6172, PAGE 61 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
14. INTENTIONALLY OMITTED.
15. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY. PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS. RECORDED: MARCH 10, 1959 IN BOOK 7530, PAGE 494 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
16. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: LLOYD C. THIEL AND ANA M. THIEL. PURPOSE: ROAD AND PUBLIC UTILITIES. RECORDED: MAY 12, 1972 AS INSTRUMENT NO. 120034 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
17. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY. PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS. RECORDED: JUNE 29, 1972 AS INSTRUMENT NO. 72-186523 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
18. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: RINCON DEL DIABLO MUNICIPAL WATER DISTRICT. PURPOSE: PIPELINE. RECORDED: MARCH 6, 1985 AS INSTRUMENT NO. 85-74313 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
19. ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY INFORMATION PROVIDED BY RINCON DEL DIABLO MUNICIPAL WATER DISTRICT.
20. INTENTIONALLY OMITTED.
21. AN AGREEMENT, AND THE TERMS AND CONDITIONS AS CONTAINED THEREIN DATED: FEBRUARY 27, 2009 BY AND BETWEEN NEW D RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND RANCHO PACIFIC GROUP LLC, A DELAWARE LIMITED LIABILITY COMPANY. RECORDED: FEBRUARY 27, 2009 AS INSTRUMENT NO. 2009-0100273 OF OFFICIAL RECORDS REGARDING: ACCESS EASEMENT AGREEMENT. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
22. INTENTIONALLY OMITTED.
23. INTENTIONALLY OMITTED.
24. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
25. A DOCUMENT ENTITLED "ROADWAY IMPROVEMENT EASEMENT AGREEMENT", DATED, MARCH 20, 2012, EXECUTED BY NEW D RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND DEERFIELD LAND INVESTMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND STANFORD PACIFIC CORP., A CALIFORNIA CORPORATION, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED SEPTEMBER 10, 2012, AS INSTRUMENT NO. 2012-0542161 OF OFFICIAL RECORDS.
26. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON A SURVEY PLAT ENTITLED "VALAJAN LAND TITLE SURVEY" DATED DECEMBER 4, 2012 PREPARED BY FUSCOE ENGINEERING:
 - A) THE FACT THAT A FENCE MEANDERS ACROSS THE WESTERLY BOUNDARY OF THE LAND.
 - B) THE FACT THAT THE FENCE ALONG THE SOUTHERLY BOUNDARY IS LOCATED NORTH OF THE SOUTH PROPERTY LINE.
 - C) ENCROACHMENT OF A DRIVEWAY ONTO LAND ADJACENT ON THE SOUTH.
 - D) ENCROACHMENT OF A RETAINING WALL, FENCE AND CONCRETE DRIVEWAY ONTO THE SOUTHEASTERLY CORNER OF THE LAND.
 - E) ENCROACHMENT OF A FENCED YARD ONTO THE NORTHWESTERLY CORNER OF THE LAND.
27. INTENTIONALLY OMITTED.
28. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: COUNTY OF SAN DIEGO. PURPOSE: PUBLIC HIGHWAY, EXCAVATION, EMBANKMENT SLOPES AND DRAINAGE STRUCTURES. RECORDED: NOVEMBER 2, 2012, AS INSTRUMENT NO. 2012-0804607 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT. SURVEYOR'S NOTE: RECORD OF SURVEY 19520 SHOWS THE LOCATION OF A 40 FOOT RIGHT-OF-WAY BASED ON EXISTING PUBLICLY MAINTAINED ROAD IMPROVEMENTS; NOT SHOWN ON THIS SURVEY FOR CLARITY.
29. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY. PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS. RECORDED: DECEMBER 7, 2012, AS INSTRUMENT NO. 2012-076962 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
30. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

8 INDICATES PLOTTED EASEMENTS

26-4 INDICATES LOCATION OF EXCEPTION FROM PREVIOUS SURVEY, SEE SHEETS 2 AND 3 FOR LOCATION.

EASEMENT NOTES:

- ITEM NO. THE FOLLOWING EASEMENT DATA WAS OBTAINED FROM CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 83002389-450, DATED JANUARY 18, 2012, REVISED.
5. EASEMENT TO THE COUNTY OF SAN DIEGO FOR COUNTY ROAD PURPOSES RECORDED IN BOOK 14, PAGE 299 OF MISCELLANEOUS RECORDS HAS NO SPECIFIC LOCATION SET FORTH AND IS NOT PLOTTED HEREON.
 7. LINE EASEMENT (NO WIDTH GIVEN) FOR PUBLIC UTILITIES, INGRESS AND EGRESS TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JULY 29, 1946 IN BOOK 2187, PAGE 416 OF OFFICIAL RECORDS.
 8. LINE EASEMENT (NO WIDTH GIVEN) FOR PUBLIC UTILITIES, INGRESS AND EGRESS TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JULY 29, 1946 IN BOOK 2193 PAGE 231 OF OFFICIAL RECORDS.
 9. EASEMENT FOR ROAD AND PUBLIC UTILITIES, INGRESS AND EGRESS AS GRANTED /RESERVED BY VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED AUGUST 27, 1956 IN BOOK 6235, PAGE 106 OF OFFICIAL RECORDS.
 10. EASEMENT FOR ROAD AND PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED FEBRUARY 26, 1959 IN BOOK 7518 PAGE 94 OF OFFICIAL RECORDS.
 11. ROAD AND PUBLIC UTILITIES AND INGRESS AND EGRESS AS GRANTED/RESERVED BY VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED MAY 7, 1955 IN BOOK 7548, PAGE 539 OF OFFICIAL RECORDS DOES NOT INCLUDE PLAT AND LEGAL REFERENCED THEREIN AND CANNOT BE PLOTTED.
 12. EASEMENT FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AS GRANTED AND RESERVED IN VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED AUGUST 2, 1963 AS INSTRUMENT NO. 63-138778 OF OFFICIAL RECORDS.
 14. EASEMENT FOR PIPELINE TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT RECORDED OCTOBER 21, 1963 AS INSTRUMENT NO. 63-189146 OF OFFICIAL RECORDS.
 15. EASEMENT OF RIGHT OF WAY FOR ROAD, SEWER, WATER, GAS, POWER, AND TELEPHONE LINES GRANTED TO RANCHO ESTATES PER DOCUMENT RECORDED MAY 27, 1965 AS INSTRUMENT NO. 65-74927 OF OFFICIAL RECORDS.
 16. EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED SEPTEMBER 25, 1972 AS INSTRUMENT NO. 72-254440 OF OFFICIAL RECORDS.
 17. EASEMENT FOR ROAD AND PUBLIC UTILITIES, INGRESS AND EGRESS TO SAN DIEGO GAS & ELECTRIC COMPANY RECORDED MARCH 14, 1975 AS INSTRUMENT NO. 75-056164 OF OFFICIAL RECORDS.
 18. IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC HIGHWAY PER DOCUMENT RECORDED APRIL 21, 1975 AS INSTRUMENT NO. 75-082328 OF OFFICIAL RECORDS.
 21. EASEMENT FOR ROAD AND PUBLIC UTILITIES TO AS GRANTED/RESERVED BY VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED FEBRUARY 7, 1980 AS INSTRUMENT NO. 80-043831 OF OFFICIAL RECORDS.
 22. EASEMENT FOR UTILITY, WATER SUPPLY, INGRESS AND EGRESS RECORDED OCTOBER 14, 1977 AS INSTRUMENT NO. 77-423957 OF OFFICIAL RECORDS.
 23. EASEMENT FOR PUBLIC UTILITIES, INGRESS, AND EGRESS TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JUNE 27, 1978 AS INSTRUMENT NO. 78-257268 OF OFFICIAL RECORDS.
 24. EASEMENT FOR FOR WATER PIPELINE TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT RECORDED ON MAY 16, 1985 AS INSTRUMENT NO. 85-172518 OF OFFICIAL RECORDS.
 25. PROPOSED PRIVATE ROAD EASEMENT PER PM 3795
 26. EASEMENT FOR FOR WATER DITCHES OR CANALS RESERVED BY THE UNITED STATES OF AMERICA PER DOCUMENT RECORDED ON APRIL 20, 1925 IN BOOK 14, PAGE 304 OF PATENTS HAS NO SPECIFIC LOCATION SET FORTH AND IS NOT PLOTTED HEREON.

EASEMENT NOTES:

- EASEMENT LEGEND
BASED ON DATA FROM TITLE REPORT BY CHICAGO TITLE COMPANY, ORDER NO. 830014248-450, DATED FEBRUARY 28, 2008.
- ITEM NO. EASEMENT
5. EASEMENT FOR INGRESS AND EGRESS FOR ROAD RECORDED FEBRUARY 17, 1953 IN BOOK 4751, PAGE 579 OF OFFICIAL RECORDS.
 7. EASEMENT FOR ROAD AND UTILITY PURPOSES RECORDED NOVEMBER 1, 1955 IN BOOK 5852, PAGE 46 OF OFFICIAL RECORDS.
- EASEMENT LEGEND
BASED ON DATA FROM TITLE REPORT BY LANDAMERICA COMMONWEALTH ORDER #4603005-54, DATED DECEMBER 15, 2004
- ITEM NO. EASEMENT
- 4, 7, 15. ROAD AND PUBLIC UTILITIES AND INGRESS AND EGRESS AS GRANTED/RESERVED BY VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED MAY 7, 1959 IN BOOK 7648, PAGE 538 OF OFFICIAL RECORDS.
 - 22, 46. EASEMENT FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AS GRANTED AND RESERVED IN VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED AUGUST 22, 1963 AS FILE 63-138778 OF OFFICIAL RECORDS.
 - 28, 51. EASEMENT FOR ROAD AND PUBLIC UTILITIES, INGRESS AND EGRESS AS GRANTED /RESERVED BY VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED SEPTEMBER 8, 1977 AS FILE 77-367875 OF OFFICIAL RECORDS.
- EASEMENT LEGEND
BASED ON DATA FROM TITLE REPORT BY LANDAMERICA COMMONWEALTH ORDER NO. 4603005-54, DATED DECEMBER 15, 2004
- ITEM NO. EASEMENT
5. EASEMENT FOR PIPELINE TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT RECORDED SEPTEMBER 23, 1959 IN BOOK 7897 PAGE 239 OF OFFICIAL RECORDS.
 7. EASEMENTS FOR INGRESS AND EGRESS PER DOCUMENT RECORDED OCTOBER 7, 1955 IN BOOK 5822, PAGE 150 OF OFFICIAL RECORDS.
 8. EASEMENT TO SAN DIEGO GAS AND ELECTRIC FOR POWER POLES RECORDED DECEMBER 12, 1968 AS 68-215141 OF OFFICIAL RECORDS

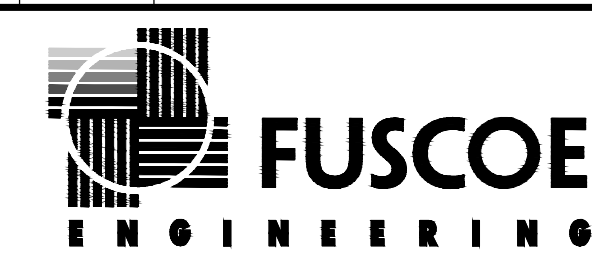
DISPOSITION OF EXISTING EASEMENTS

ALL EXISTING EASEMENTS, EXCEPT EASEMENTS 15 & 17 IDENTIFIED HEREON, MAY BE OBTAINED, VACATED OR RECONVEYED PRACTICALLY CONFORM TO THE FINAL PROJECT DESIGN AS NECESSARY. EASEMENTS 15 & 17 SHALL REMAIN.

