

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING SITE PLAN
VALIANO

TOPOGRAPHY

AERIAL TOPOGRAPHY BY:
SPENCER B. GROSS
3031 LONGLEY LN. #111
RND. IV 89511
L775306-4240
FLIGHT DATE: 10-08-12

PROPOSED GRADING

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

PROPOSED IMPROVEMENTS

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

OWNER/APPLICANT

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

ENGINEER

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

OWNER/DEVELOPER

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

LANCE WHITE

LEGAL DESCRIPTION

PORTIONS OF LOTS 1, 3 AND 5 OF SECTION 19, TOWNSHIP 12 SOUTH,
RANGE 2 WEST, SEM TOGETHER WITH PARCELS 1, 2 AND 3 OF PARCEL
MAP 3785, AND A PORTION OF LOT 11 OF SECTION 18, TOWNSHIP 12
SOUTH, RANGE 2 WEST, SEM 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.

SHEET INDEX:

1. TITLE SHEET-INDEX MAP, LEGEND & NOTES
2. FOOTPRINTS AND SETBACKS
3. NEIGHBORHOOD MAP
4. SITE PLAN
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9. SITE PLAN
10. SITE PLAN
11. SITE PLAN

WATER AND SEWER

WATER:
RINCON DEL DIABLO MUNICIPAL WATER
DISTRICT
1800 IRIS LANE
ESCONDIDO, CA 92026
(760)745-5022

SEWER:
ON SITE TREATMENT PLANT

SCHOOL DISTRICTS

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

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

FIRE DISTRICT

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

EXISTING ZONING

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

PROPOSED ZONING

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

GROSS/NET AREA

238.8 ACRES GROSS AND NET

NUMBER OF LOTS

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

LANDSCAPE PLANS

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

LEGEND

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

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

SAN DIEGO GAS AND ELECTRIC NOTE

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

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

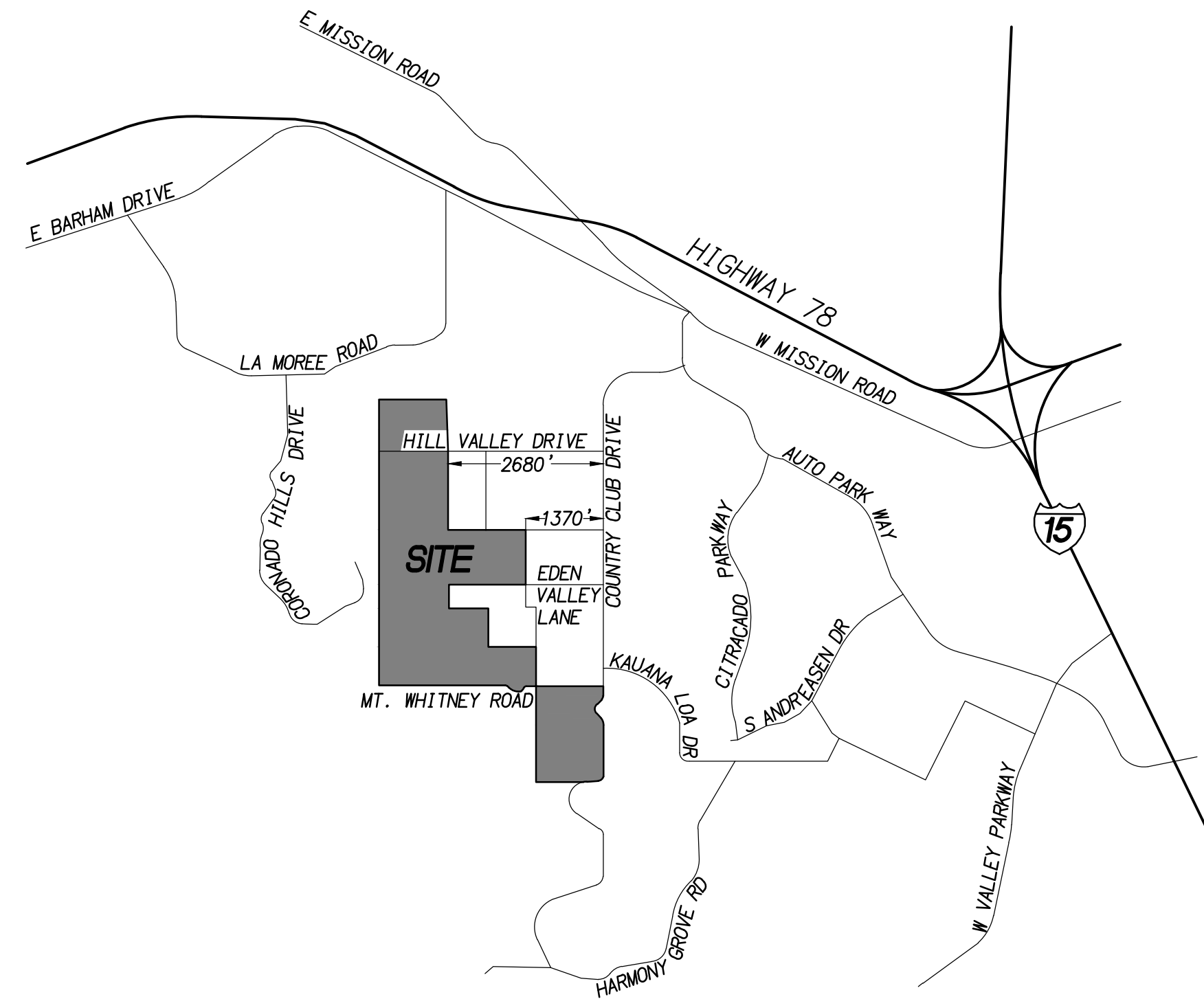
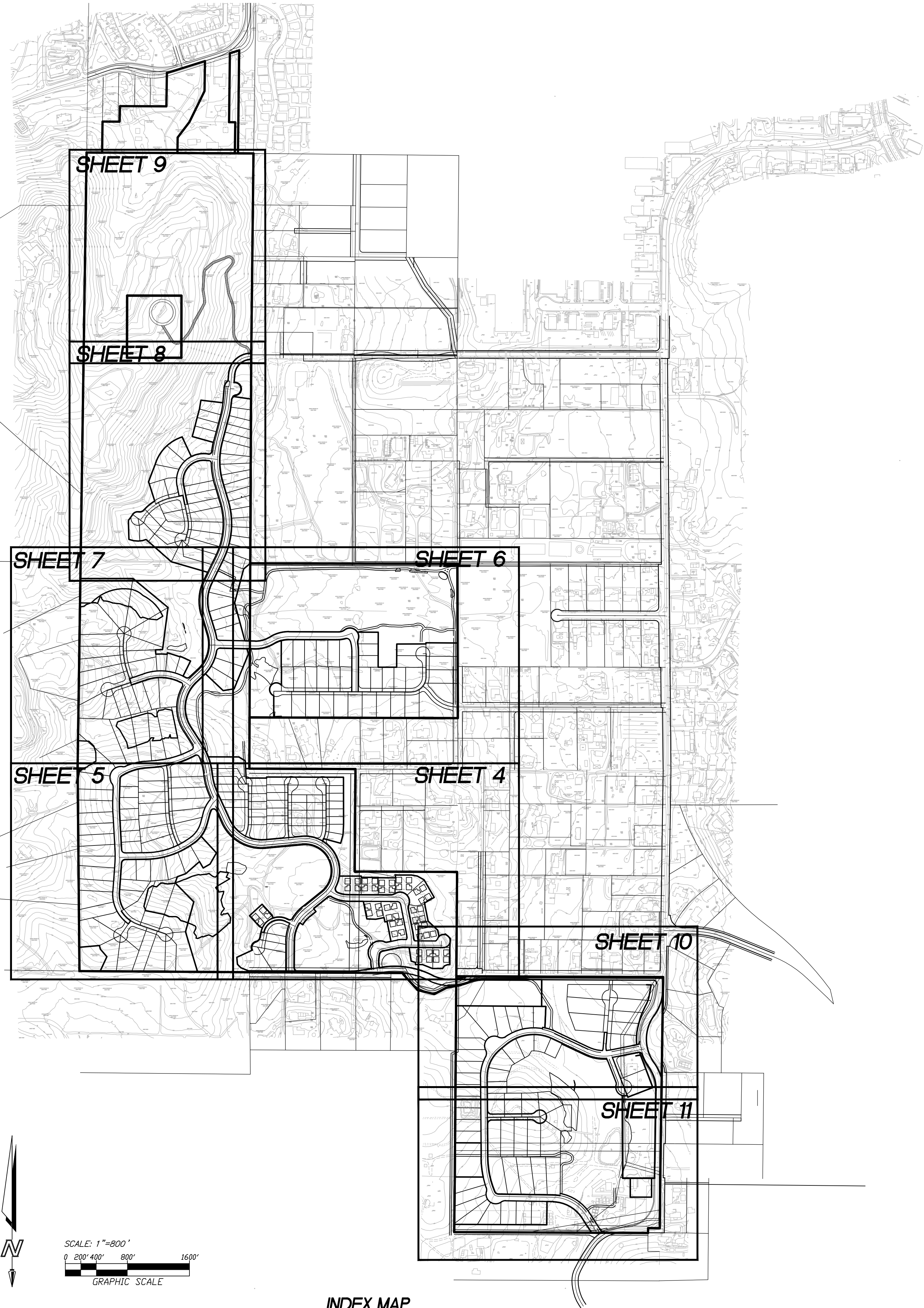
TOTAL NUMBER OF DWELLING UNITS: 326

SECONDARY DWELLING UNITS

TOTAL: 54 SDUs

NOTE: THE LOTS THAT COULD ACCOMMODATE SECOND
DWELLING UNITS ARE MARKED SDU ON THE PLAN SHEETS.

