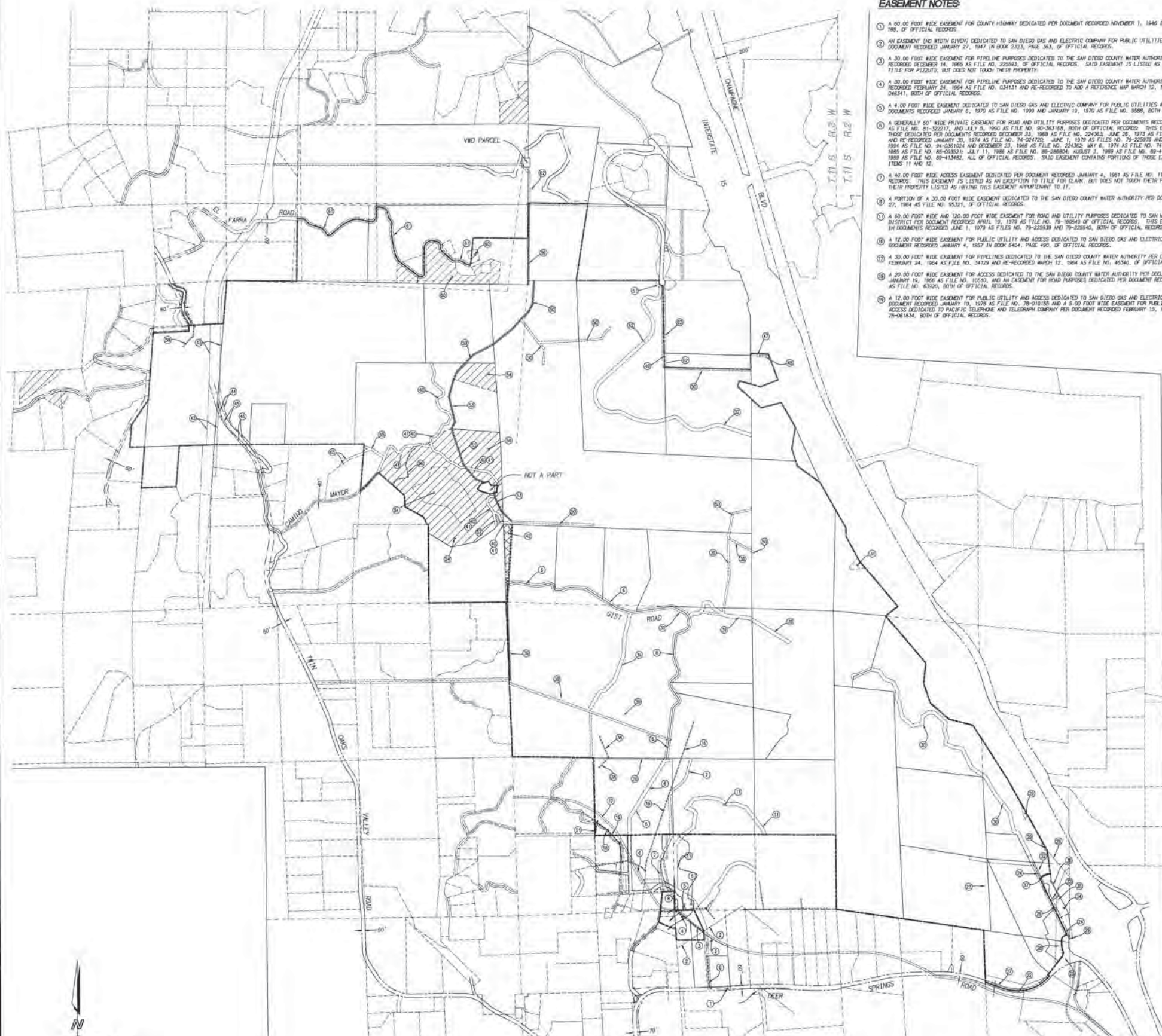


**Attachment E –
PLANNING DOCUMENTATION**

COUNTY OF SAN DIEGO TRACT TM 5597 RPL²

TENTATIVE MAP NEWLAND SIERRA



EASEMENT NOTES

1. A 40.00 FOOT WIDE EASEMENT FOR COUNTY HIGHWAY DEDICATED PER DOCUMENT RECORDED NOVEMBER 1, 1946 IN BOOK 2278, PAGE 186, OF OFFICIAL RECORDS.
2. AN EASEMENT (NO WIDTH GIVEN) DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND ACCESS PER DOCUMENT RECORDED JANUARY 27, 1947 IN BOOK 2321, PAGE 363, OF OFFICIAL RECORDS.
3. A 30.00 FOOT WIDE EASEMENT FOR PIPELINE PURPOSES DEDICATED TO THE SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENT RECORDED DECEMBER 14, 1965 AS FILE NO. 82-25593, OF OFFICIAL RECORDS. SAID EASEMENT IS LISTED AS AN EXCEPTION TO TITLE FOR PLZ2210, BUT DOES NOT TOUCH THEIR PROPERTY.
4. A 30.00 FOOT WIDE EASEMENT FOR PIPELINE PURPOSES DEDICATED TO THE SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENT RECORDED FEBRUARY 24, 1964 AS FILE NO. 82-14131 AND RE-CORRECTED TO ADD A REFERENCE MAP MARCH 12, 1964 AS FILE NO. 82-14131, BOTH OF OFFICIAL RECORDS.
5. A 4.00 FOOT WIDE EASEMENT DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND ACCESS PER DOCUMENTS RECORDED JANUARY 6, 1970 AS FILE NO. 1969 AND JANUARY 18, 1970 AS FILE NO. 1968, BOTH OF OFFICIAL RECORDS.
6. A GENERALLY 60' WIDE PRIVATE EASEMENT FOR ROAD AND UTILITY PURPOSES DEDICATED PER DOCUMENTS RECORDED OCTOBER 8, 1981 AS FILE NO. 81-32217, AND JULY 5, 1986 AS FILE NO. 80-36184, BOTH OF OFFICIAL RECORDS. THIS EASEMENT INCLUDES THOSE DEDICATED PER DOCUMENTS RECORDED DECEMBER 23, 1989 AS FILE NO. 89-06383, JUNE 26, 1974 AS FILE NO. 73-14678, AND RE-CORRECTED JANUARY 30, 1974 AS FILE NO. 74-02472, JUNE 1, 1979 AS FILE NO. 79-22539 AND 79-22545, JUNE 2, 1984 AS FILE NO. 84-03104 AND DECEMBER 23, 1985 AS FILE NO. 85-02832, MAY 8, 1974 AS FILE NO. 74-11890, MARCH 29, 1985 AS FILE NO. 85-02832, JULY 11, 1988 AS FILE NO. 88-08604, AUGUST 3, 1989 AS FILE NO. 89-15481, AUGUST 1, 1989 AS FILE NO. 89-15482, ALL OF OFFICIAL RECORDS. SAID EASEMENT CONTAINS PORTIONS OF THOSE EASEMENTS SHOWN IN 17048, 17146 AND 12.