ENGINEER OF WORK

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

KENNETH T. KOZLIK RCE 71883 DATE



PRELIMINARY GRADING PLAN
SHEET 4 OF 13

DATE: _____ REVISION: _____

DATE: _____ REVISION: _____

DATE: _____ REVISION: _____

DATE: _____ REVISION: _____

DATE: _____ REVISION: _____

DATE: _____ REVISION: _____

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴

PRELIMINARY GRADING PLAN

VALIANO

SEE SHEET 6

OPEN SPACE FENCING AND SIGNAGE NOTES

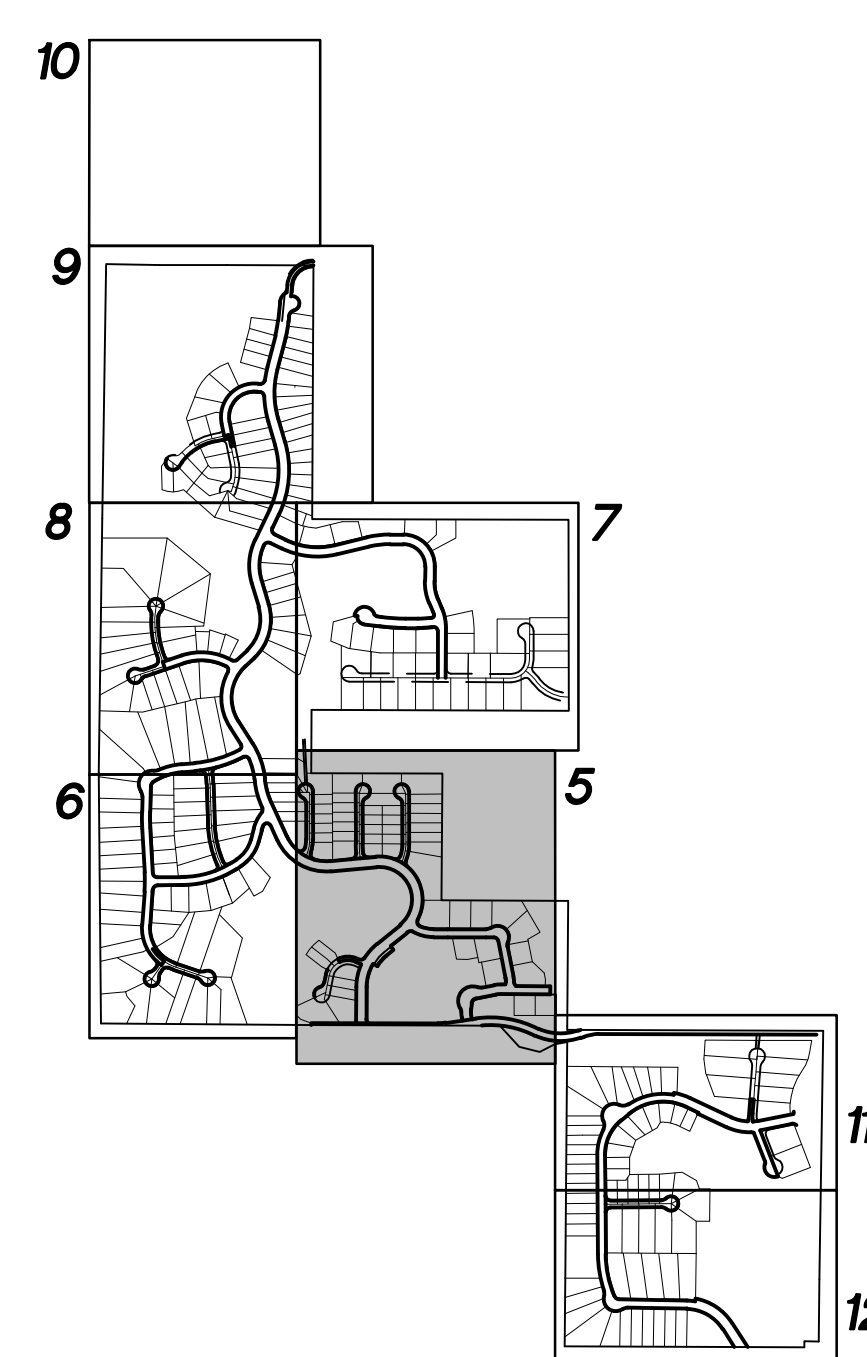
THREE STRAND WIRE FENCING SHALL BE INSTALLED ALONG THE BIOLOGICAL OPEN SPACE BOUNDARY. OPEN SPACE SIGNS SHALL BE PLACED ALONG THE FENCING AT 100' INTERVALS MINIMUM. SIGNS MUST BE CORROSION RESISTANT, A MINIMUM OF 6"x9" IN SIZE, ON POSTS NOT LESS THAN THREE (3) FEET IN HEIGHT FROM THE GROUND SURFACE, AND MUST STATE THE FOLLOWING:

SENSITIVE ENVIRONMENTAL RESOURCES
AREA RESTRICTED BY EASEMENT
ENTRY WITHOUT EXPRESS WRITTEN PERMISSION FROM THE COUNTY OF SAN DIEGO IS PROHIBITED. TO REPORT A VIOLATION OR FOR MORE INFORMATION ABOUT EASEMENT RESTRICTIONS AND EXCEPTIONS CONTACT THE COUNTY OF SAN DIEGO, PLANNING AND DEVELOPMENT SERVICES. REFERENCE: PDS2013-SF-13-001

NEIGHBORHOOD 1 (PHASE 2)

NEIGHBORHOOD 1 (PHASE 2)

SEE SHEET 11



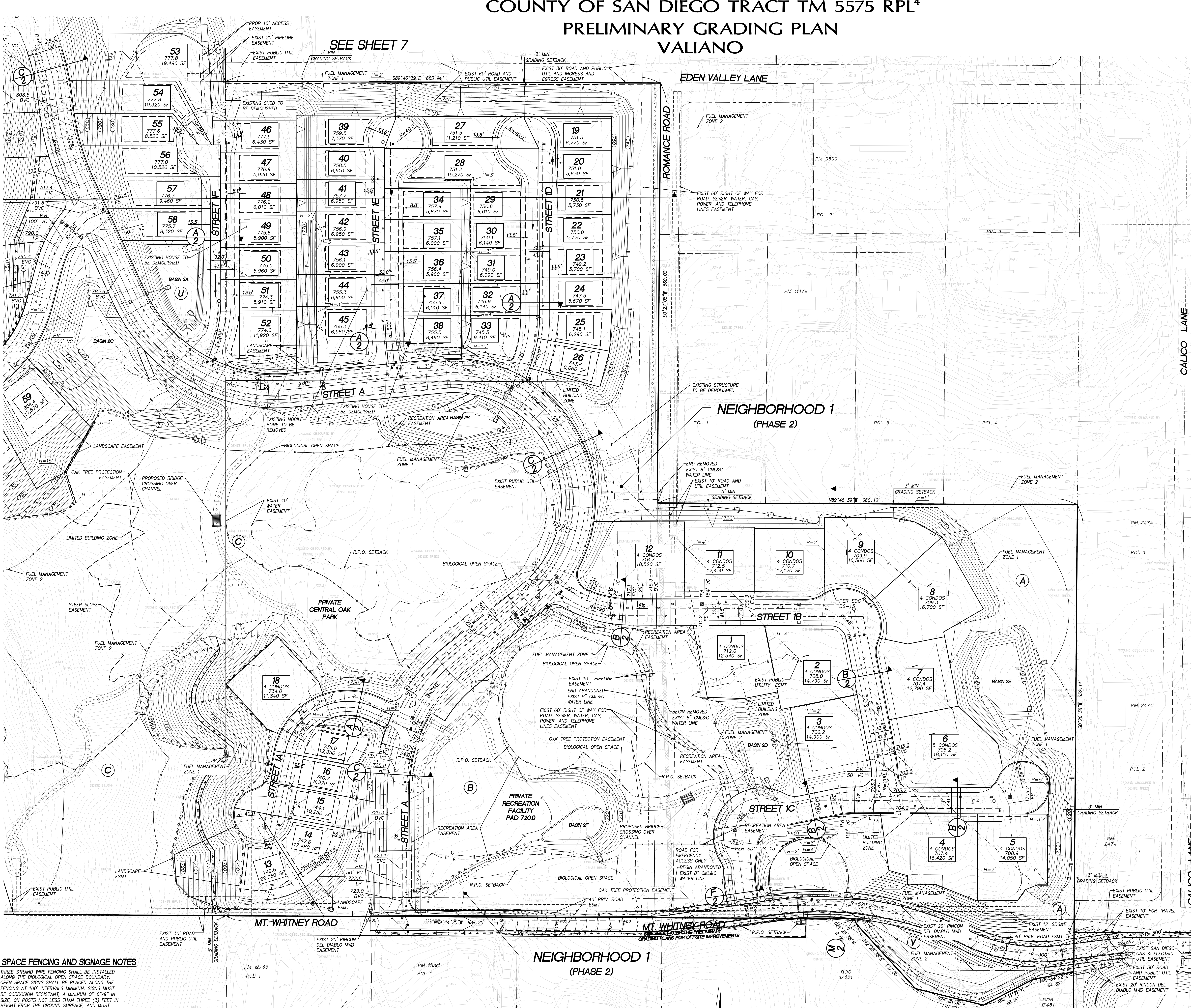
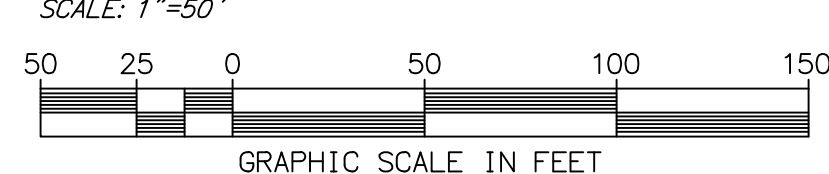
INDEX MAP NO SCALE PRELIMINARY GRADING PLAN SHEET 5 OF 13