ASSESSOR'S PARCEL NUMBERS:	LAND USE DESIGNATION	COMMUNITY PLAN	TAX RATE
228-313-13	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGUITO	76011
232-013-01	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGUITO	74035
232-013-02	SEMI-RURAL RESIDENTIAL (SR-1)	SAN DIEGUITO	74035
232-013-03	SEMI-RURAL RESIDENTIAL (SR-1)	SAN DIEGUITO	74094
232-020-55	SEMI-RURAL RESIDENTIAL (SR-1)	SAN DIEGUITO	74094
232-492-01	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGUITO	74035
232-500-18	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGUITO	74094
232-500-19	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGUITO	74094
232-500-20	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGUITO	74094
232-500-21	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGUITO	74035
232-500-22	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGUITO	74035
232-500-23	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGUITO	74035
232-500-24	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGUITO	74228



VICINITY MAP
NOT TO SCALE

ENGINEER OF WORK

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

KENNETH T. KOZLIK RCE 71883 DATE



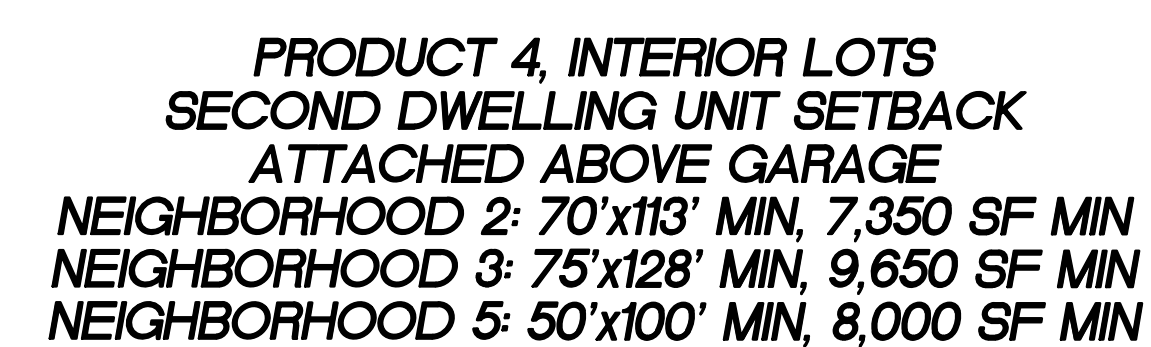
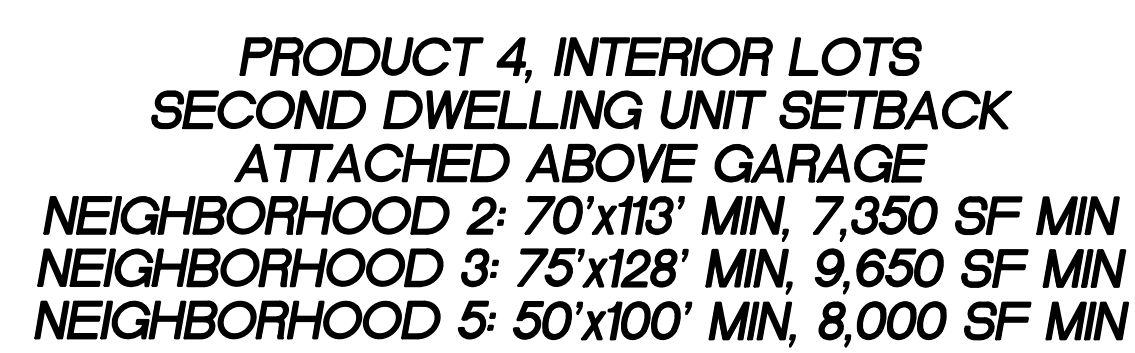
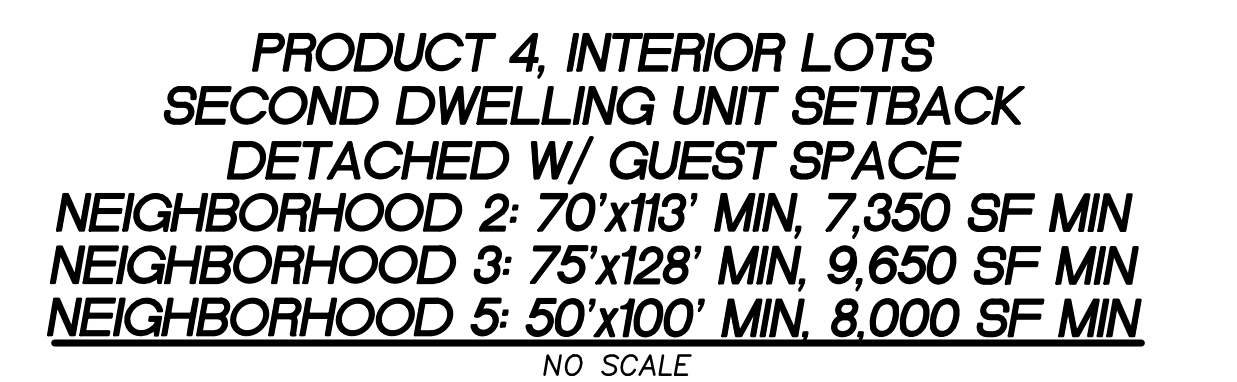
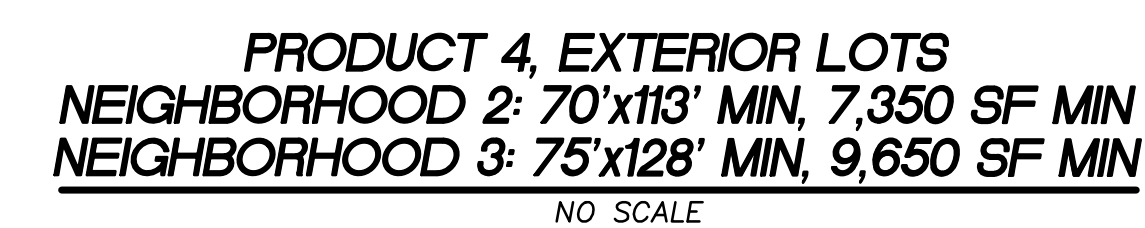
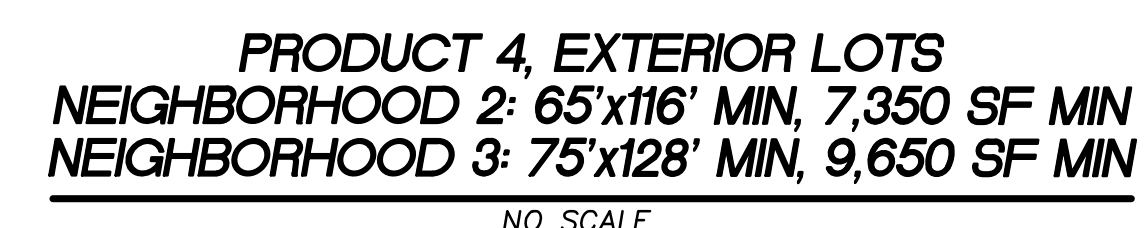
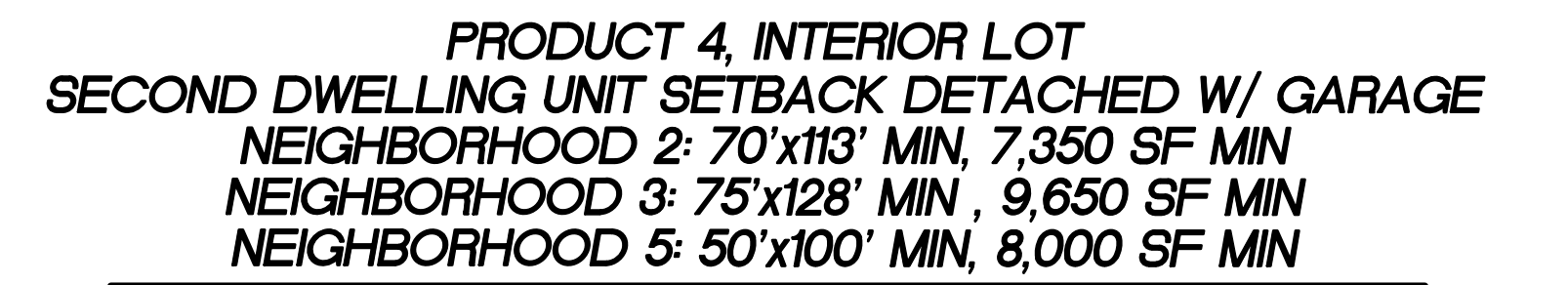
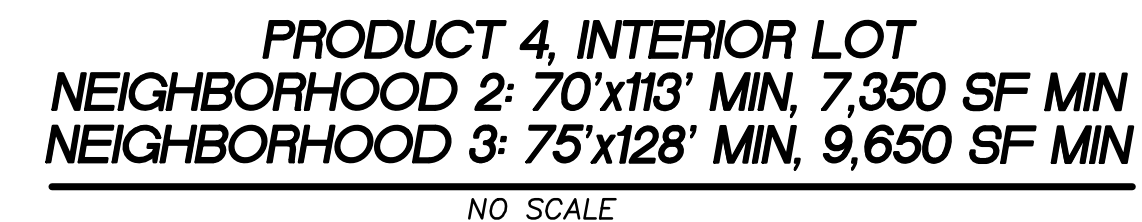
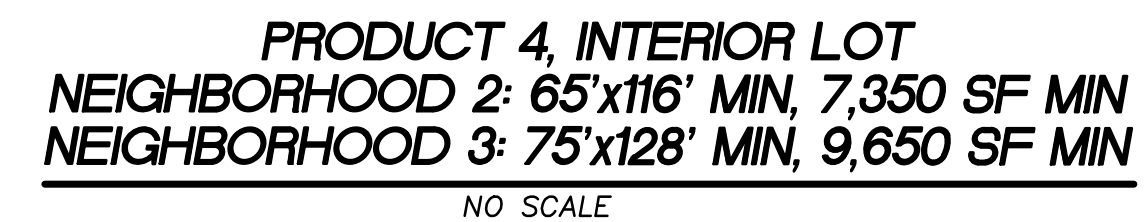
VESTING SITE PLAN
SHEET 1 OF 11

NO. DATE REVISION



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VALIANO



NOTES:

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

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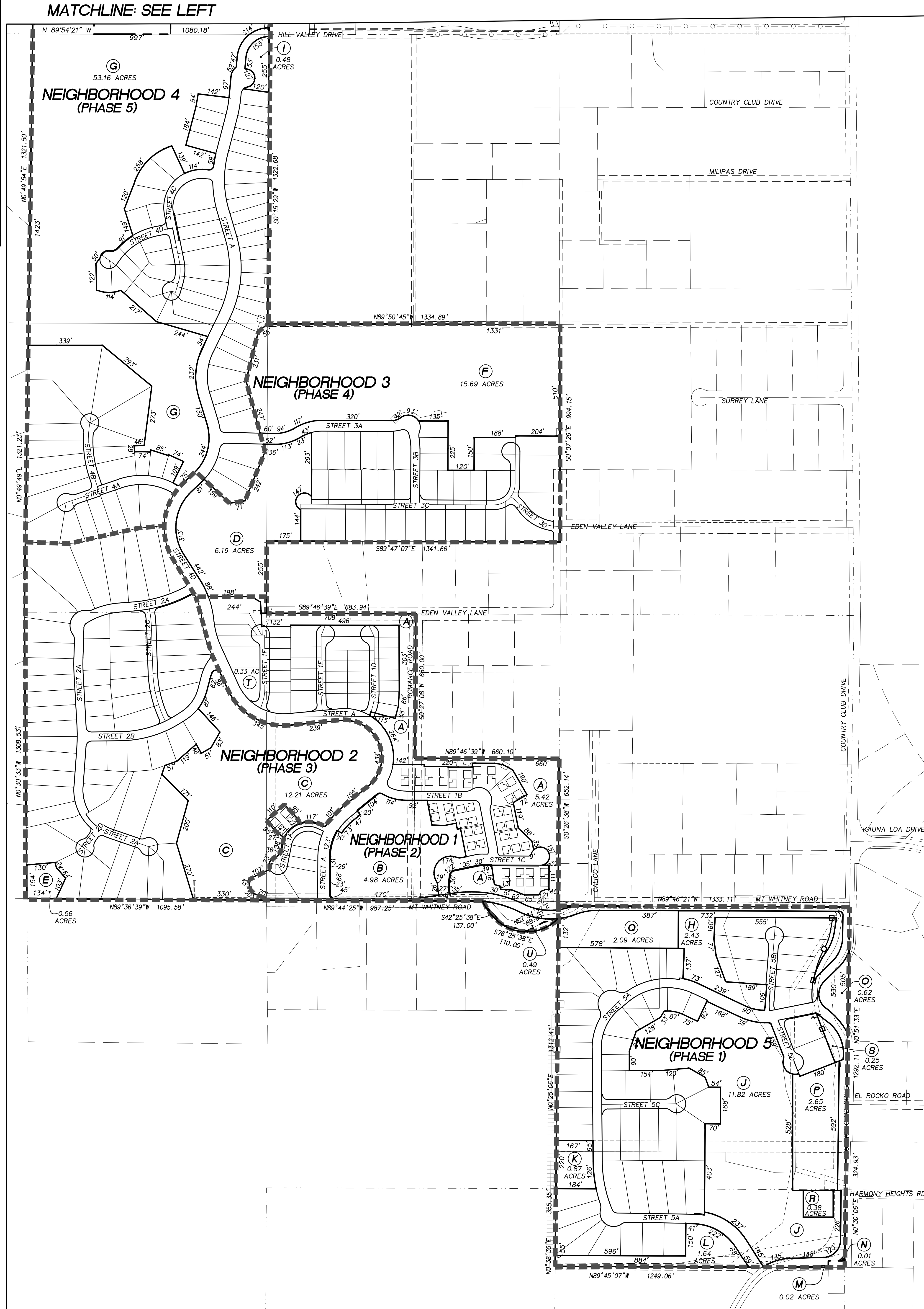
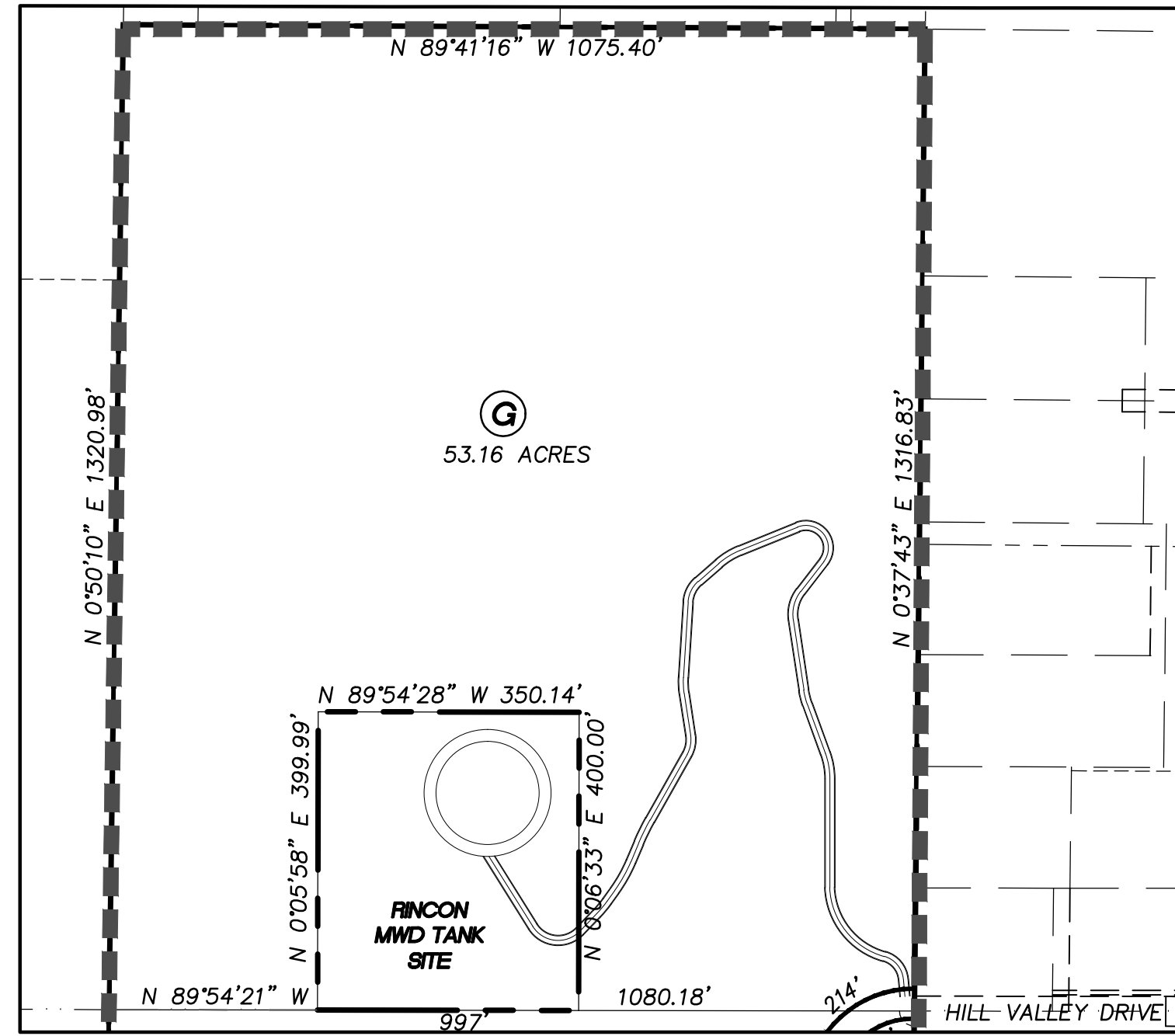
KENNETH T. KOZLUK BOE 71883 DATE



VESTING SITE PLAN
SHEET 2 OF 11

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COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING SITE PLAN
VALIANO



NEIGHBORHOOD 1	
LOT #	AREA (A)
1	12,540
2	14,790
3	14,150
4	16,420
5	14,050
6	18,110
7	12,790
8	16,700
9	16,560
10	12,120
11	12,430
12	18,520
13	22,050
14	17,480
15	10,250
16	8,370
17	12,350
18	11,840
19	6,770
20	5,630
21	5,730
22	5,720
23	5,700
24	5,670
25	6,290
26	6,060
27	11,210
28	15,270
29	6,010
30	6,140
31	6,090
32	6,140
33	9,410
34	5,870
35	6,000
36	5,960
37	6,010
38	8,490
39	7,370
40	6,910
41	6,950
42	6,950
43	6,900
44	6,950
45	6,960
46	6,430
47	5,920
48	6,010
49	5,900
50	5,960
51	5,910
52	11,920
53	19,490
54	10,320
55	8,520
56	10,520
57	9,460
58	8,320

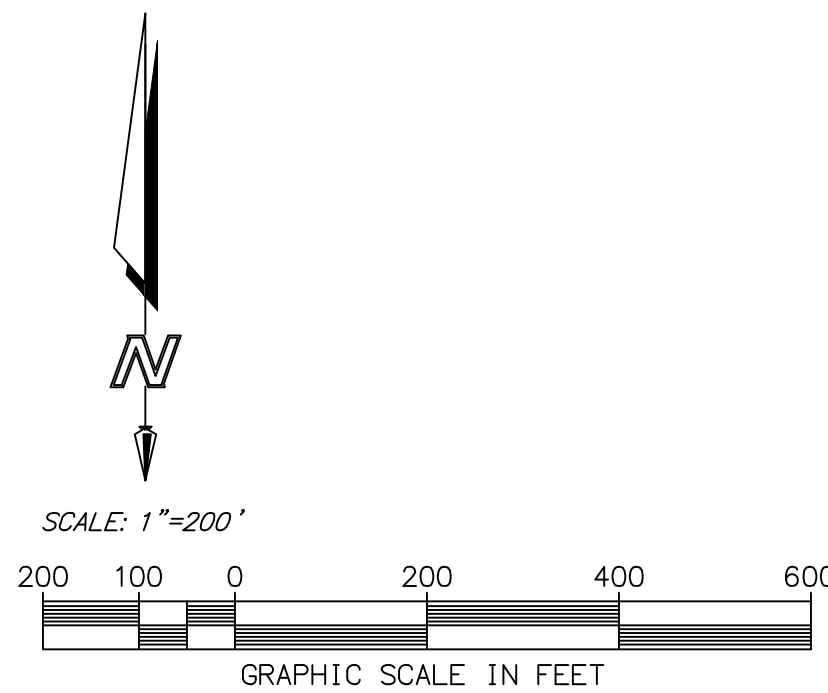
NEIGHBORHOOD 2	
LOT #	AREA (A)
59	17,670
60	13,520
61	15,360
62	14,940
63	12,850
64	12,780
65	12,120
66	12,820
67	21,820
68	41,990
69	44,330
70	25,880
71	14,420
72	24,950
73	20,010
74	17,190
75	21,640
76	20,740
77	32,600
78	16,490
79	16,720
80	20,930
81	16,090
82	19,510
83	16,180
84	16,330
85	16,320
86	16,090
87	16,150
88	17,390
89	16,000
90	21,950
91	32,190
92	54,260
93	33,880
94	29,920
95	24,900
96	31,800
97	10,870
98	8,720
99	8,990
100	8,840
101	8,620
102	8,810
103	9,240
104	16,620
105	13,480
106	13,650
107	14,340
108	15,320
109	16,570
110	17,670
111	24,150
112	16,740
113	18,220
114	17,790
115	16,000
116	20,150

NEIGHBORHOOD 3	
LOT #	AREA (A)
117	13,140
118	13,180
119	13,130
120	13,000
121	13,130
122	13,240
123	9,680
124	9,680
125	9,680
126	9,840
127	15,380
128	12,310
129	19,460
130	15,170
131	15,170
132	15,510
133	15,510
134	15,510
135	15,510
136	15,510
137	15,510
138	15,790
139	30,830
140	24,170
141	17,910
142	17,740
143	17,490
144	12,780
145	12,670
146	18,540
147	11,820
148	9,180
149	11,810
150	12,590
151	12,030
152	13,900
153	9,760

NEIGHBORHOOD 4	
LOT #	AREA (A)
154	9,760
155	8,020
156	8,010
157	10,030
158	12,040
159	16,050
160	14,070
161	9,040
162	12,400
163	9,250
164	9,730
165	11,140
166	10,670
167	13,710
168	9,410
169	11,320
170	12,450
171	15,460
172	16,190
173	15,210
174	12,000
175	15,030
176	14,480
177	17,410
178	12,990
179	11,870
180	11,430
181	24,400
182	8,920
183	8,670
184	8,540
185	9,190
186	9,940
187	13,870
188	11,200
189	11,120
190	10,620
191	9,580
192	8,760
193	8,730
194	7,870
195	7,530
196	7,670
197	8,330
198	9,540
199	8,440
200	12,070
201	10,540
202	11,890
203	14,470
204	10,160
205	10,820
206	15,920
207	18,320
208	15,690
209	15,520
210	7,070
211	8,290
212	7,000
213	18,180
214	13,220
215	16,150
216	33,700
217	45,420
218	71,660
219	40,230
220	22,250
221	19,320
222	20,140
223	21,800
224	30,290
225	21,480
226	12,690
227	14,920
228	12,270
229	13,870
230	15,960
231	23,910

NEIGHBORHOOD 5	
LOT #	AREA (A)
232	10,770
233	12,390
234	12,480
235	16,030
236	26,030
237	26,930
238	13,870
239	14,510
240	12,720
241	12,050
242	12,170
243	12,260
244	12,340
245	12,430
246	12,570
247	15,000
248	15,000
249	15,010
250	15,010
251	15,010
252	15,000
253	15,000
254	15,010
255	21,950
256	21,800
257	21,800
258	21,780
259	22,340
260	21,780
261	22,000
262	22,220
263	22,300
264	27,290
265	22,050
266	17,230
267	17,040
268	17,020
269	17,020
270	9,570
271	10,750
272	14,270
273	12,590
274	11,830
275	9,730
276	8,350
277	25,290
278	26,790
279	24,790
280	25,170
281	20,300
282	15,080
283	15,080
284	16,800
285	22,920
286	22,140