7. A 40.00 FOOT WIDE ACCESS EASEMENT DEDICATED PER DOCUMENT RECORDED JANUARY 4, 1981 AS FILE NO. 1185, OF OFFICIAL RECORDS. THIS EASEMENT IS LISTED AS AN EXCEPTION TO TITLE FOR CLAIR, BUT DOES NOT TOUCH THEIR PROPERTY, NOR IS THEIR PROPERTY LISTED AS HAVING THIS EASEMENT APPURTENANT TO IT.
8. A PORTION OF A 30.00 FOOT WIDE EASEMENT DEDICATED TO THE SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENT RECORDED MAY 27, 1984 AS FILE NO. 85-0211, OF OFFICIAL RECORDS.
9. A 60.00 FOOT WIDE AND 120.00 FOOT WIDE EASEMENT FOR ROAD AND UTILITY PURPOSES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED APRIL 19, 1979 AS FILE NO. 79-18049 OF OFFICIAL RECORDS. THIS EASEMENT IS INCLUDED IN DOCUMENTS RECORDED JUNE 1, 1979 AS FILE NO. 79-22539 AND 79-22540, BOTH OF OFFICIAL RECORDS.
10. A 12.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND ACCESS DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JANUARY 4, 1981 IN BOOK 8464, PAGE 492, OF OFFICIAL RECORDS.
11. A 30.00 FOOT WIDE EASEMENT FOR PIPELINES DEDICATED TO THE SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENTS RECORDED FEBRUARY 24, 1964 AS FILE NO. 84-1028 AND RE-CORRECTED MARCH 12, 1964 AS FILE NO. 84-1028, OF OFFICIAL RECORDS.
12. A 20.00 FOOT WIDE EASEMENT FOR ACCESS DEDICATED TO THE SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENT RECORDED JANUARY 19, 1968 AS FILE NO. 10530, AND AN EASEMENT FOR ROAD PURPOSES DEDICATED PER DOCUMENT RECORDED MAY 17, 1972 AS FILE NO. 63820, BOTH OF OFFICIAL RECORDS.
13. A 12.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND ACCESS DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JANUARY 10, 1978 AS FILE NO. 78-01555 AND A 5.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND ACCESS DEDICATED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER DOCUMENT RECORDED FEBRUARY 13, 1978 AS FILE NO. 78-04184, BOTH OF OFFICIAL RECORDS.