ENGINEER OF WORK

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

KENNETH T. KOZLIK RCE 71883 DATE



COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO

SEE SHEET 8



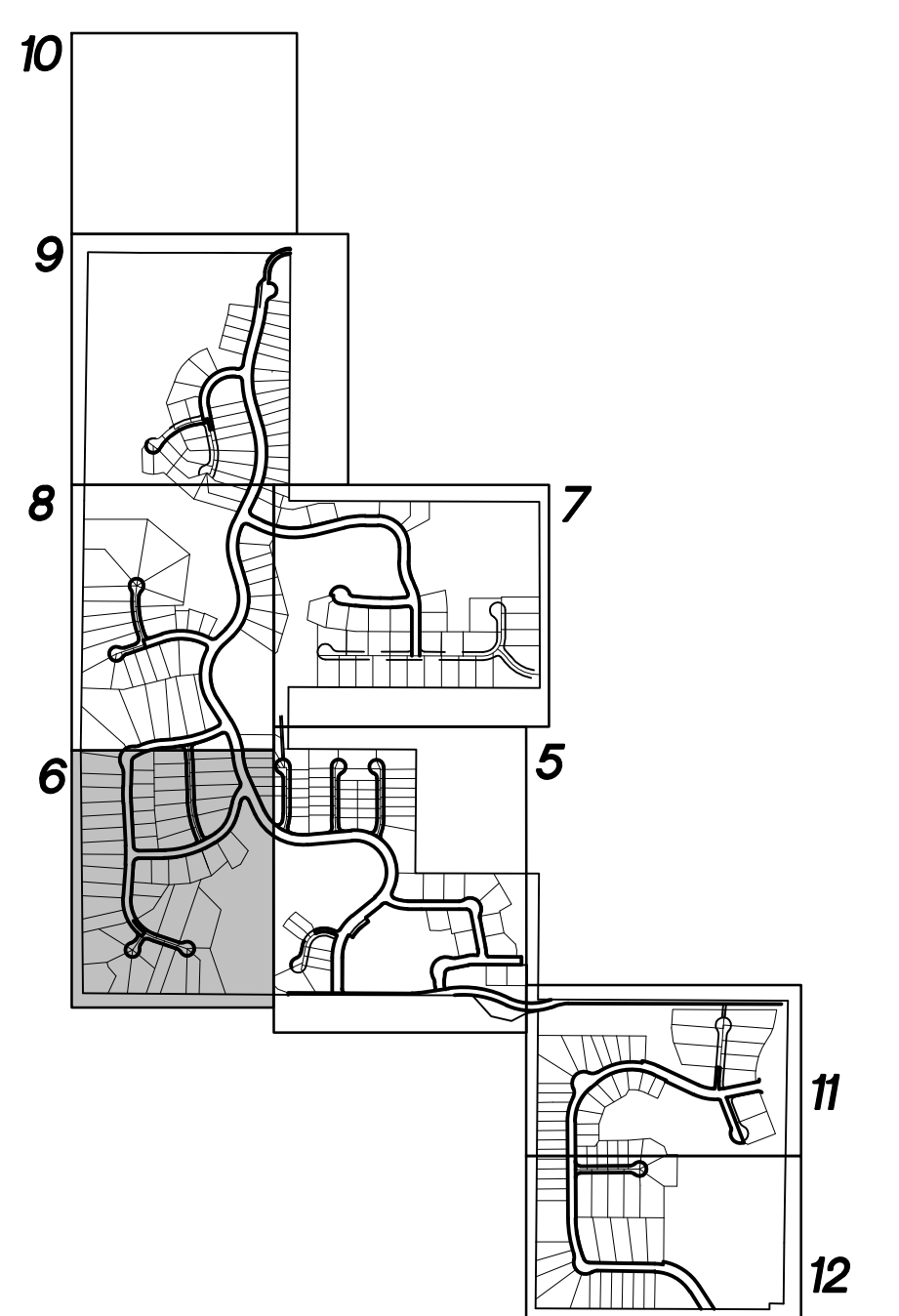
SEE SHEET 5

NEIGHBORHOOD 2
(PHASE 3)

OPEN SPACE FENCING AND SIGNAGE NOTES

THREE STRAND WIRE FENCING SHALL BE INSTALLED ALONG THE BIOLOGICAL OPEN SPACE BOUNDARY. OPEN SPACE SIGNS SHALL BE PLACED ALONG THE FENCING AT 100' INTERVALS MINIMUM. SIGNS MUST BE CORROSION RESISTANT, A MINIMUM OF 6"x9" IN SIZE, ON POSTS NOT LESS THAN THREE (3) FEET IN HEIGHT FROM THE GROUND SURFACE, AND MUST STATE THE FOLLOWING:

SENSITIVE ENVIRONMENTAL RESOURCES
AREA RESTRICTED BY EASEMENT
ENTRY WITHOUT EXPRESS WRITTEN PERMISSION FROM THE COUNTY OF SAN DIEGO IS PROHIBITED. TO REPORT A VIOLATION OR FOR MORE INFORMATION ABOUT EASEMENT RESTRICTIONS AND EXCEPTIONS CONTACT THE COUNTY OF SAN DIEGO, PLANNING AND DEVELOPMENT SERVICES. REFERENCE: PD5201.1-SP-13-001



INDEX MAP
NO SCALE

PRELIMINARY GRADING PLAN

SHEET 6 OF 13

NO. DATE REVISION

NO. DATE REVISION

NO. DATE REVISION

NO. DATE REVISION

NO. DATE REVISION

NO. DATE REVISION

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NO. DATE REVISION

NO. DATE REVISION

ENGINEER OF WORK

FUSCOE ENGINEERING, INC.
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(619) 554-1500

KENNETH T. KOZLIK RCE 71883 DATE

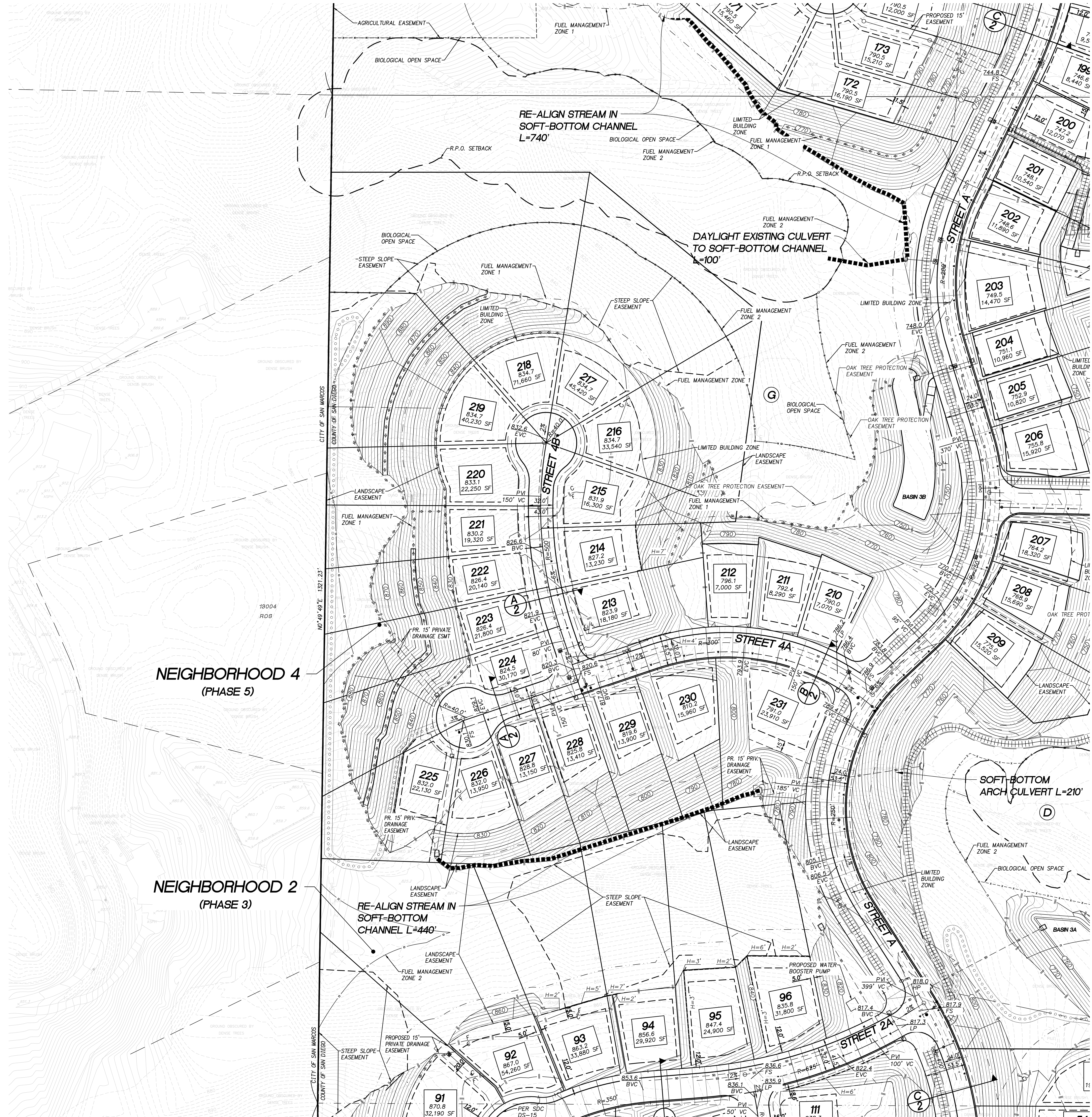


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San Diego, California 92122
tel 619.554.1500 • fax 619.597.0335
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The site plan for Neighborhood 3 (Phase 4) illustrates a residential development with 40 lots, each with a unique number and area. The lots are arranged in a grid-like fashion, with some larger lots (e.g., 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153) and smaller ones (e.g., 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128). The plan includes several streets: STREET 3A, STREET 3B, STREET 3C, and STREET 3D. A DAYLIGHT EXISTING CULVERT TO SOFT-BOTTOM CHANNEL L=106' is shown, along with a RE-ALIGN STREAM IN SOFT-BOTTOM CHANNEL L=200' and a RE-ALIGN STREAM IN SOFT-BOTTOM CHANNEL L=134'. A SOFT-BOTTOM ARCH CULVERT L=86' and a SOFT-BOTTOM ARCH CULVERT L=210' are also indicated. The plan features various easements, including LANDSCAPE EASEMENT, LIMITED BUILDING ZONE, FUEL MANAGEMENT ZONE 1, FUEL MANAGEMENT ZONE 2, R.P.O. SETBACK, and OAK TREE PROTECTION EASEMENT. A GRADED CHANNEL is shown running through the center of the site. The plan also includes a 100 YEAR LINE OF INUNDATION, a 100 YEAR LINE OF INUNDATION, and a 100 YEAR LINE OF INUNDATION. A MATCH EXISTING ROAD is shown on the right side. The plan is titled 'NEIGHBORHOOD 3 (PHASE 4)' and 'NEIGHBORHOOD 3 (PHASE 4)'. A note at the bottom right states 'SEE SHEET D OF PRELIMINARY GRADING PLANS FOR OFFSITE IMPROVEMENTS'. A note at the bottom left states 'IN SPACE FENCING AND SIGNAGE NOTES' and 'THREE STRAND WIRE FENCING SHALL BE INSTALLED'. A note at the bottom center states '3" MIN GRADING SETBACK'.