OPEN SPACE LOTS BIO-SPACE		PURPOSE	MAINTAINED BY
LOT	AREA (A)		
A	5.52	DRAINAGE BASIN & BIOLOGICAL OPEN SPACE & FMZ	HGA
B	4.98	RECREATION AREA & DRAINAGE BASIN & B.O.S. & FMZ	HGA
C	12.21	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HGA
D	6.18	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HGA
E	0.96	DRAINAGE BASIN & FUEL MANAGEMENT ZONES	HGA
F	15.69	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HGA
G	53.18	AGRICULTURE & BIOLOGICAL OPEN SPACE & FMZ	HGA
H	2.43	DRAINAGE BASIN & FMZ	HGA
I	0.48	DRAINAGE BASIN & FMZ	HGA
J	11.82	B.O.S. & D.B. & FMZ & SUGAR EST. & EQUESTRIAN CENTER	HGA
K	0.87	SAN DIEGO GAS & ELECTRIC FACILITY & FMZ	HGA
L	1.64	LANDSCAPE & FUEL MANAGEMENT ZONES	HGA
M	0.02	UNDEVELOPED	HGA
N	0.01	UNDEVELOPED	HGA
O	0.62	UNDEVELOPED	HGA
P	2.65	PUBLIC COMMUNITY PARK & FUEL MANAGEMENT ZONES	COUNTY
Q	2.09	WET WEATHER STORAGE	HGA
R	0.49	WET WEATHER TREATMENT & WATER RECLAMATION FACILITY	HGA
S	0.25	LANDSCAPE	HGA
T	0.33	DRAINAGE BASIN	HGA
U	0.49	FUEL MANAGEMENT ZONE	HGA



ENGINEER OF WORK
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SEE SHEET 6

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴

VESTING SITE PLAN VALIANO

EDEN VALLEY LANE

ROMANCE ROAD

CALICO LANE

NEIGHBORHOOD 1 (PHASE 2)

SEE SHEET 9

NEIGHBORHOOD 1 (PHASE 2)

SEE SHEET 9

ENGINEER OF WORK

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(858)554-1500

KENNETH T. KOZLIK RCE 71883 DATE



INDEX MAP

SCALE: 1"=1000'
VESTING SITE PLAN
SHEET 4 OF 11

NO. DATE REVISION

1. 12/15/15

2. 12/15/15

3. 12/15/15

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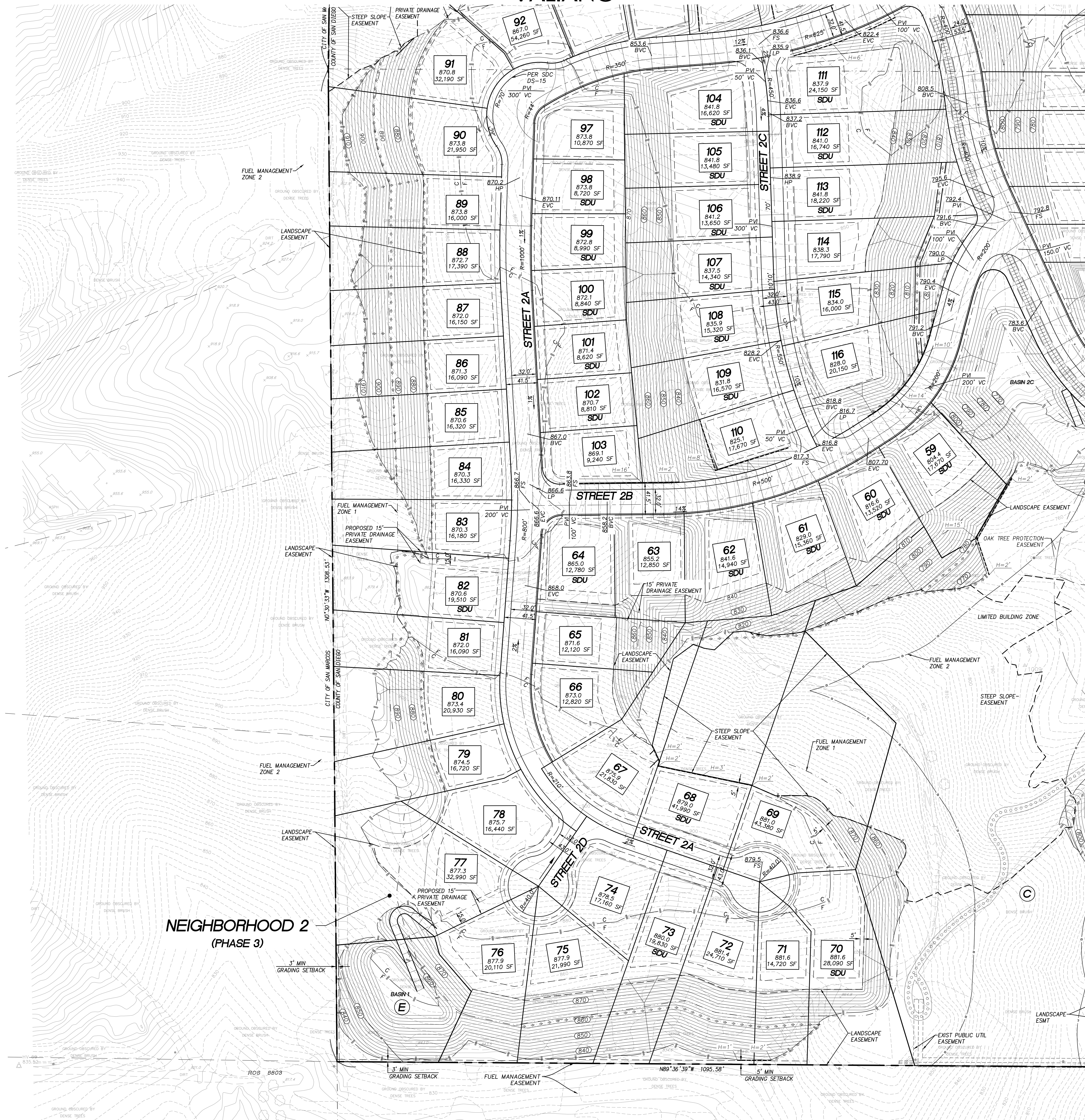
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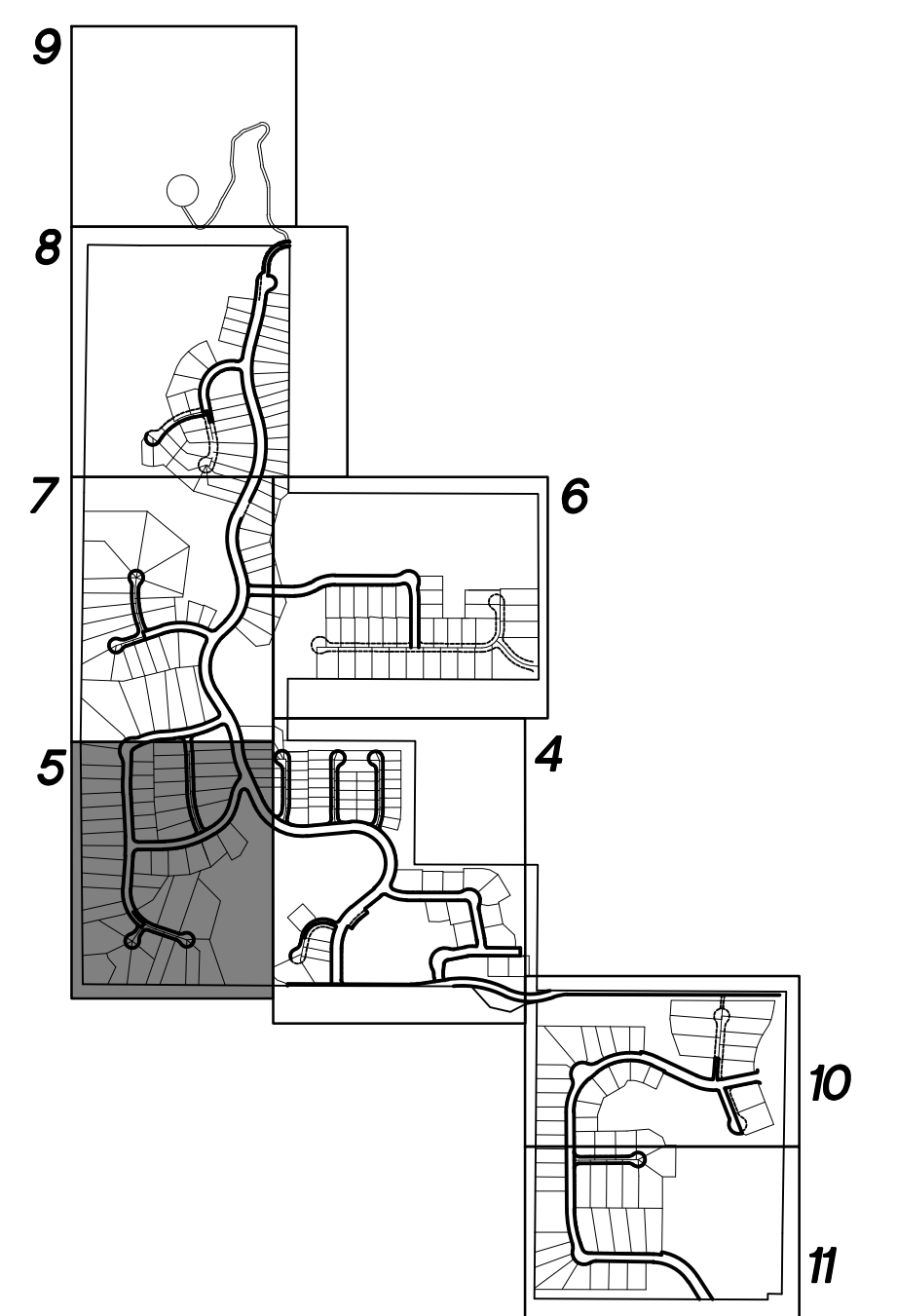
COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴

VESTING SITE PLAN
VALIANO

SEE SHEET 7



SEE SHEET 4



INDEX MAP

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VESTING SITE PLAN
SHEET 5 OF 11

DATE: REVISION:

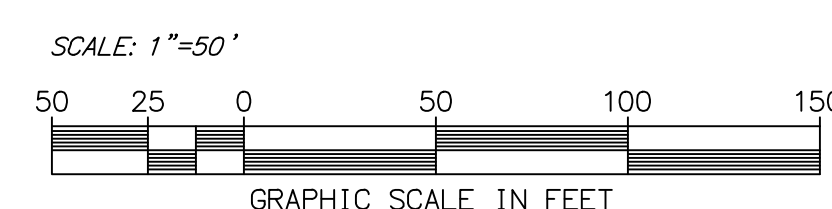
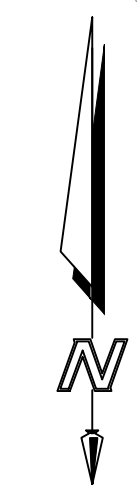
ENGINEER OF WORK