EASEMENT NOTES

14. A 20.00 FOOT WIDE EASEMENT FOR PIPELINE PURPOSES DEDICATED PER DOCUMENT RECORDED JULY 24, 1980 AS FILE NO. 80-232713, OF OFFICIAL RECORDS.
15. A 12.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND ACCESS DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED DECEMBER 4, 1980 AS FILE NO. 80-49814 AND A 6.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND ACCESS DEDICATED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER DOCUMENT RECORDED APRIL 8, 1981 AS FILE NO. 81-107537, BOTH OF OFFICIAL RECORDS.
16. A 30.00 FOOT WIDE EASEMENT FOR COUNTY HIGHWAY DEDICATED PER DOCUMENTS RECORDED APRIL 17, 1947 AS FILE NO. 4169 IN BOOK 2386, PAGE 156 AND OCTOBER 22, 1947 AS FILE NO. 11011 IN BOOK 2321, PAGE 363, BOTH OF OFFICIAL RECORDS.
17. AN EASEMENT (NO WIDTH GIVEN) FOR PUBLIC UTILITY AND ACCESS DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED FEBRUARY 1, 1948 AS FILE NO. 8058 IN BOOK 3097, PAGE 197, OF OFFICIAL RECORDS.
18. A 60.00 FOOT WIDE EASEMENT FOR ROAD AND PUBLIC UTILITIES PER DOCUMENT RECORDED JULY 24, 1972 AS FILE NO. 19037, THIS DOCUMENT INCLUDES A 60.00 FOOT WIDE EASEMENT FOR ROAD AND PUBLIC UTILITIES PER DOCUMENT RECORDED AUGUST 12, 1959 AS FILE NO. 16620 IN BOOK 1827, PAGE 462, OF OFFICIAL RECORDS. THIS DOCUMENT INCLUDES A 30.00 FOOT WIDE EASEMENT FOR ROAD AND UTILITY PURPOSES DEDICATED PER DOCUMENTS RECORDED SEPTEMBER 24, 1985 AS FILE NO. 85-35198 AND JANUARY 26, 1986 AS FILE NO. 86-041638, BOTH OF OFFICIAL RECORDS.
19. THE REQUIREMENT OF ACCESS RIGHTS TO INTERSTATE 15 AND A HIGHWAY SLOPE EASEMENT DEDICATED PER DOCUMENTS RECORDED JUNE 27, 1985 AS FILE NO. 85-02849 AND NOVEMBER 23, 1981 AS FILE NO. 81-063823, BOTH OF OFFICIAL RECORDS.
20. AN EASEMENT FOR COUNTY HIGHWAY DEDICATED PER DOCUMENT RECORDED AUGUST 2, 1991 AS FILE NO. 1991-028708, OF OFFICIAL RECORDS.
21. A 12.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND ACCESS DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED DECEMBER 16, 1984 AS INSTRUMENT NO. 1984-071782, OF OFFICIAL RECORDS.
22. AN EASEMENT (NO WIDTH GIVEN) FOR PUBLIC UTILITIES DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED NOVEMBER 18, 1983 AS FILE NO. 31287, OF TORRENS.
23. EASEMENTS FOR ROAD, SLOPE AND DRAINAGE PURPOSES DEDICATED TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED DECEMBER 15, 1978 AS FILE NO. 78-15444, OF OFFICIAL RECORDS.
24. A 40.00 FOOT WIDE PRIVATE EASEMENT DEDICATED PER PARCEL MAP NO. 7734, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AUGUST 24, 1978. SAID EASEMENT INCLUDES AN EASEMENT DEDICATED PER DOCUMENT RECORDED JANUARY 28, 1988 AS FILE NO. 88-041638, OF OFFICIAL RECORDS.
25. AN EASEMENT FOR DRAINAGE DEDICATED TO THE STATE OF CALIFORNIA, RESERVED PER DIRECTOR'S DEED RECORDED DECEMBER 30, 1980 AS FILE NO. 80-457411, OF OFFICIAL RECORDS.
26. A 30.00 FOOT WIDE EASEMENT FOR WATER LINES DEDICATED TO VALLEJITOS WATER DISTRICT PER DOCUMENT RECORDED AUGUST 1, 1977 AS FILE NO. 77-10786, OF OFFICIAL RECORDS.
27. AN EASEMENT FOR PUBLIC HIGHWAY DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED AUGUST 2, 1991 AS FILE NO. 91-038704, OF OFFICIAL RECORDS. SAID EASEMENT INCLUDES AN EASEMENT OF PUBLIC UTILITIES DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JANUARY 6, 1982 AS FILE NO. 82-084810, OF OFFICIAL RECORDS AND TO PACIFIC BELL PER DOCUMENT RECORDED FEBRUARY 25, 1982 AS FILE NO. 82-009373, OF OFFICIAL RECORDS.