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO

SEE SHEET 9



SEE SHEET 7

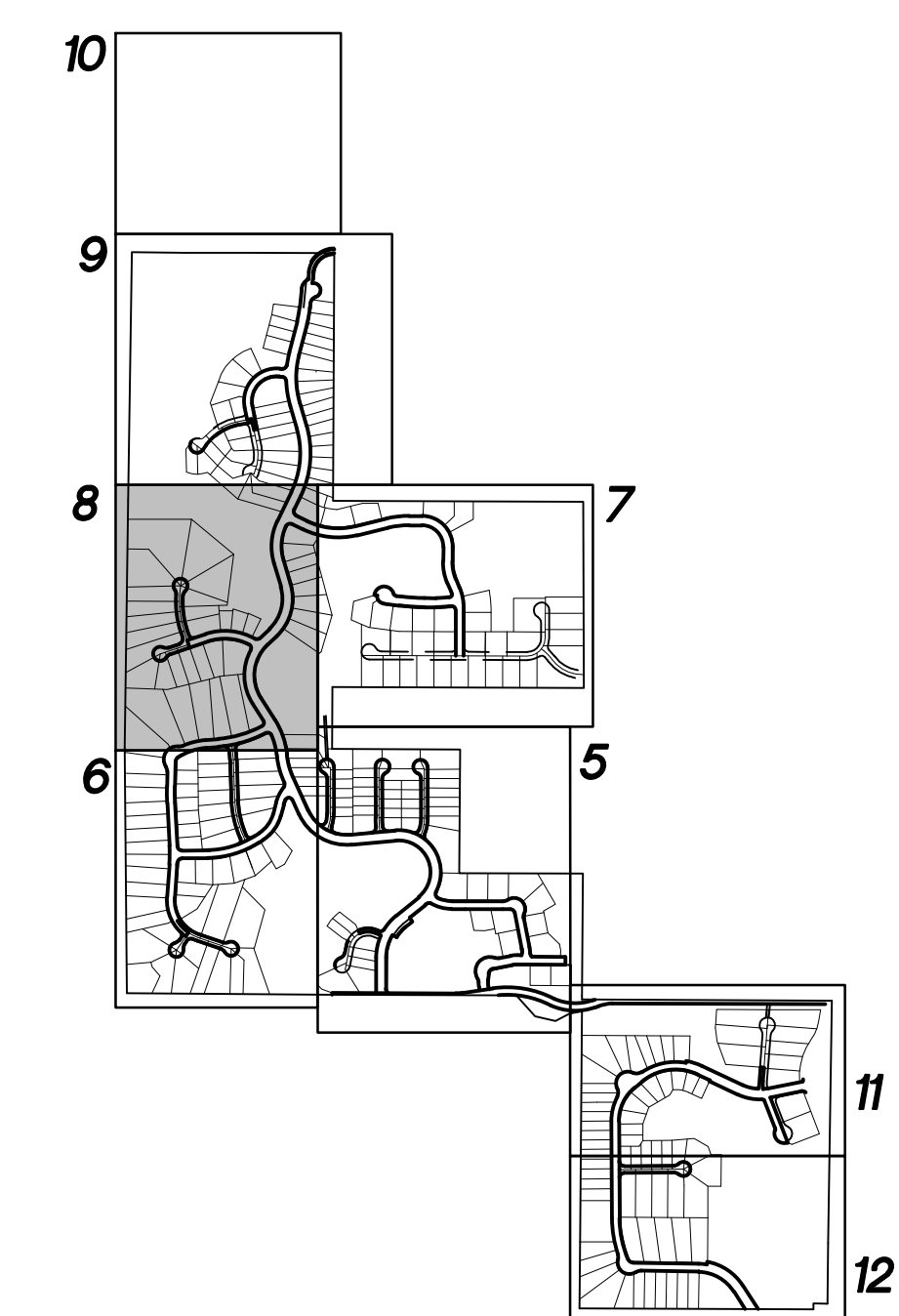
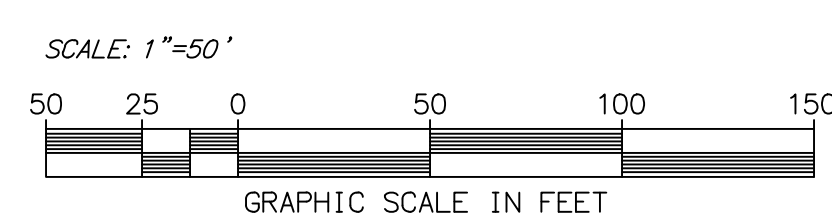
NEIGHBORHOOD 4
(PHASE 5)

NEIGHBORHOOD 2
(PHASE 3)

OPEN SPACE FENCING AND SIGNAGE NOTES

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AREA RESTRICTED BY EASEMENT
ENTRY WITHOUT EXPRESS WRITTEN PERMISSION FROM THE COUNTY OF SAN DIEGO IS PROHIBITED. TO REPORT A VIOLATION OR FOR MORE INFORMATION ABOUT EASEMENT RESTRICTIONS AND EXCEPTIONS, CONTACT THE COUNTY OF SAN DIEGO, PLANNING AND DEVELOPMENT SERVICES. REFERENCE: PD52013-SP-13-001



INDEX MAP
NO SCALE

PRELIMINARY GRADING PLAN
SHEET 8 OF 13

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KENNETH T. KOZLUK RCE 71883 DATE

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO

SEE SHEET 10

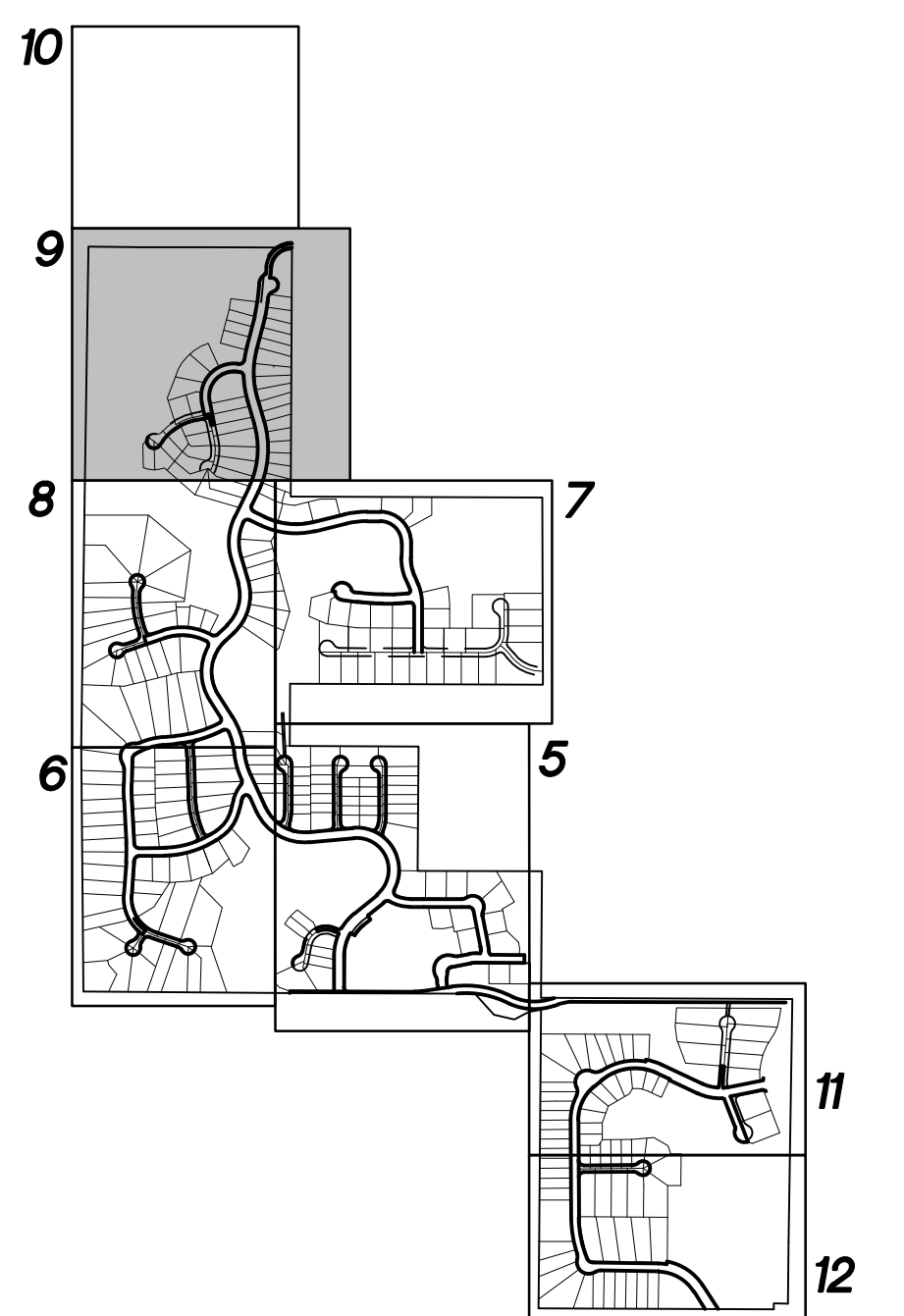
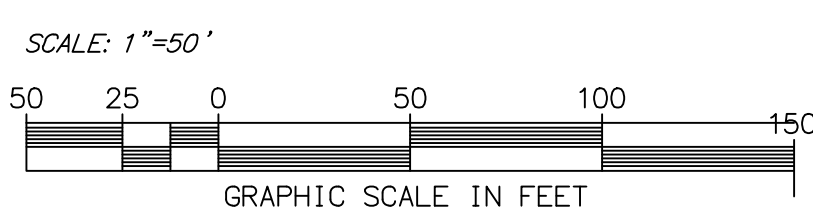
MWD TANK SITE