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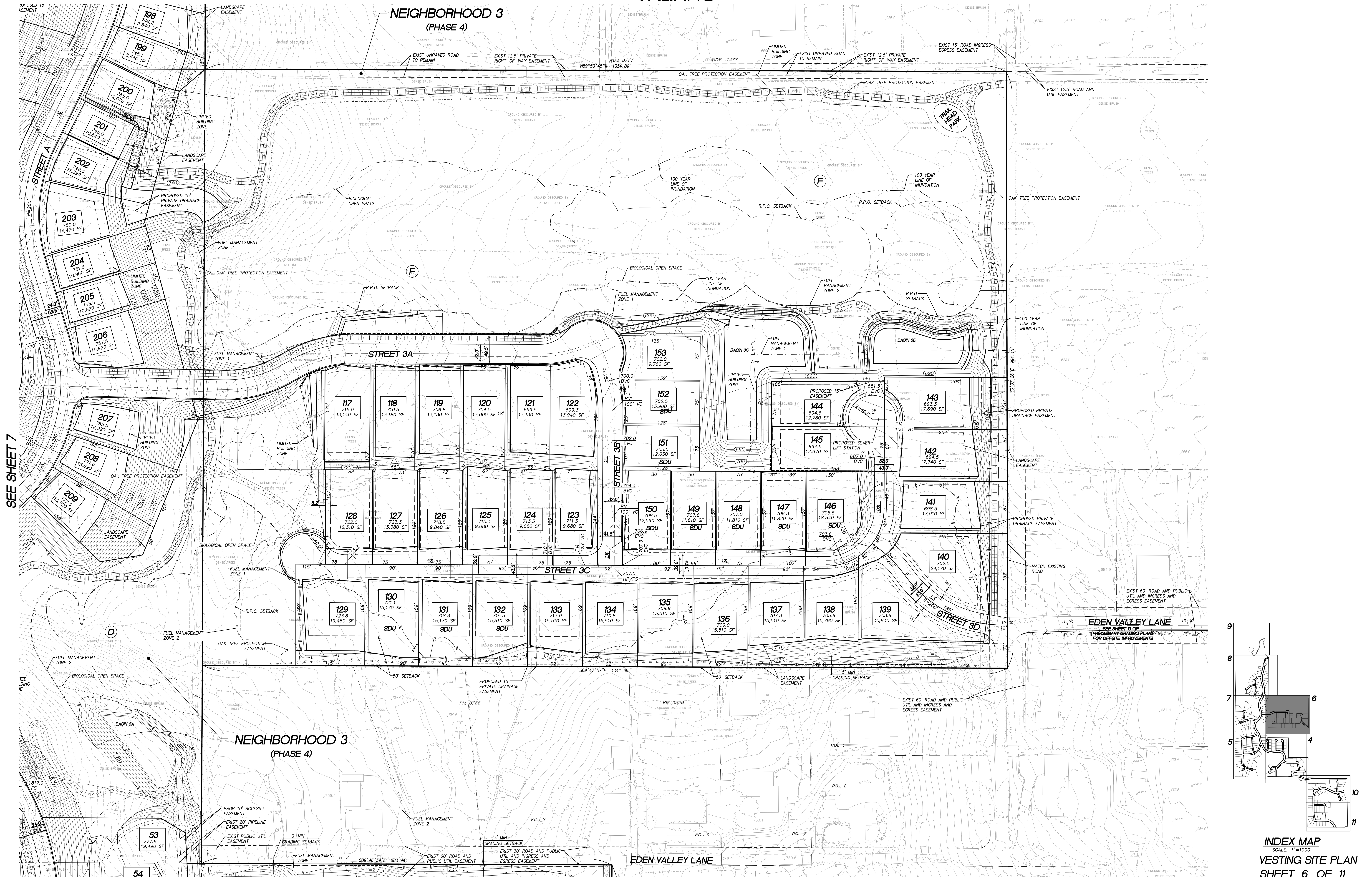
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San Diego, California 92122
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www.fuscoe.com



COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING SITE PLAN
VALIANO

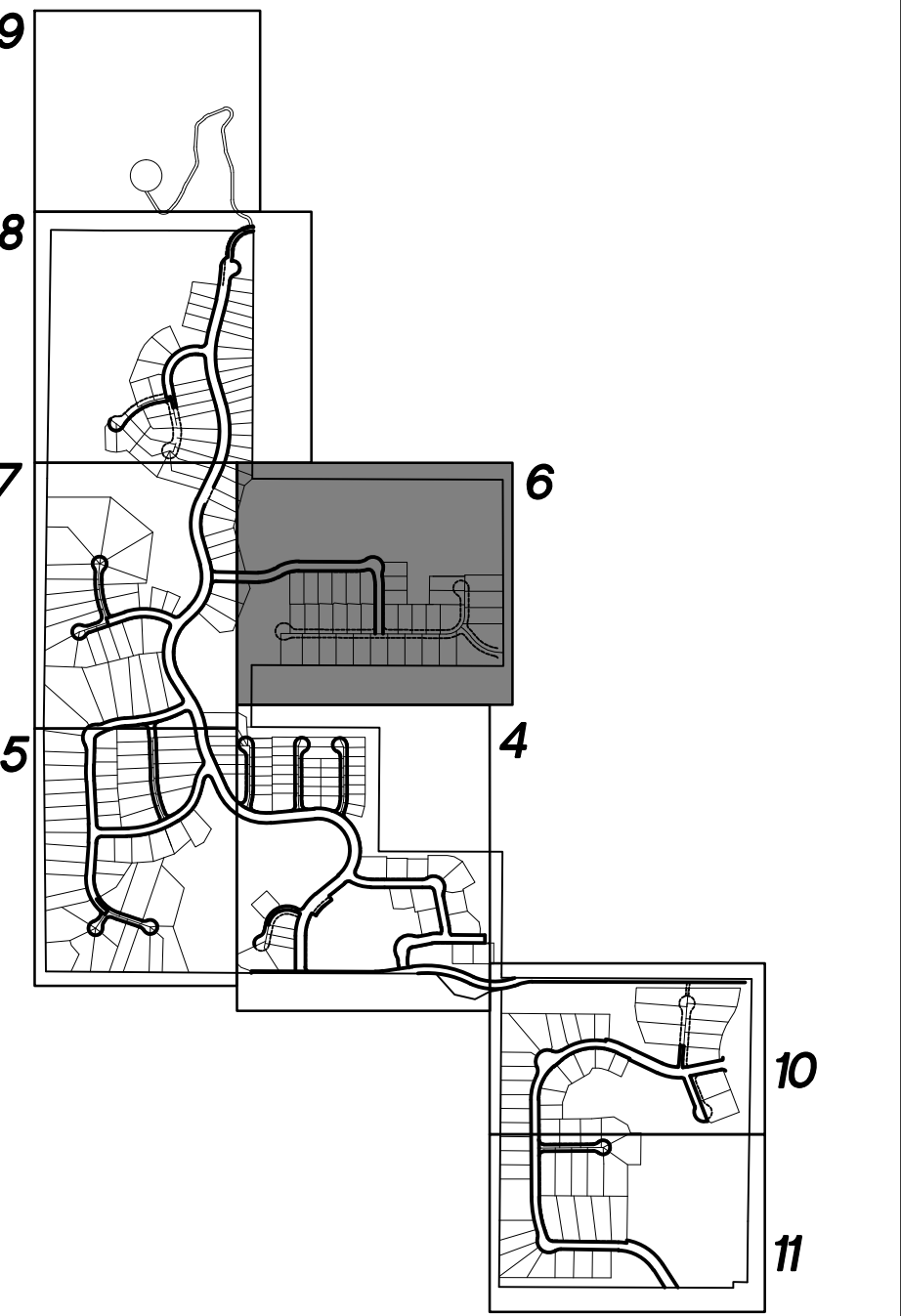
SEE SHEET 8

NEIGHBORHOOD 3
(PHASE 4)



SEE SHEET 7

SEE SHEET 4



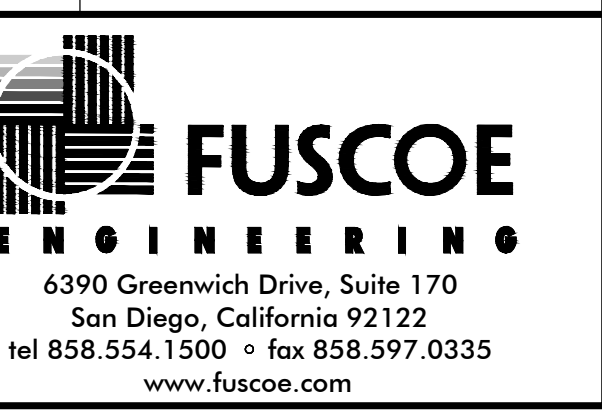
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VESTING SITE PLAN
SHEET 6 OF 11