28. A CERTIFICATE OF COMPLIANCE SPLITTING PARCEL 4 OF PARCEL MAP 7734 RECORDED MARCH 14, 1991 AS FILE NO. 91-011310, OF OFFICIAL RECORDS. AN AGREEMENT RECORDED DECEMBER 20, 1991 AS FILE NO. 91-0681818, OF OFFICIAL RECORDS ALLOWS FOR THE REDESIGN OF PORTION OF THE SOUTH HALF OF PARCEL 4. SAID EASEMENT IS INCLUDED IN PARCEL MAP PER DOCUMENT RECORDED MARCH 19, 1996 AS FILE NO. 96-0154001, OF OFFICIAL RECORDS AND THRU TO COX PCS PER DOCUMENT RECORDED FEBRUARY 22, 2001 AS FILE NO. 01-106927, OF OFFICIAL RECORDS.
29. A 20.00 FOOT WIDE EASEMENT FOR ACCESS DEDICATED TO ATLANTIC RICHFIELD COMPANY PER DOCUMENT RECORDED DECEMBER 20, 1991 AS FILE NO. 91-0681818, OF OFFICIAL RECORDS.
30. A 20' x 10' EASEMENT FOR STORAGE AND A 10.00 FOOT WIDE EASEMENT FOR ELECTRICITY DEDICATED TO ATLANTIC RICHFIELD COMPANY PER DOCUMENT RECORDED DECEMBER 20, 1991 AS FILE NO. 91-0681818, OF OFFICIAL RECORDS.
31. A LEASE AGREEMENT WITH COX PCS ASSETS FOR A PORTION OF PARCEL 4 PARCEL MAP 7734 PER DOCUMENT RECORDED FEBRUARY 20, 2001 AS FILE NO. 01-106927, OF OFFICIAL RECORDS.
32. TWO 12' WIDE AND ONE 4' WIDE EASEMENTS FOR PUBLIC UTILITIES DEDICATED TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOCUMENT RECORDED MAY 7, 1974 AS FILE NO. 74-118306, OF OFFICIAL RECORDS.
33. 30' AND 80' EASEMENTS FOR WATER LINES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED MARCH 24, 1977 AS FILE NO. 77-10786, OF OFFICIAL RECORDS.
34. A 40' WIDE EASEMENT FOR WATER LINES AND ACCESS DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED MAY 3, 1978 AS FILE NO. 78-132302, OF OFFICIAL RECORDS.
35. A 40' WIDE EASEMENT FOR ROAD AND UTILITY PURPOSES DEDICATED PER PARCEL MAP NO. 11782, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER NOVEMBER 12, 1981. DEDICATED TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOCUMENT RECORDED JANUARY 31, 1983 AS FILE NO. 83-017180, OF OFFICIAL RECORDS, AND AS PRIVATE EASEMENTS DEDICATED PER DOCUMENTS RECORDED FEBRUARY 3, 1982 AS FILE NO. 82-03272, MARCH 18, 1982 AS FILE NO. 82-07020 AND APRIL 27, 1984 AS FILE NO. 84-155241, ALL OF OFFICIAL RECORDS.
36. AN EASEMENT FOR WATER LINES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED SEPTEMBER 5, 1985 AS FILE NO. 85-35897, OF OFFICIAL RECORDS.
37. TOTAL 200' WIDE EASEMENT FOR WATER LINES DEDICATED TO SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENTS RECORDED JANUARY 27, 1958 AS FILE NO. 15220 IN BOOK 8923 PAGE 596, SEPTEMBER 20, 1958 AS FILE NO. 16029 IN BOOK 7278 PAGE 428 AND MAY 16, 1968 AS FILE NO. 81539, ALL OF OFFICIAL RECORDS. A 60' WIDE EASEMENT FOR PRIVATE ROAD AND UTILITY PURPOSES DEDICATED PER DOCUMENT RECORDED JULY 15, 1981 AS FILE NO. 11869, OF OFFICIAL RECORDS. IS CONTAINED WITHIN SAID EASEMENT.
38. AN 84' WIDE EASEMENT FOR COUNTY HIGHWAY DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED APRIL 20, 1967 AS FILE NO. 50049, OF OFFICIAL RECORDS.
39. AN IRREVOCABLE OFFER TO DEDICATE AN 84' WIDE STRIP OF LAND FOR PUBLIC HIGHWAY PURPOSES DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED JUNE 29, 1973 AS FILE NO. 73-181818, OF OFFICIAL RECORDS, 1214.
40. AN IRREVOCABLE OFFER TO DEDICATE AN 84' WIDE STRIP OF LAND FOR PUBLIC HIGHWAY PURPOSES DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED JUNE 3, 1981 AS FILE NO. 81-173146, OF OFFICIAL RECORDS.