NEIGHBORHOOD 4
(PHASE 5)

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INDEX MAP
NO SCALE

PRELIMINARY GRADING PLAN

SHEET 9 OF 13

NO.	DATE	REVISION

ENGINEER OF WORK

FUSCOE ENGINEERING, INC.
6390 GREENWICH DRIVE, STE. 170
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KENNETH T. KOZLIK RCE 71883 DATE



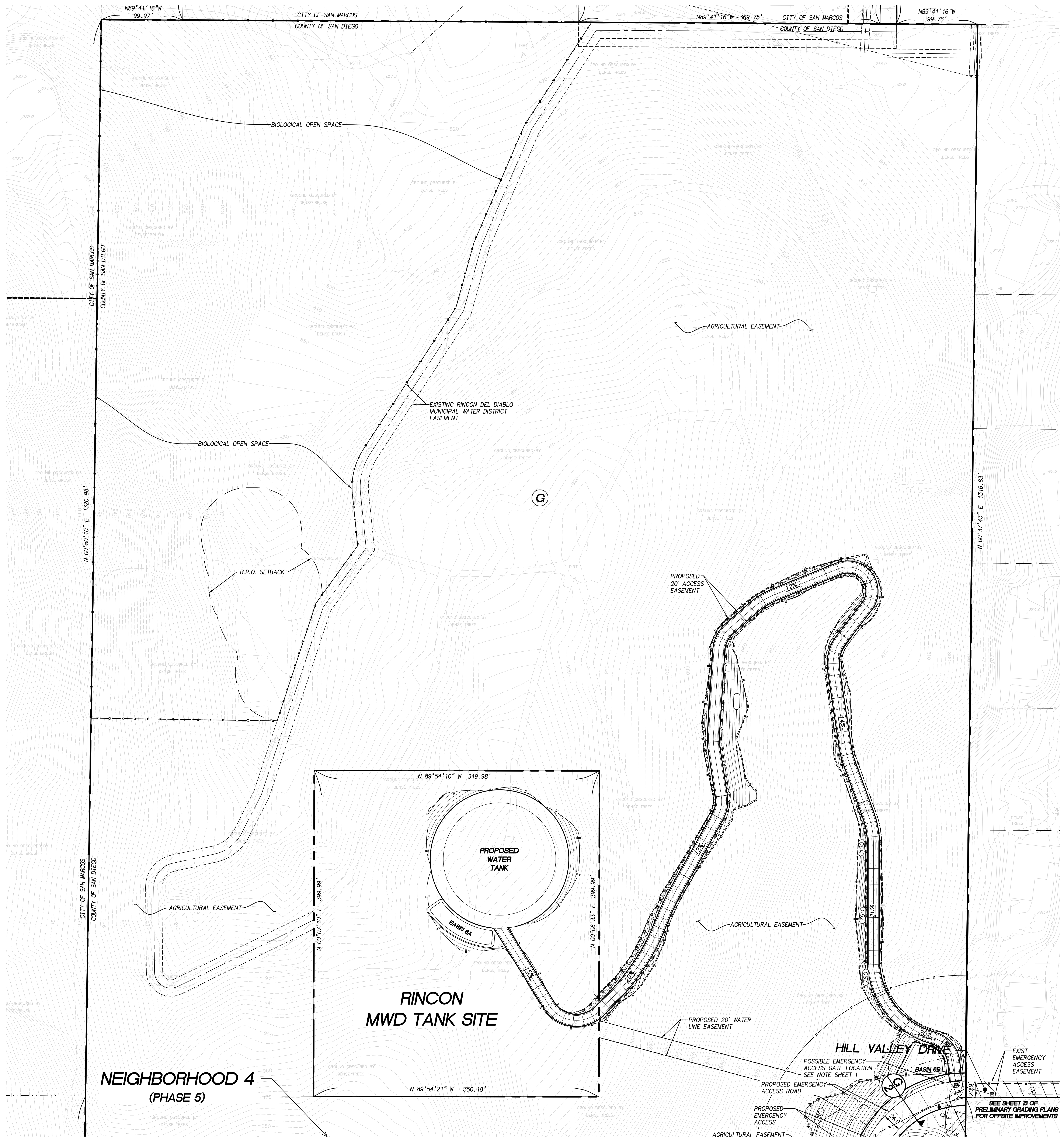
FUSCOE
ENGINEERING

6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 619.554.1500 • fax 619.597.0335
www.fuscoecorp.com

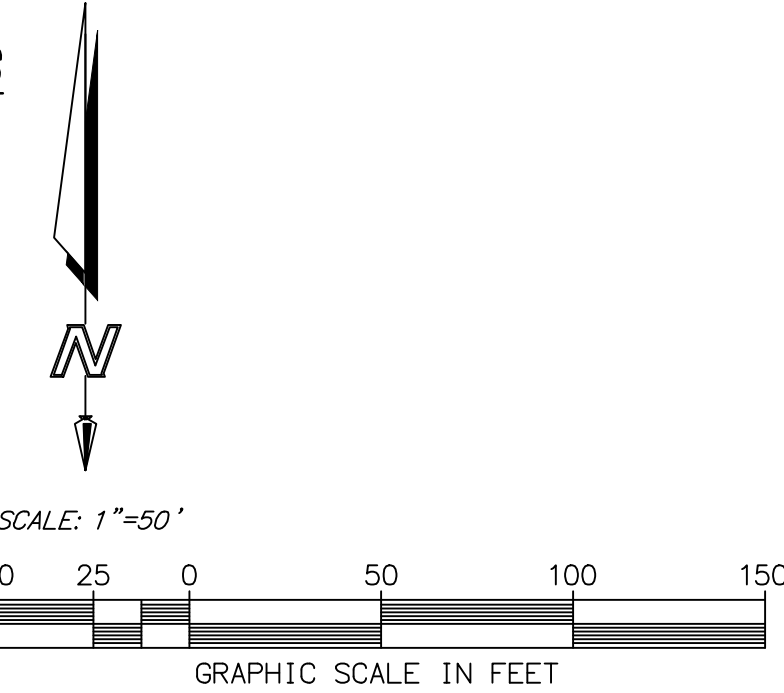
SEE SHEET 8

SEE SHEET 7

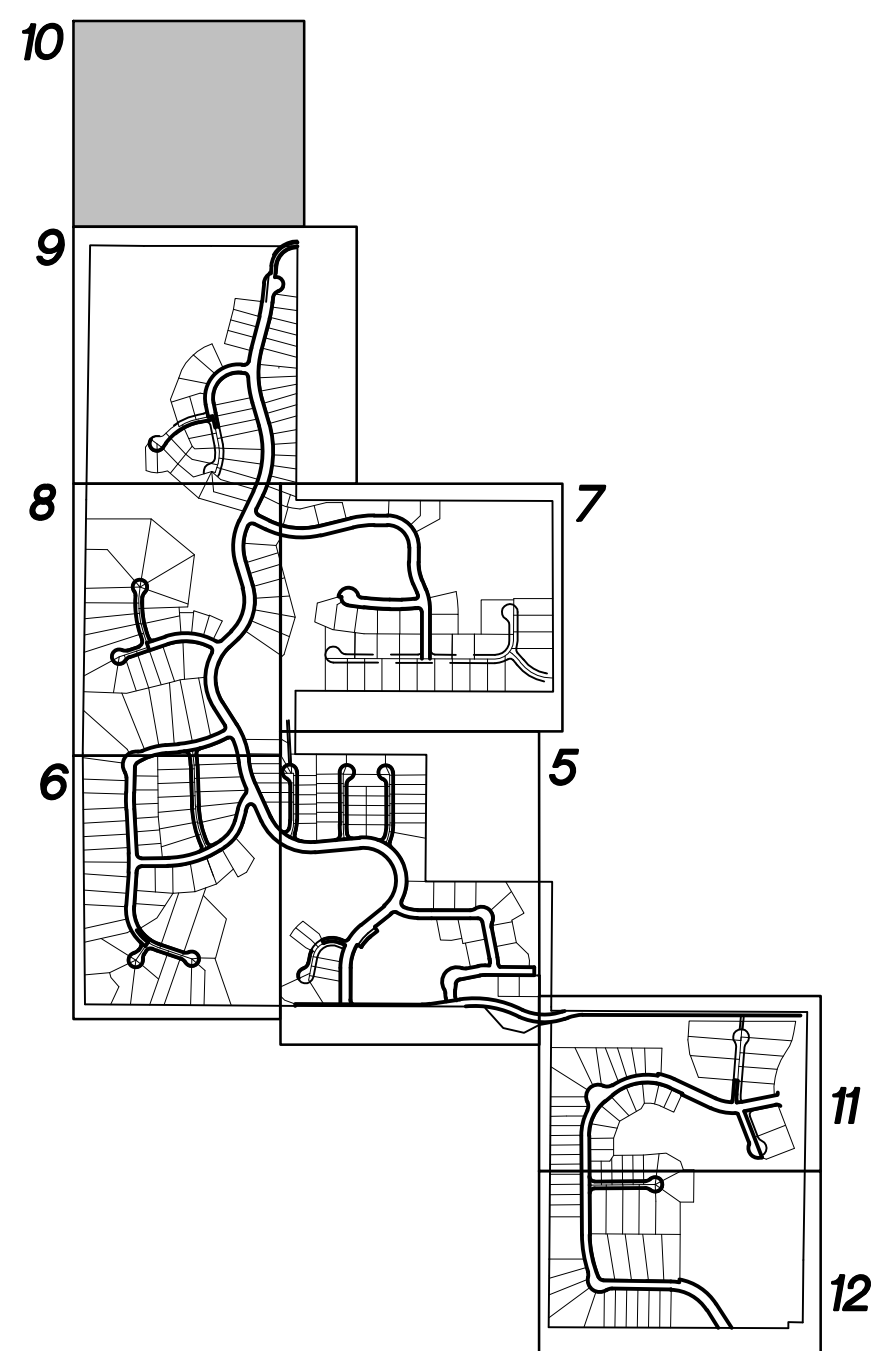
COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO



OPEN SPACE FENCING AND SIGNAGE NOTES
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SEE SHEET 9



INDEX MAP
NO SCALE

PRELIMINARY GRADING PLAN
SHEET 10 OF 13

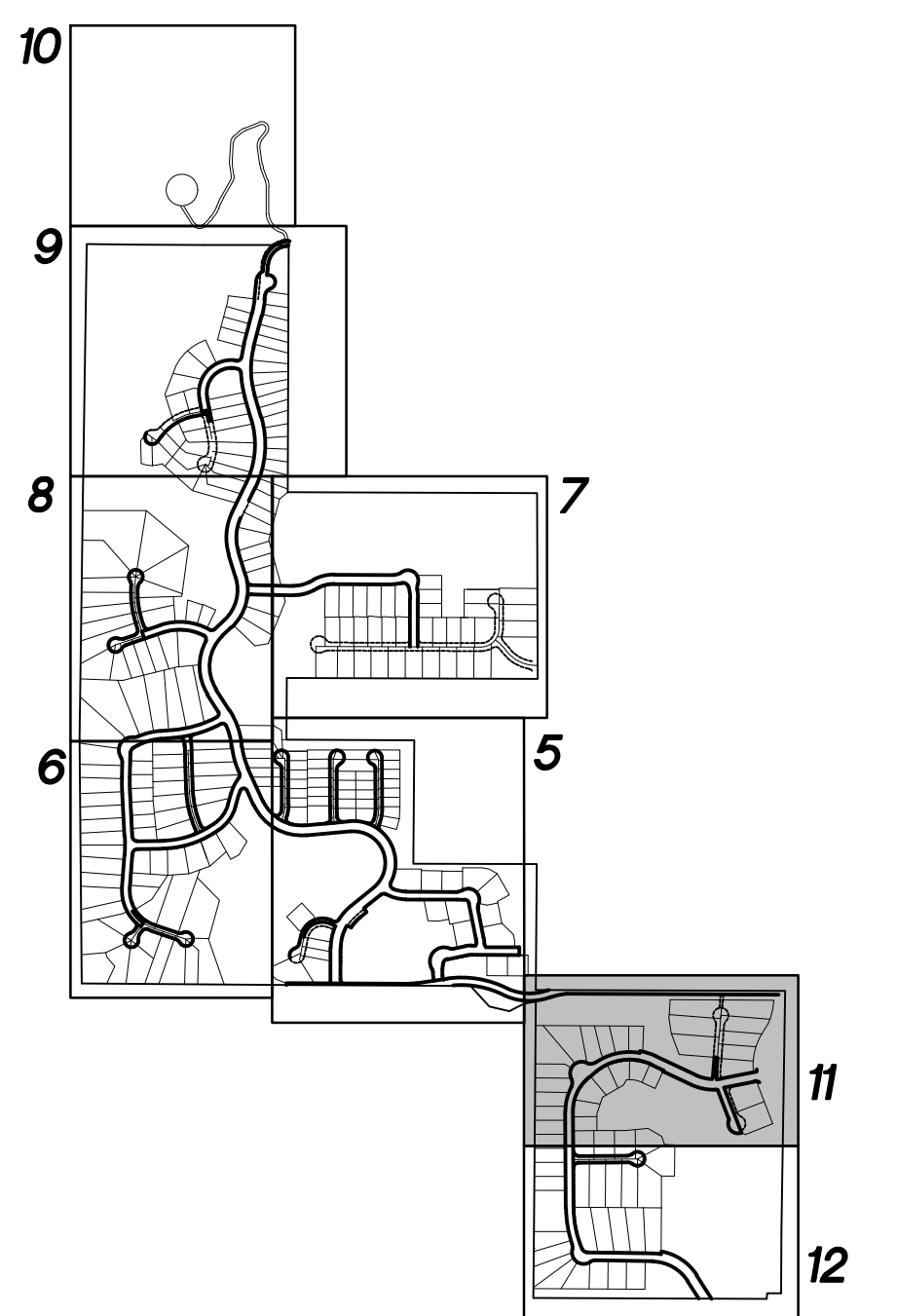
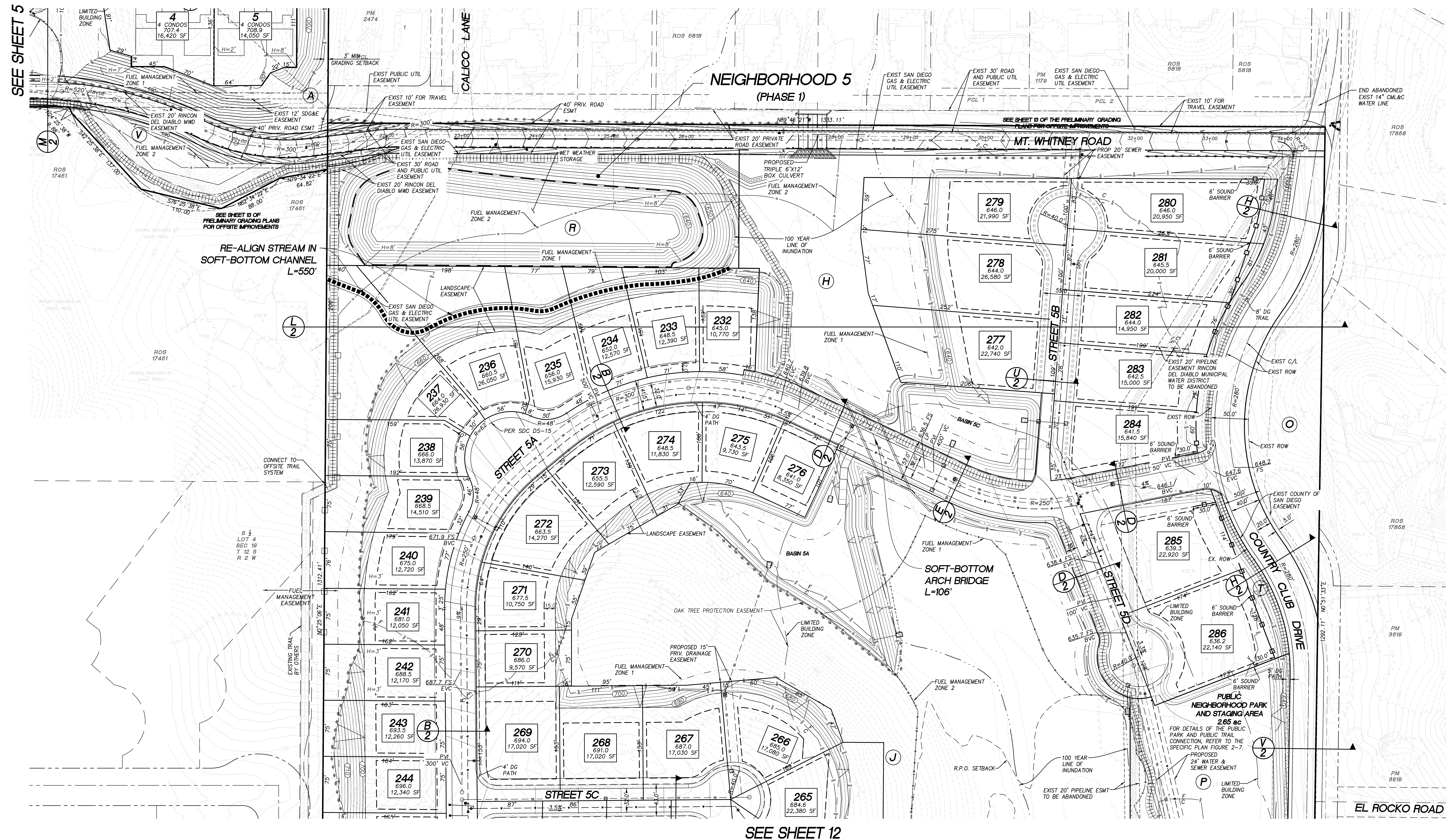
NO.	DATE	REVISION

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KENNETH T. KOZLIK
REGISTERED PROFESSIONAL ENGINEER
No. RCE 71883
Exp. 12-31-19
CIVIL
STATE OF CALIFORNIA

FUSCOE ENGINEERING
6390 Greenwich Drive, Suite 170
San Diego, California 92122
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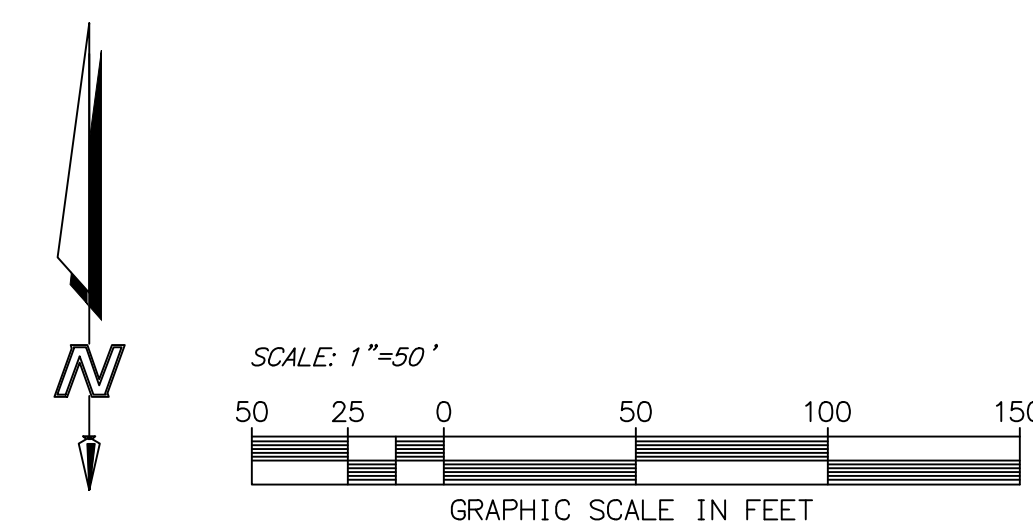
COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO



OPEN SPACE FENCING AND SIGNAGE NOTES

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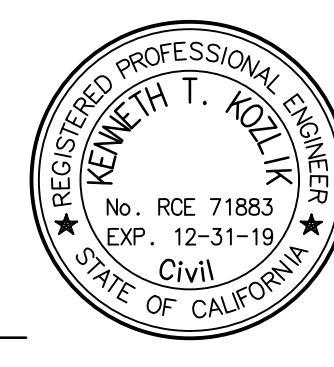
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ENGINEER OF WORK