ENGINEER OF WORK

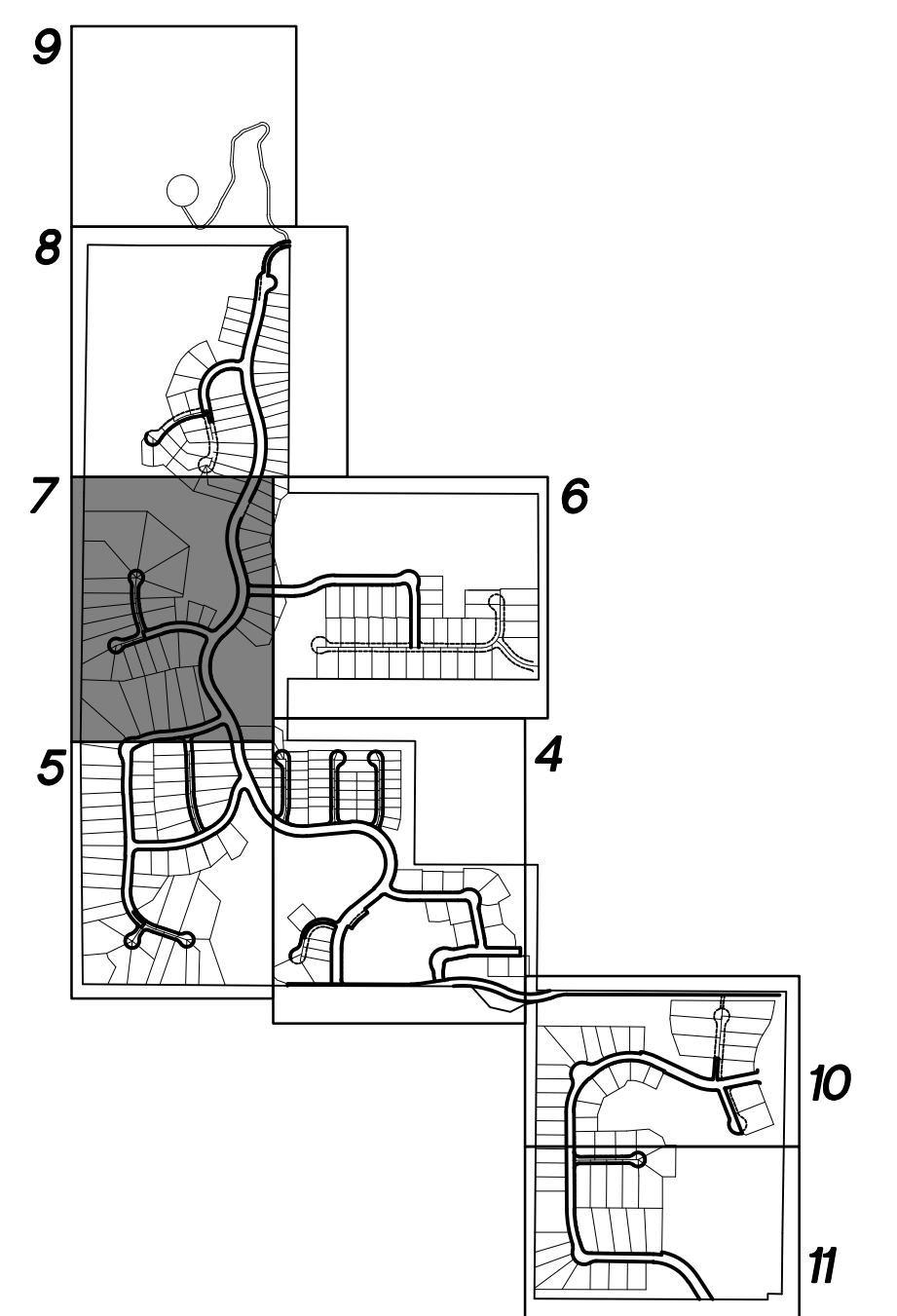
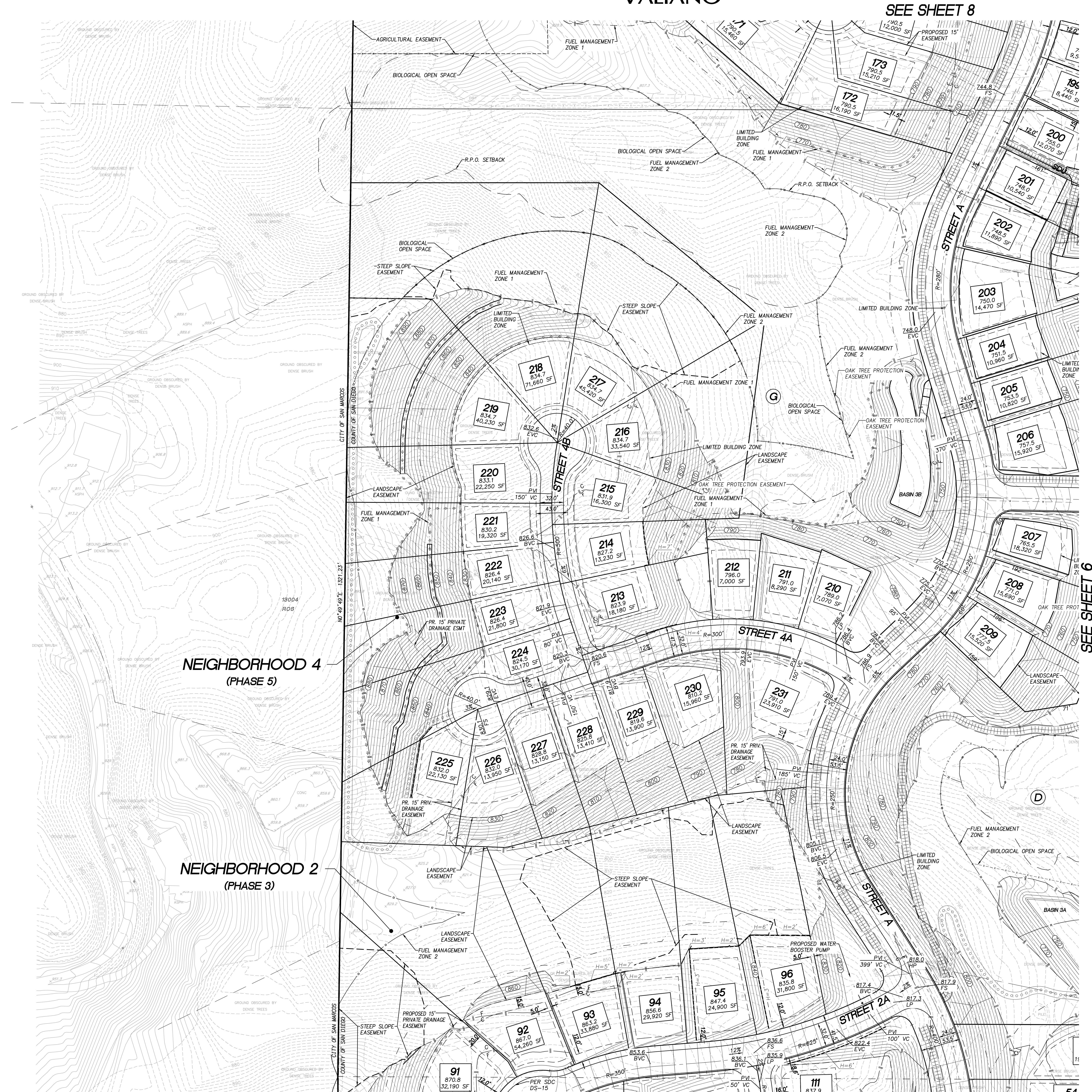
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COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING SITE PLAN
VALIANO



INDEX MAP
SCALE: 1"=1000'
VESTING SITE PLAN
SHEET 7 OF 11

DATE: _____ REVISION: _____

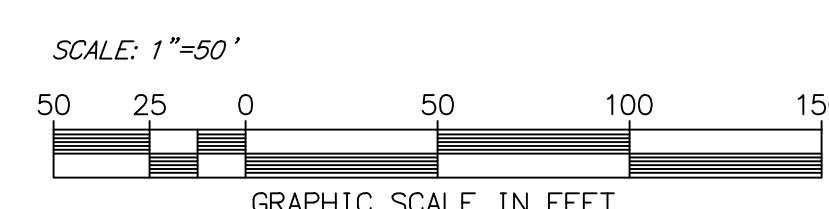
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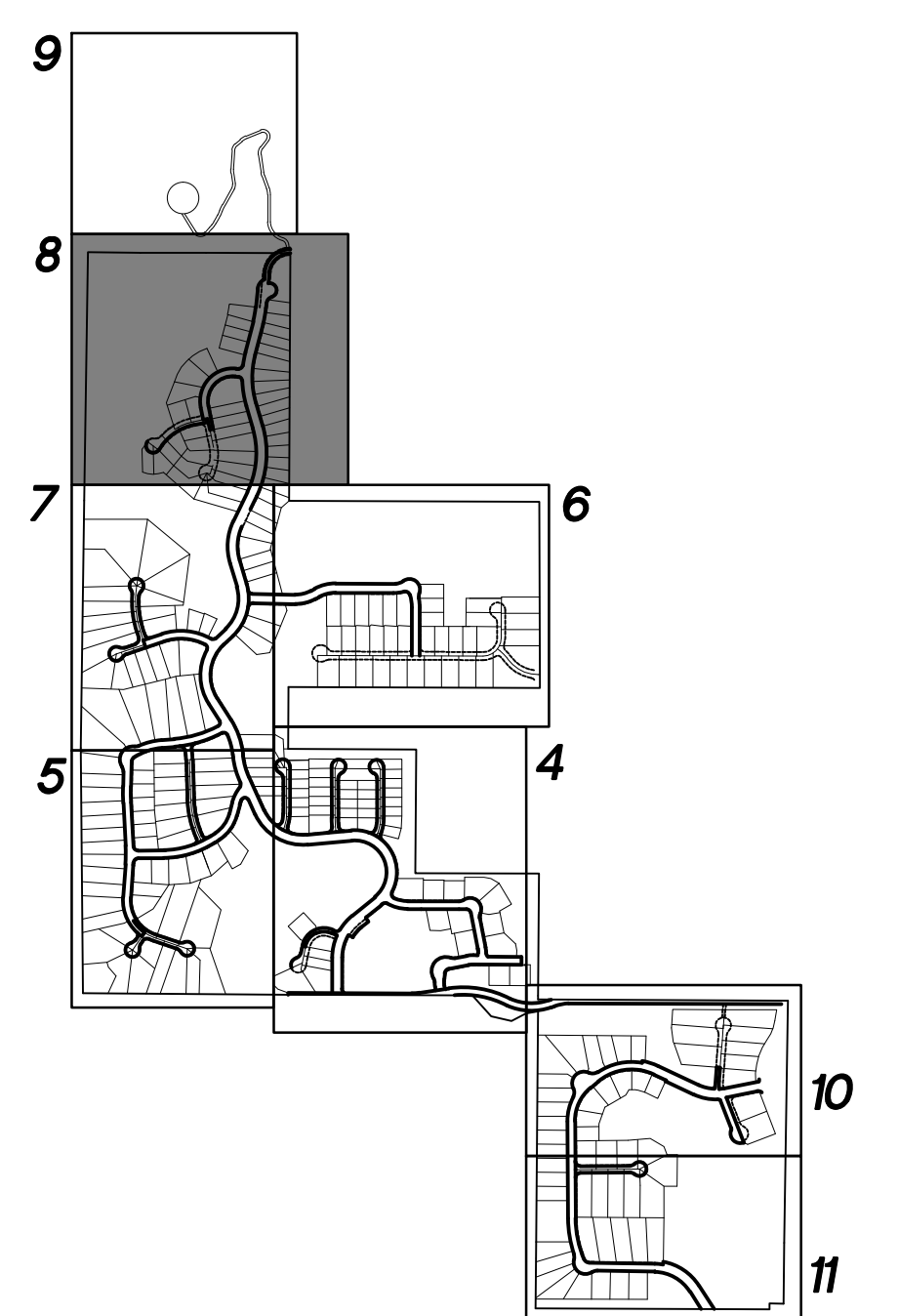
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NEIGHBORHOOD 4 (PHASE 5)



SCALE: 1"=1000'