41. A 30' WIDE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES DEDICATED PER DOCUMENTS RECORDED AUGUST 9, 1986 AS FILE NO. 128918 AND DECEMBER 27, 1973 AS FILE NO. 73-35345, BOTH OF OFFICIAL RECORDS.
42. A 30' WIDE EASEMENT FOR ROAD PURPOSES DEDICATED PER DOCUMENT RECORDED MARCH 2, 1970 AS FILE NO. 37723, OF OFFICIAL RECORDS.
43. A 30' WIDE EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENT RECORDED MARCH 2, 1973 AS FILE NO. 73-05504, OF OFFICIAL RECORDS.
44. 30' WIDE EASEMENTS FOR WATER LINES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED MAY 13, 1976 AS FILE NO. 76-144752, OF OFFICIAL RECORDS.
45. A SLOPE EASEMENT DEDICATED TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED SEPTEMBER 22, 1978 AS FILE NO. 78-404017, OF OFFICIAL RECORDS. SAID DOCUMENT ALSO RELINQUISHES ACCESS RIGHTS TO INTERSTATE 15 AS DO DOCUMENTS RECORDED APRIL 1, 1981 AS FILE NO. 81-088774 AND MAY 21, 1981 AS FILE NO. 81-158067, BOTH OF OFFICIAL RECORDS.
46. A 60' WIDE EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENT RECORDED JULY 23, 1981 AS FILE NO. 81-230013, OF OFFICIAL RECORDS. SAID EASEMENT IS STATED AS APPURTENANT TO LOTS 4, 5, & 6 AND 8 IN SECTION 16, T11S, R2W, BUT STOPS BEFORE IT REACHED THE INTERSTATE.
47. A 30' WIDE EASEMENT FOR WATER LINES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENTS RECORDED MAY 3, 1976 AS FILE NO. 76-132301 AND MARCH 29, 1977 AS FILE NO. 77-114963, BOTH OF OFFICIAL RECORDS.
48. OPEN SPACE EASEMENTS DEDICATED PER PARCEL MAP NO. 11782, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER NOVEMBER 12, 1981.
49. A 40' WIDE EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENTS RECORDED NOVEMBER 13, 1981 AS FILE NO. 81-360481 AND DECEMBER 30, 1981 AS FILE NO. 81-406749, BOTH OF OFFICIAL RECORDS.
50. A 10' WIDE PRIVATE WATER LINE EASEMENT DEDICATED PER DOCUMENTS RECORDED AUGUST 13, 1982 AS FILE NO. 82-20886 AND APRIL 27, 1984 AS FILE NO. 84-155233, BOTH OF OFFICIAL RECORDS.
51. A 40' WIDE PRIVATE EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENT RECORDED OCTOBER 6, 1982 AS FILE NO. 82-309933, OF OFFICIAL RECORDS.
52. 12' WIDE EASEMENTS DEDICATED TO SAN DIEGO GAS & ELECTRIC PER DOCUMENT RECORDED DECEMBER 28, 1986 AS FILE NO. 86-089223, OF OFFICIAL RECORDS.
53. 30' WIDE EASEMENTS DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED SEPTEMBER 8, 1949 AS FILE NO. 76-386380, OF OFFICIAL RECORDS.
54. EASEMENTS FOR OPEN SPACE DEDICATED TO THE COUNTY OF SAN DIEGO DEDICATED PER DOCUMENT RECORDED AUGUST 18, 1982 AS FILE NO. 82-25028, OF OFFICIAL RECORDS.
55. A 60' WIDE PRIVATE EASEMENT FOR ACCESS AND UTILITIES PER DOCUMENTS RECORDED OCTOBER 7, 1982 AS FILE NO. 82-306553 JANUARY 27, 1983 AS FILE NO. 82-082628, FEBRUARY 10, 1983 AS FILE NO. 83-044591 AND JULY 1, 1984 AS FILE NO. 84-041639, ALL OF OFFICIAL RECORDS.
56. 30' WIDE EASEMENTS DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENTS RECORDED OCTOBER 26, 1978 AS FILE NO. 78-358272, MARCH 22, 1978 AS FILE NO. 78-112058 AND FEBRUARY 17, 1984 AS FILE NO. 84-086274, ALL OF OFFICIAL RECORDS.
57. SLOPE AND DRAINAGE EASEMENTS DEDICATED TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED APRIL 5, 1978 AS FILE NO. 78-133067, OF OFFICIAL RECORDS.
58. AN OPEN SPACE EASEMENT DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED NOVEMBER 3, 1982 AS FILE NO. 82-338814, OF OFFICIAL RECORDS.
59. AN EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENT RECORDED DECEMBER 30, 1981 AS FILE NO. 81-406700, OF OFFICIAL RECORDS.