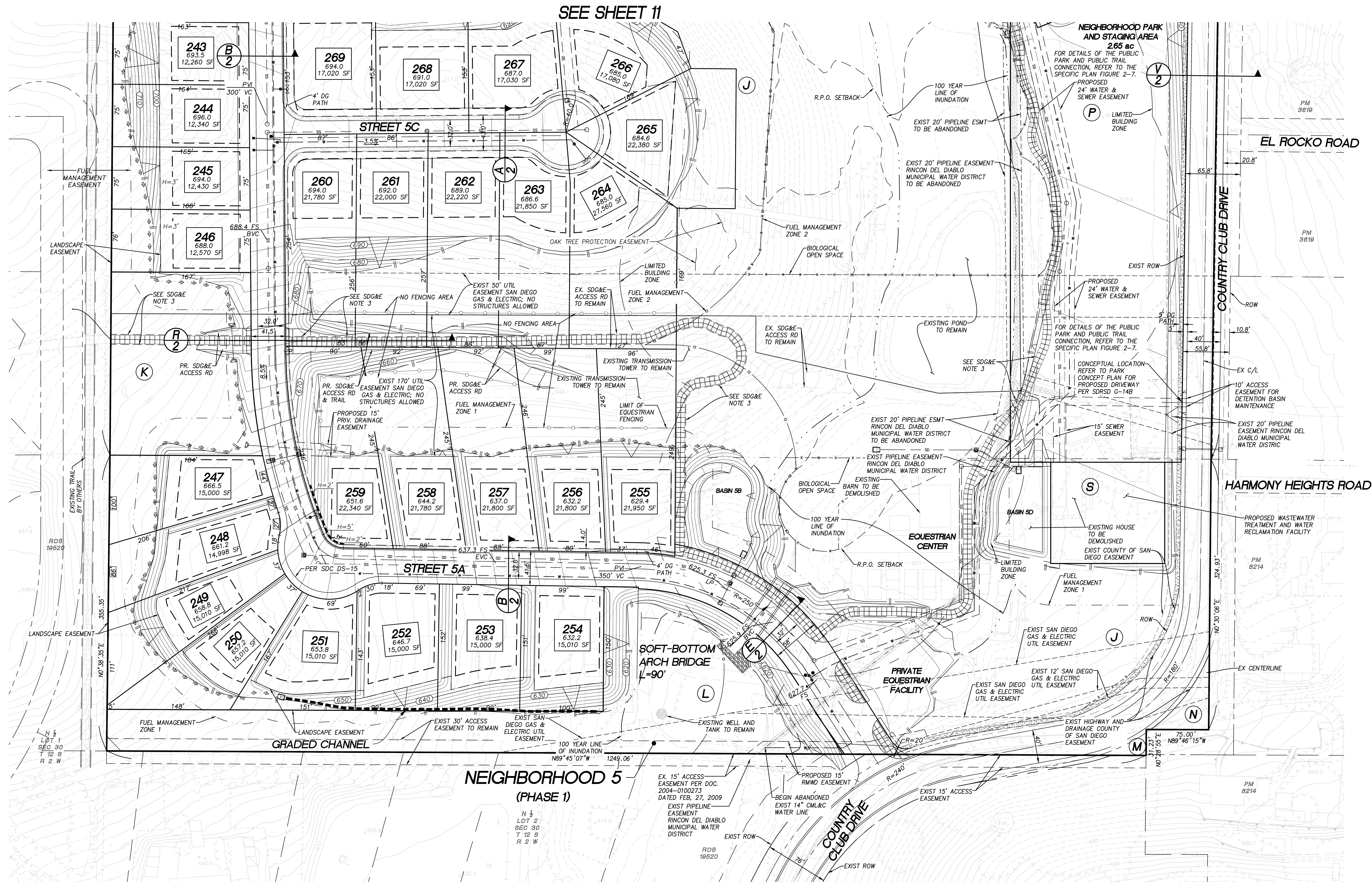
FUSCOE ENGINEERING, INC.
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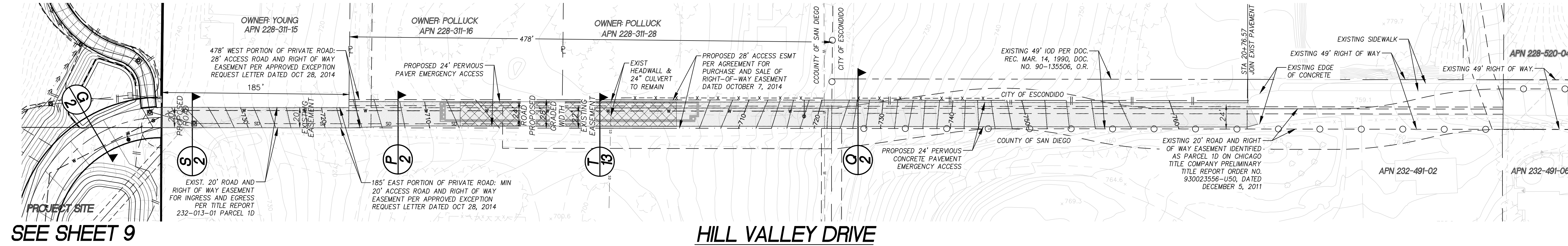
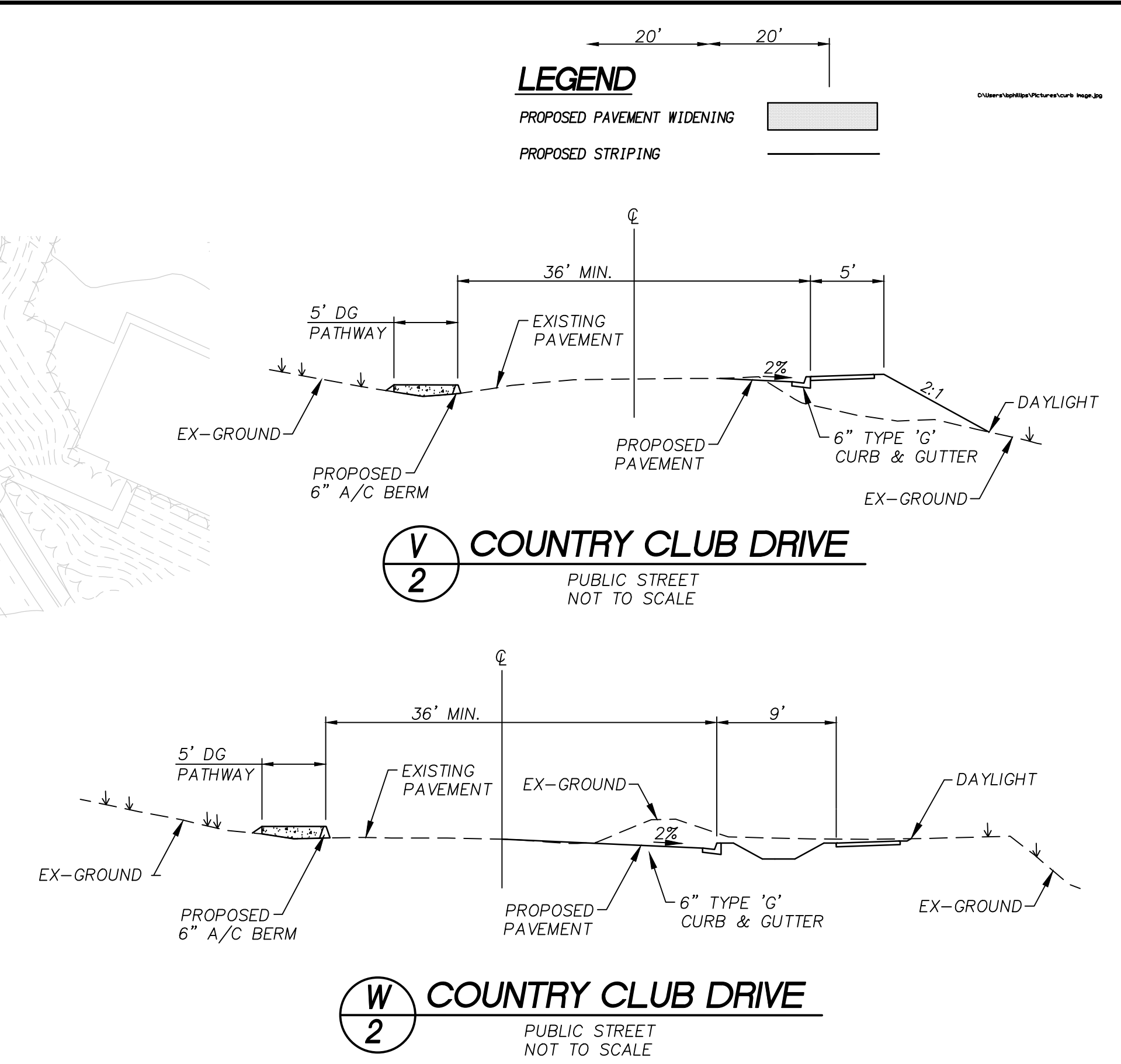
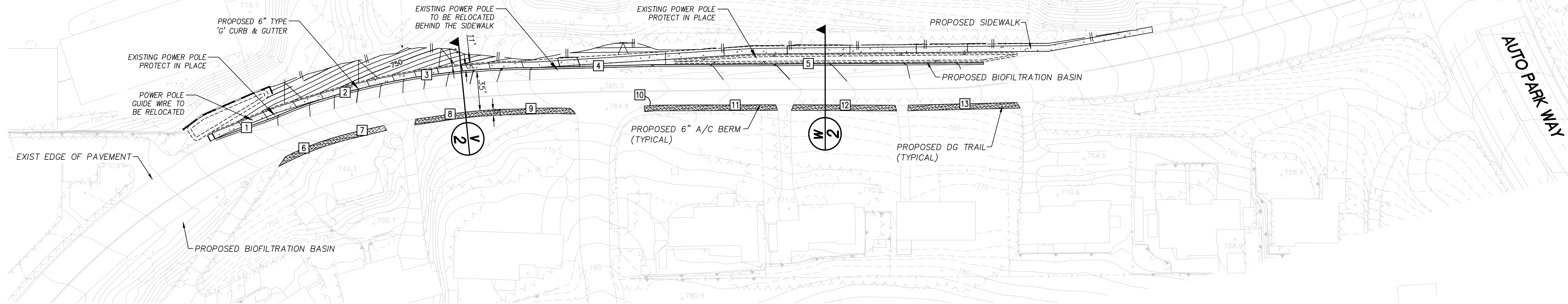
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COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
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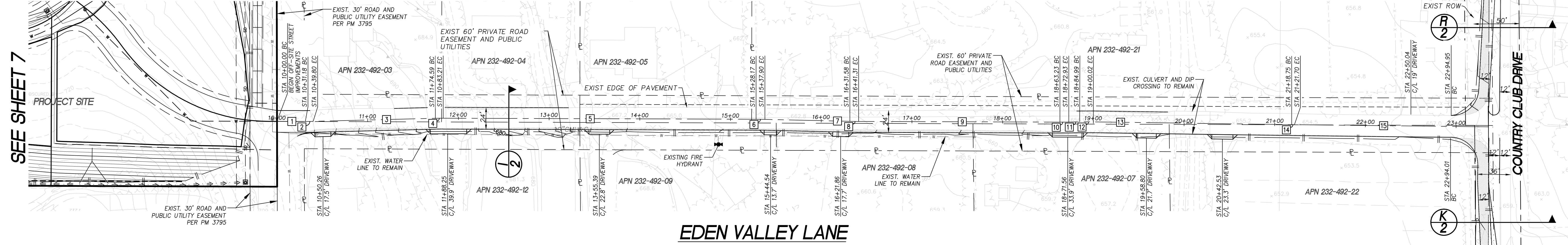
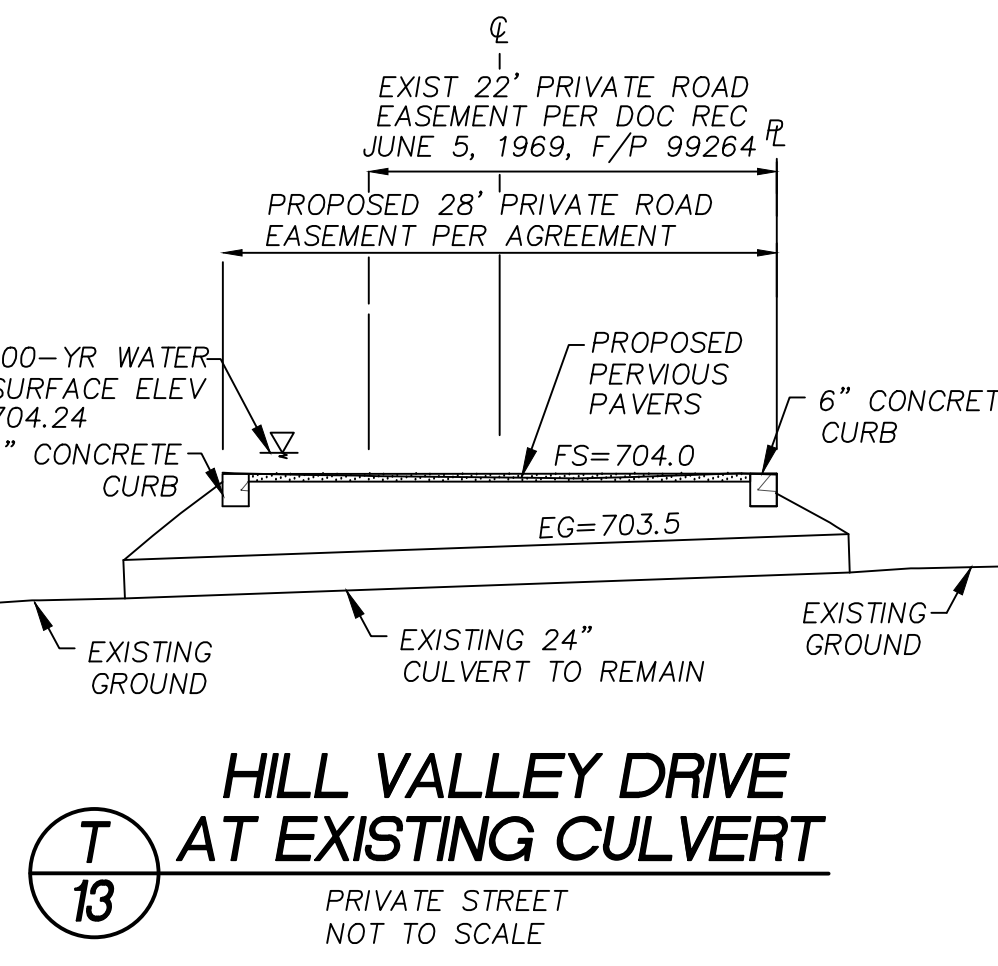


COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO

COUNTRY CLUB CURB & BERM DATA				
NO.	DELTA/BRG	RADIUS	LENGTH	REMARKS
1	N89°52'16"E	54.72'	54.72'	6" TYPE-G CURB
2	Δ=3°13'3"	556.00'	31.22'	6" TYPE-G CURB
3	Δ=18°28'50"	636.00'	205.14'	6" TYPE-G CURB
4	N88°34'06"E	---	106.96'	6" TYPE-G CURB
5	N89°40'31"E	---	293.25'	6" TYPE-G CURB
6	Δ=13°21'6"	271.55'	61.78'	6" AC BERM
7	Δ=2°9'58"	801.04'	30.28'	6" AC BERM
8	Δ=2°8'1"	890.39'	33.16'	6" AC BERM
9	N89°10'23"E	---	62.42'	6" AC BERM
10	N84°48'24"E	---	8.96'	6" AC BERM
11	N89°49'36"E	---	107.78'	6" AC BERM
12	N89°45'18"W	---	90.25'	6" AC BERM
13	N88°36'39"E	---	96.15'	6" AC BERM

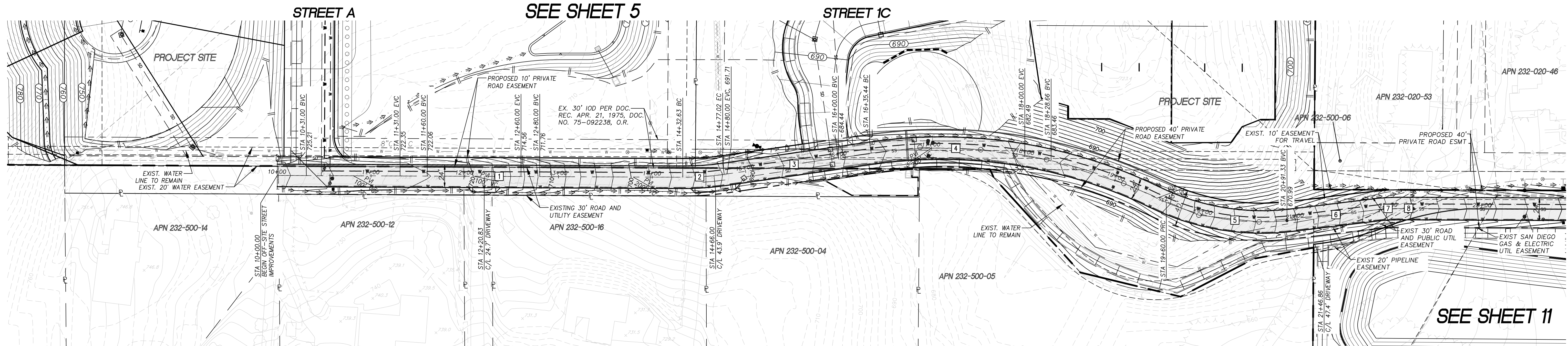


HILL VALLEY DRIVE



EDEN VALLEY LANE

EDEN VALLEY CENTERLINE DATA			
NO.	DELTA/BRG	RADIUS	LENGTH
1	N89°48'27"W	---	31.18'
2	Δ=1°38'45"	300.00'	8.62'
3	N88°32'49"E	---	134.79'
4	Δ=1°38'45"	300.00'	8.62'
5	N89°48'27"W	---	344.96'
6	Δ=1°6'56"	500.00'	9.73'
7	N88°41'31"W	---	93.68'
8	Δ=1°6'56"	500.00'	9.73'
9	N89°48'27"W	---	221.92'
10	Δ=1°6'42"	500.00'	9.70'
11	N89°04'52"W	---	12.06'
12	Δ=1°43'18"	500.00'	15.02'
13	N89°11'51"W	---	218.74'
14	Δ=0°10'6"	1000.00'	2.95'
15	N89°21'59"W	---	214.01'



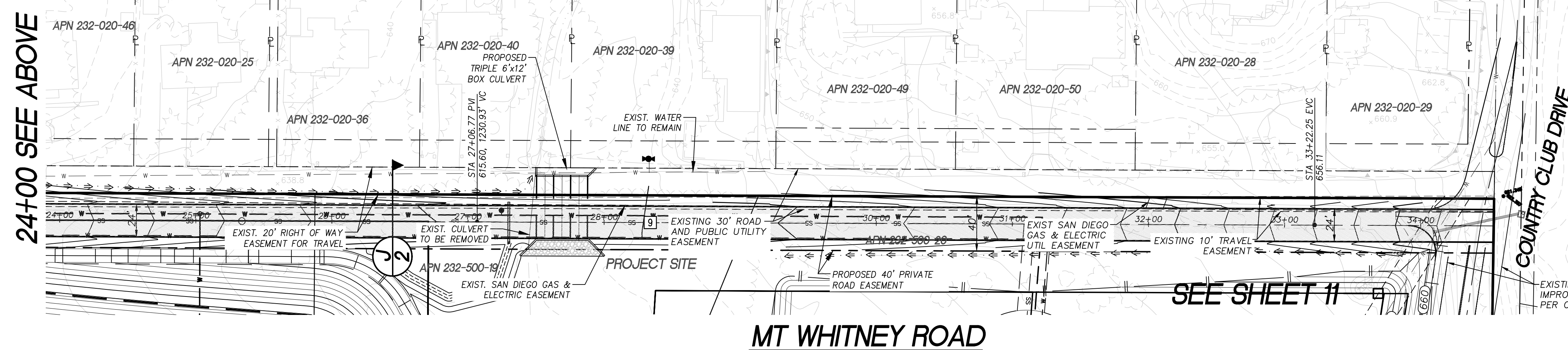
MT WHITNEY ROAD

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MT. WHITNEY CENTERLINE DATA			
NO.	DELTA/BRG	RADIUS	LENGTH
1	N89°44'25"W	---	432.63'
2	Δ=0°28'44"	300.00'	44.40'
3	N81°46'51"E	---	158.41'
4	Δ=34°09'56"	522.09'	311.32'
5	Δ=32°53'53"	261.25'	150.00'
6	Δ=0°19'46"	16418.82'	94.38'
7	Δ=0°12'36"	220.00'	20.01'
8	N89°46'21"W	---	23.35'
9	N89°46'26"W	---	1219.19'



MT WHITNEY ROAD

OFFSITE IMPROVEMENTS
PRELIMINARY GRADING PLAN
SHEET 13 OF 13

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