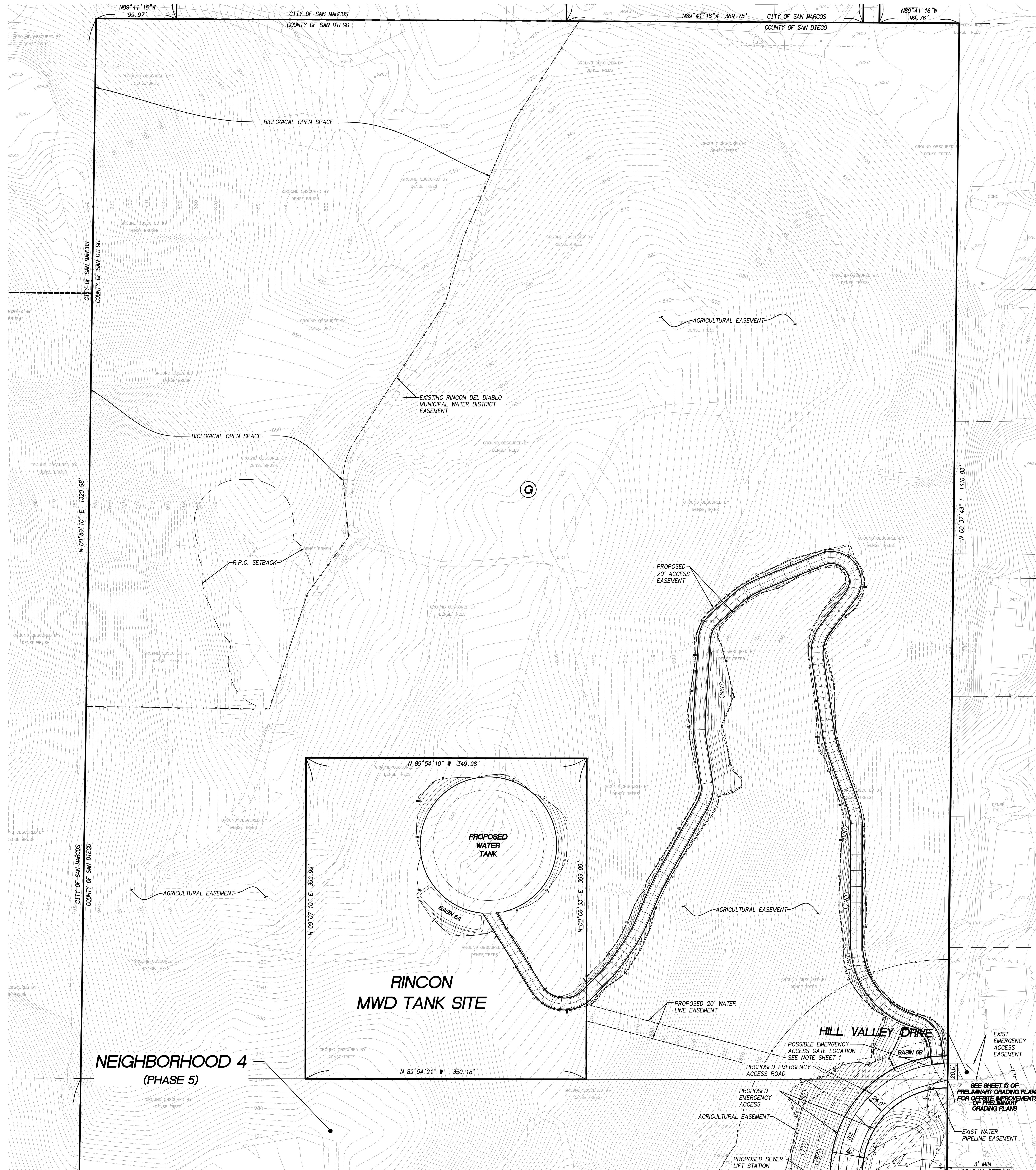
VESTING SITE PLAN

SHEET 8 OF 11



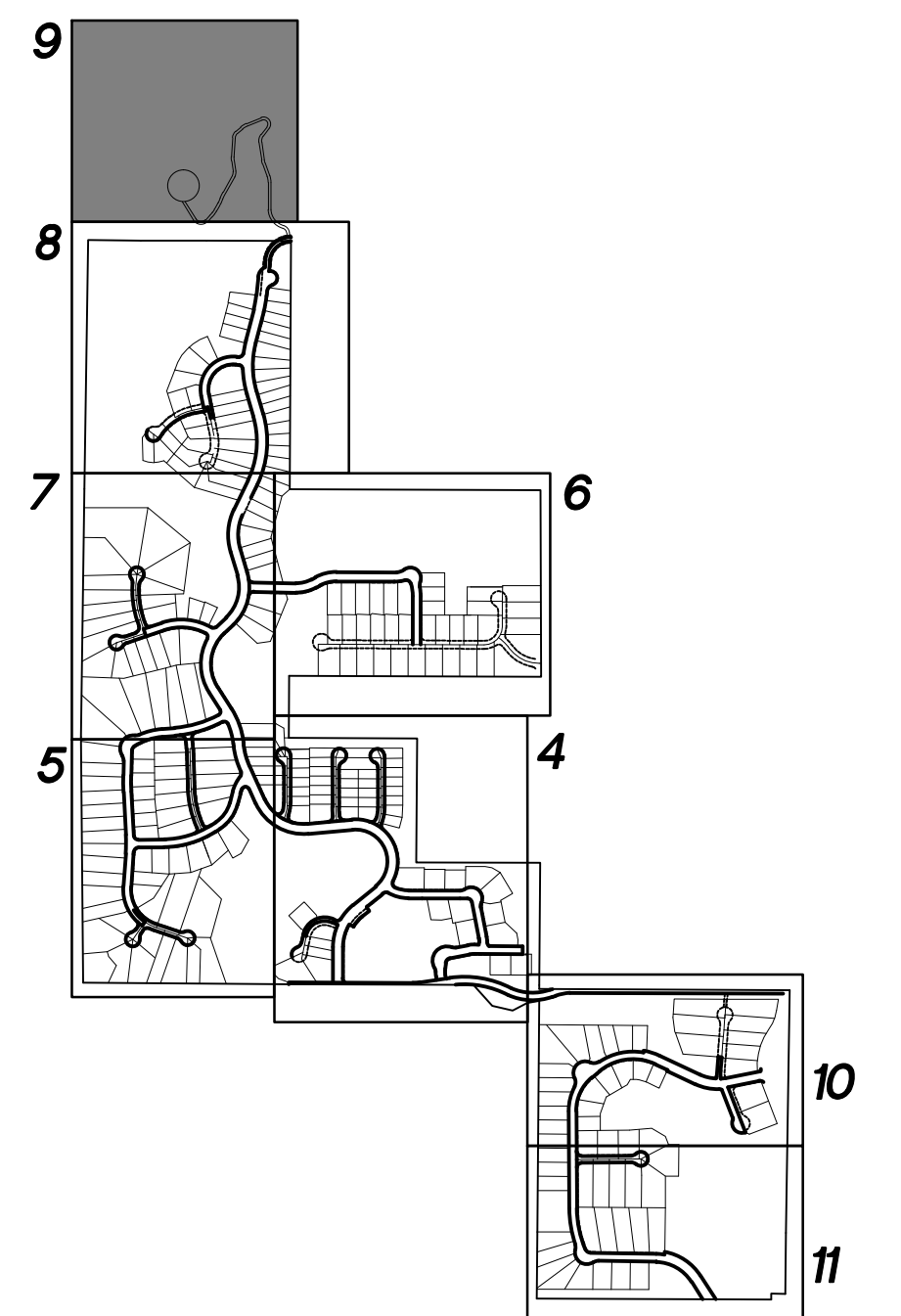
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VESTING SITE PLAN
VALIANO



NEIGHBORHOOD 4
(PHASE 5)

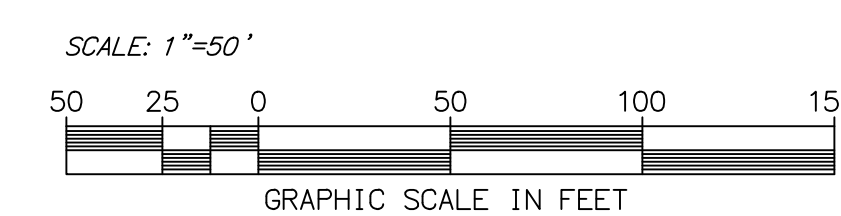
SEE SHEET 8



INDEX MAP
SCALE: 1"=1000'
VESTING SITE PLAN
SHEET 9 OF 11

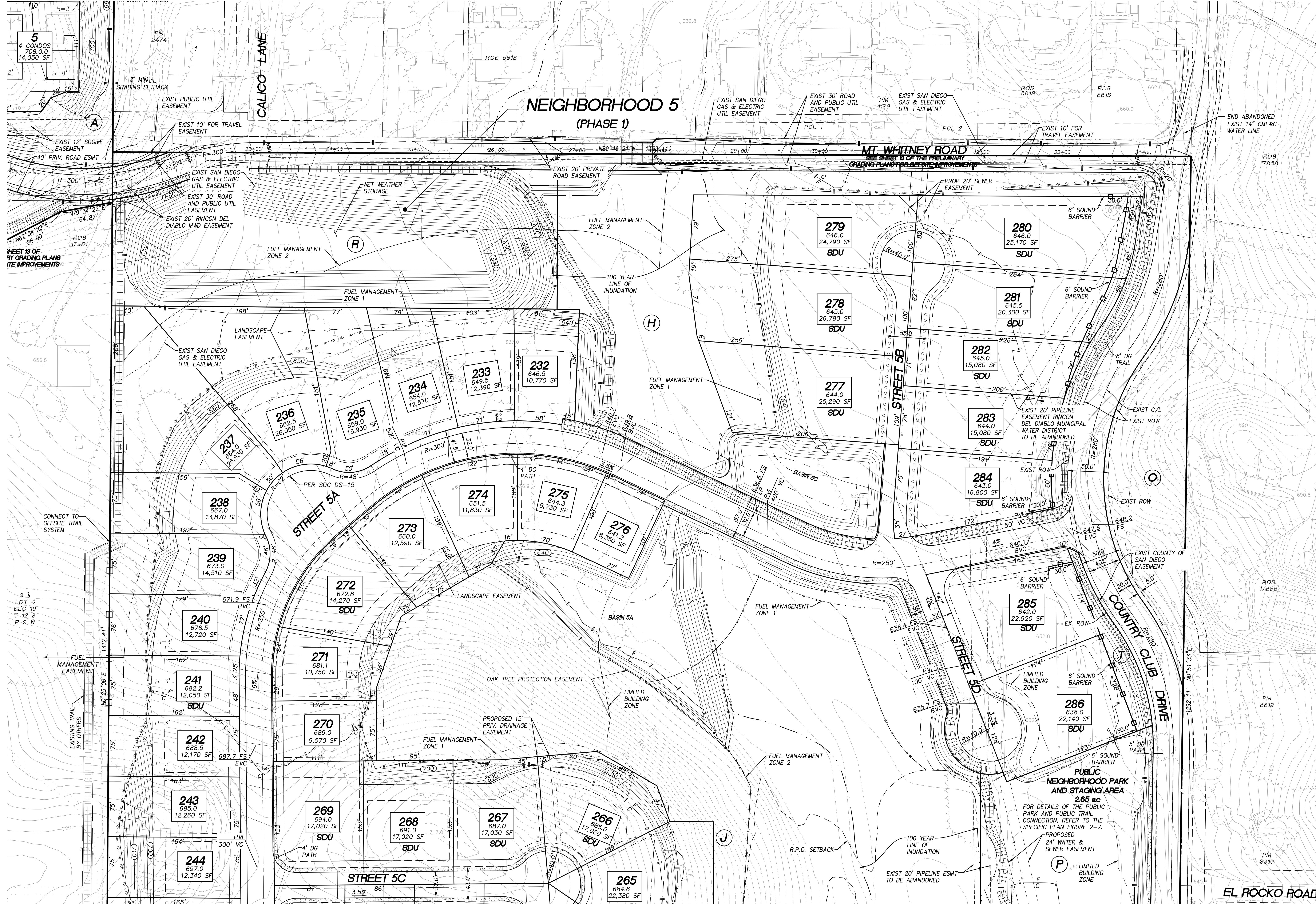
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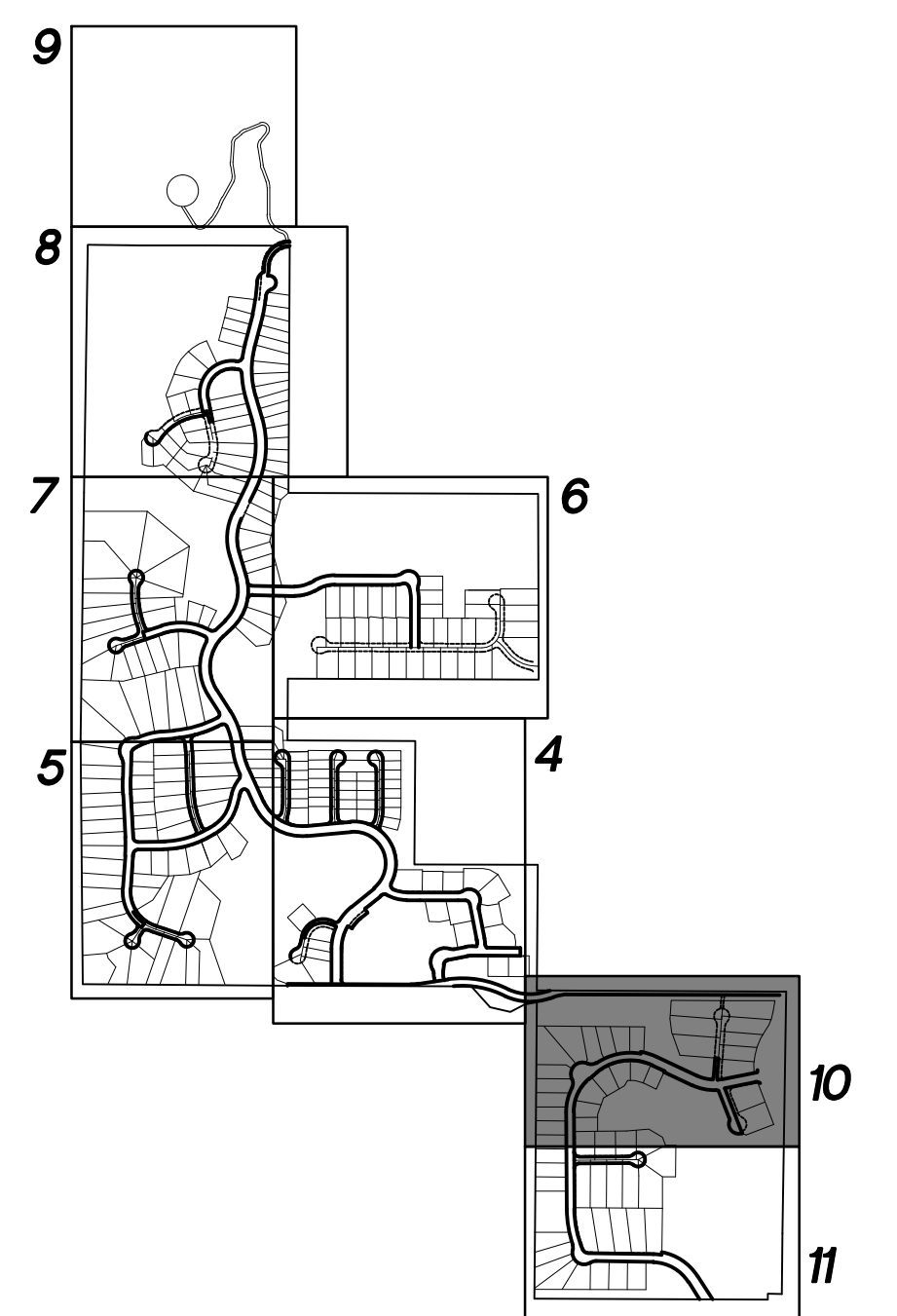


COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING SITE PLAN
VALIANO

SEE SHEET 4



SEE SHEET 11



INDEX MAP

SCALE: 1"=1000'
VESTING SITE PLAN
SHEET 10 OF 11

ENGINEER OF WORK

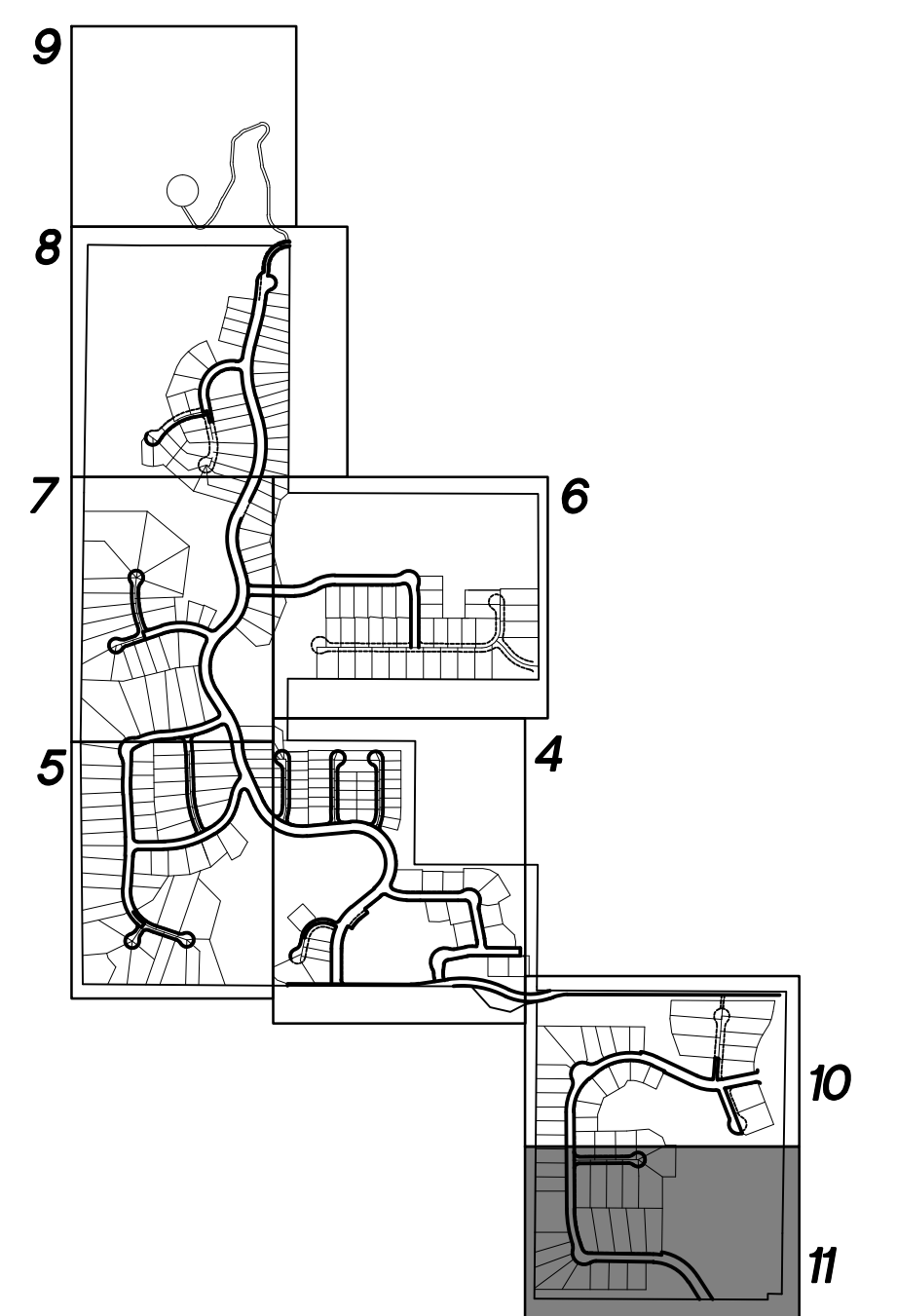
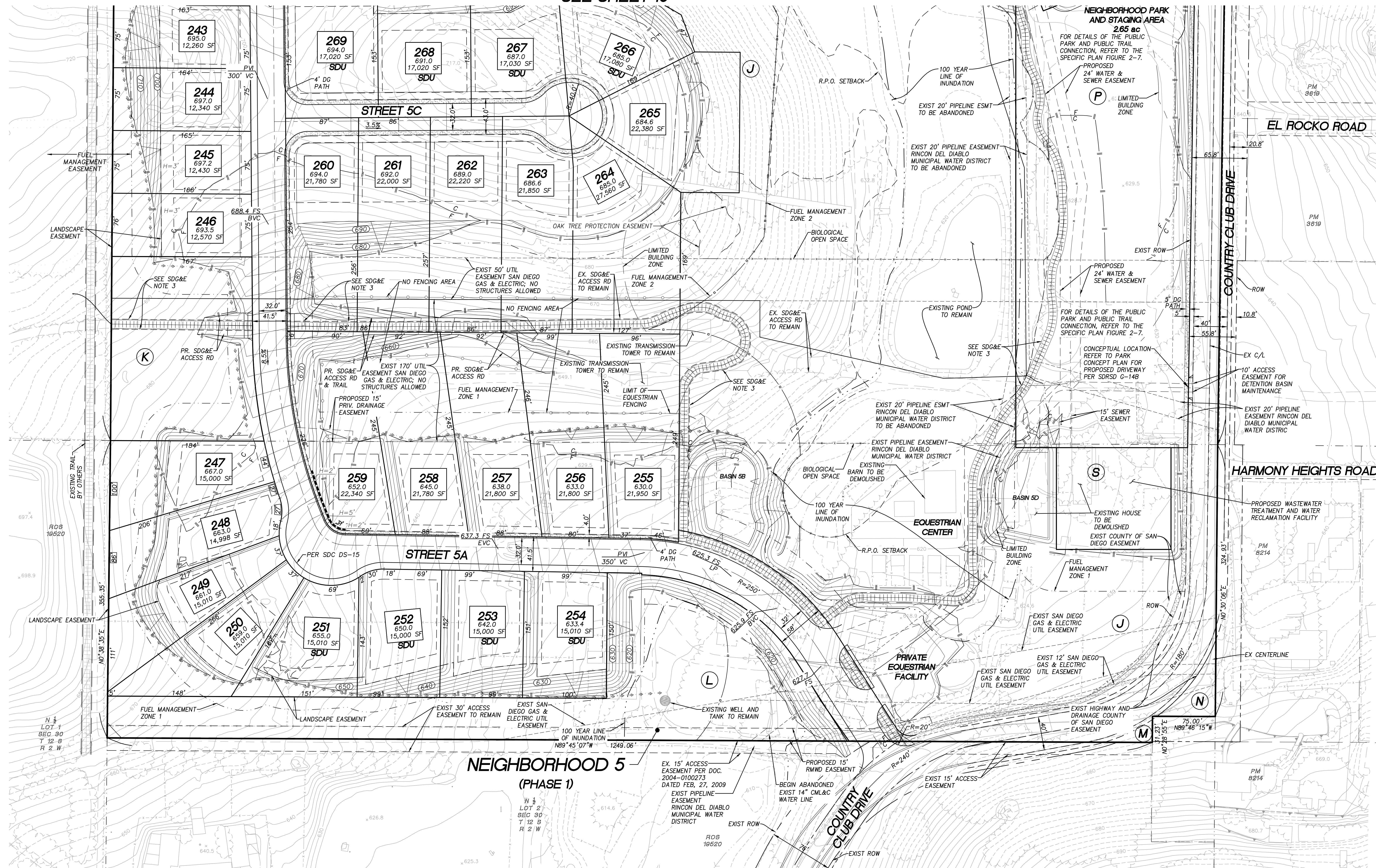
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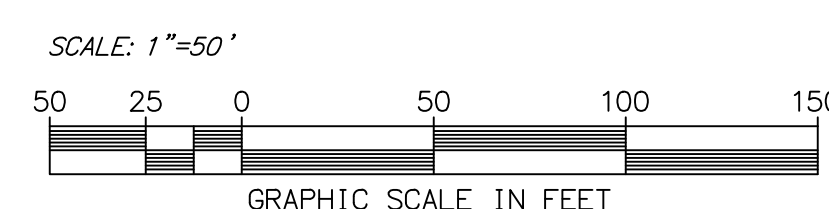


COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING SITE PLAN
VALIANO

SEE SHEET 10



INDEX MAP
SCALE: 1"=1000'
VESTING SITE PLAN
SHEET 11 OF 11



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