NOTES

1. ALL EASEMENTS WITHIN THE PROJECT BOUNDARY TO BE UNCLAIMED WITH THE EXCEPTION OF:
 - (1) C.R.A. EASEMENT TO REMAIN.
 - (2) V.M.D. EASEMENT TO BE RELOCATED TO THE SATISFACTION OF THE EASEMENT HOLDERS.
 - (3) PRIVATE EASEMENT TO BE RELOCATED TO THE SATISFACTION OF THE EASEMENT HOLDERS.



DISPOSITION OF EXISTING EASEMENTS
ALL EXISTING EASEMENTS SHALL BE RETAINED, MODIFIED OR RELOCATED TO MORE PRACTICALLY CONFORM TO THE FINAL PROJECT DESIGN AS NECESSARY.

ENGINEER OF WORK
FUSCO ENGINEERING
6390 GREENWICH DRIVE, STE 170
SAN DIEGO, CA 92122
(619) 594-1000
ERIC K. ARMSTRONG
6/1/18

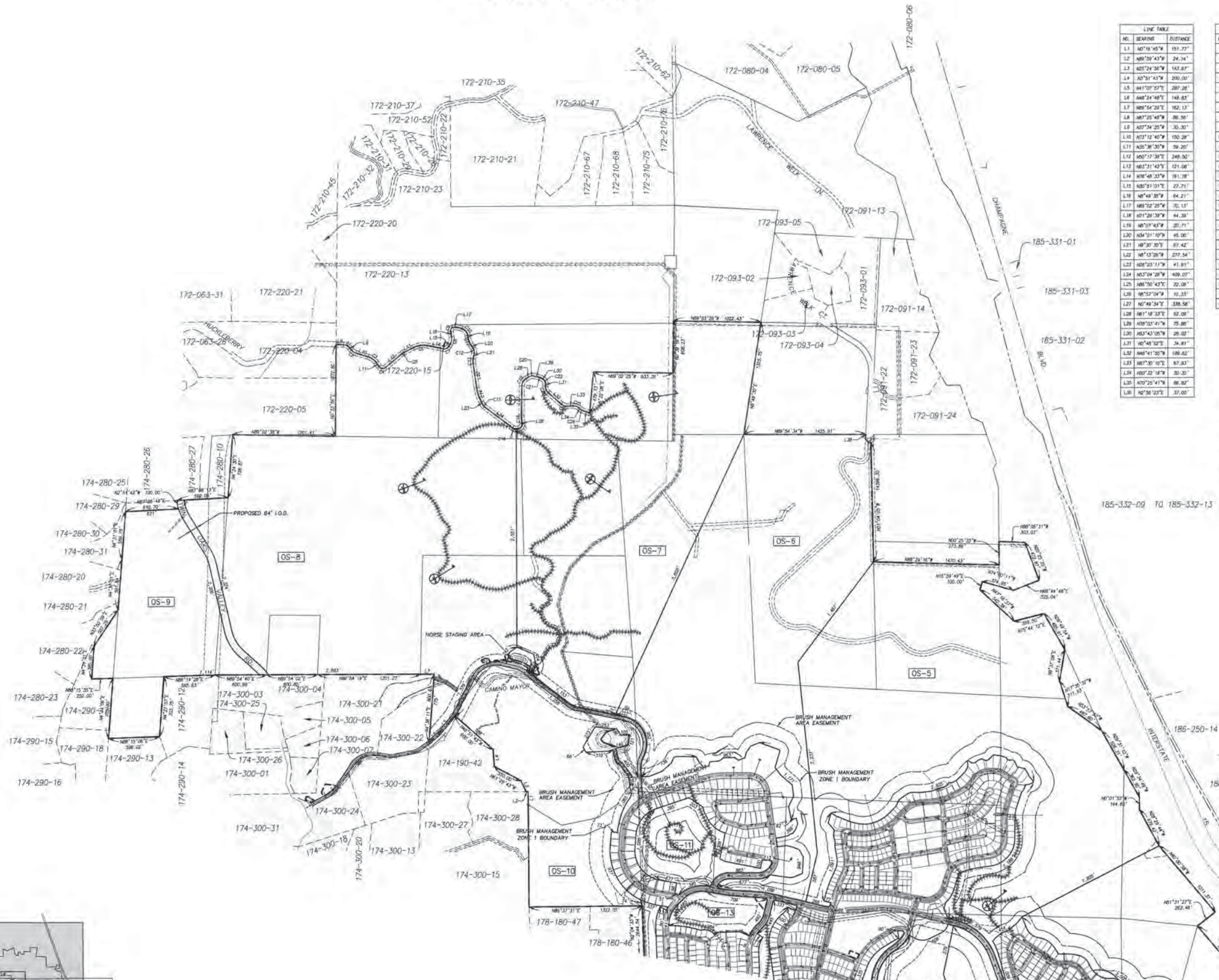


SHEET 3 OF 14



COUNTY OF SAN DIEGO TRACT TM 5597 RPL²

TENTATIVE MAP
NEWLAND SIERRA



LINE TABLE

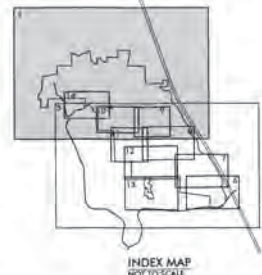
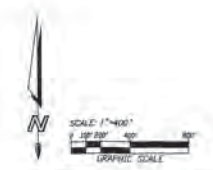
NO.	BEARING	DISTANCE
L1	S67°16'45"W	131.77'
L2	S69°24'43"W	24.14'
L3	S23°24'38"W	143.67'
L4	S2°31'43"W	200.00'
L5	S41°00'57"E	289.28'
L6	S46°24'48"E	148.63'
L7	S49°24'23"E	162.13'
L8	S47°25'48"W	88.30'
L9	S37°24'25"W	30.30'
L10	N33°12'40"W	150.28'
L11	S35°36'30"W	59.20'
L12	S60°17'38"E	248.30'
L13	S62°31'42"E	121.08'
L14	N18°48'23"W	191.78'
L15	S82°31'01"E	27.71'
L16	S4°49'39"W	64.21'
L17	S49°22'28"W	32.13'
L18	S17°28'38"W	44.38'
L19	S47°01'43"W	20.71'
L20	S34°31'09"W	45.00'
L21	S4°30'30"E	67.42'
L22	S47°03'26"W	277.54'
L23	S28°23'11"W	41.91'
L24	S23°04'28"W	409.07'
L25	S46°24'43"W	22.08'
L26	S45°01'04"W	10.33'
L27	S47°49'34"E	338.58'
L28	S1°18'33"E	52.09'
L29	S18°22'41"W	75.88'
L30	S54°43'05"W	29.02'
L31	S4°48'52"E	34.81'
L32	S46°41'50"W	189.62'
L33	S47°30'10"E	67.83'
L34	S20°22'18"W	30.30'
L35	S70°25'41"W	66.98'
L36	S4°26'23"E	37.00'

CURVE TABLE

NO.	DEG/TA	RADIUS	LENGTH
C1	48°31'16"	100.00'	87.07'
C2	35°38'15"	100.00'	62.29'
C3	37°38'10"	180.00'	119.12'
C4	84°10'52"	50.00'	80.12'
C5	13°14'24"	150.00'	24.65'
C6	37°38'40"	260.00'	126.91'
C7	20°20'28"	80.00'	73.88'
C8	39°40'28"	130.00'	90.03'
C9	62°24'40"	35.01'	54.61'
C10	62°24'26"	100.00'	110.58'
C11	25°53'27"	210.00'	94.98'
C12	43°31'40"	80.00'	60.78'
C13	17°43'26"	200.00'	63.44'
C14	20°28'45"	510.00'	179.47'
C15	24°41'11"	30.00'	21.54'
C16	40°04'49"	75.00'	48.97'
C17	85°47'47"	35.00'	63.60'
C18	8°48'58"	550.00'	83.80'
C19	60°28'39"	180.00'	166.56'
C20	40°37'46"	30.00'	38.48'
C21	24°20'28"	70.00'	29.74'
C22	34°21'30"	50.00'	42.58'
C23	49°30'47"	100.00'	88.42'
C24	43°47'20"	160.00'	76.44'
C25	41°57'34"	100.00'	73.23'
C26	19°53'25"	70.00'	24.30'
C27	138°10'57"	54.00'	218.88'

OPEN SPACE
NET LOT AREAS

LOT	SQUARE FEET	ACRES
OS-4	10,289,910	236.36
OS-6	7,913,279	181.88
OS-7	8,334,363	189.63
OS-8	11,478,840	263.34
OS-9	2,734,411	62.77
OS-10	3,334,706	77.58
OS-11	894,568	20.53
OS-13	425,628	9.77



SEE SHEET 5

ENGINEER OF WORK
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SHEET 4 OF 14

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COUNTY OF SAN DIEGO TRACT TM 5597 RPL²
 TENTATIVE MAP
 NEWLAND SIERRA

SEE SHEET 4



OPEN SPACE NET LOT AREAS

LOT	SQUARE FEET	ACRES
OS-1	1,148,854	26.32
OS-2	4,807	0.11
OS-3	3,037,524	70.19
OS-4	3,413,861	78.37
OS-12	1,283,896	29.52
OS-14	1,318,471	30.27
OS-15	1,815,822	41.86
OS-16	4,143,355	95.12
OS-17	2,927,889	67.32
OS-18	4,279,699	98.24

LINE TABLE

NO.	BEARING	DISTANCE
L1	S27°30'30" E	287.45'
L2	N23°00'00" E	11.89'
L3	N49°45'00" W	30.00'
L4	N27°53'48" E	43.42'
L5	N27°53'48" E	272.21'
L6	N17°18'48" E	62.08'
L7	N17°00'00" W	30.00'
L8	N64°40'22" E	60.00'
L9	N27°53'48" E	158.20'
L10	N42°30'00" E	48.96'
L11	N17°52'50" W	177.84'
L12	N17°52'50" W	230.72'
L13	N27°53'48" E	292.48'
L14	N68°11'48" E	254.71'
L15	N6°45'42" E	130.00'
L16	S87°30'00" E	284.81'
L17	N68°18'51" E	59.88'
L18	N4°28'50" W	188.65'

CURVE TABLE

NO.	CHORD	ARC LENGTH	LENGTH
C1	18°20'00"	1000.00'	285.07'
C2	51°48'00"	886.45'	802.52'
C3	23°00'48"	482.04'	200.50'
C4	58°19'33"	60.01'	81.58'
C5	38°22'21"	89.78'	56.88'
C6	3°49'58"	1425.50'	80.36'
C7	15°42'45"	300.00'	82.38'



ENGINEER OF WORK
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 ERIC K. ARBESCHER REG. 39023 DATE 6/1/18



SHEET 5 OF 14

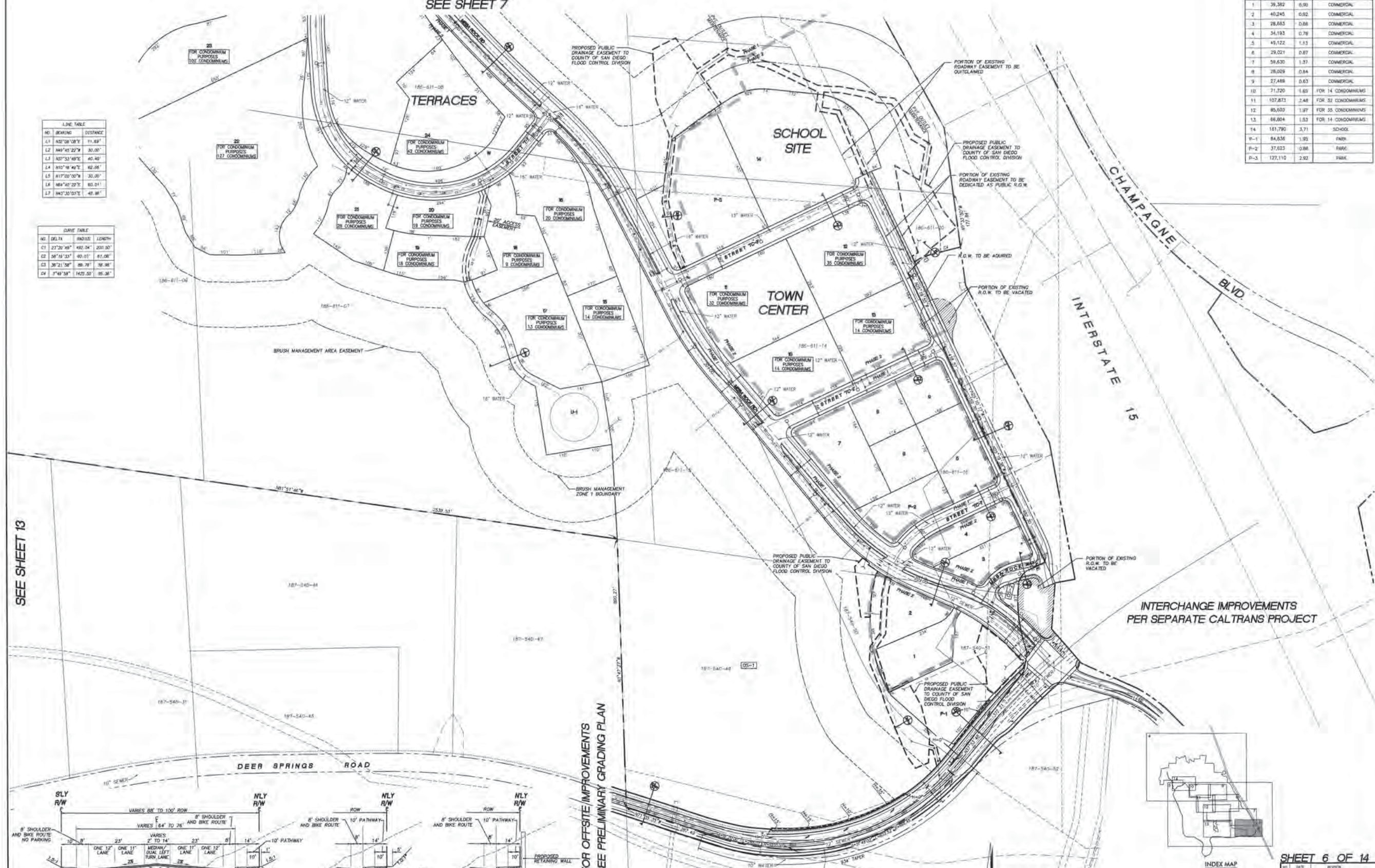
FUSCO ENGINEERING
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COUNTY OF SAN DIEGO TRACT TM 5597 RPL²
 TENTATIVE MAP
 NEWLAND SIERRA

NET LOT AREAS			
LOT	SQUARE FEET	ACRES	COMMENTS
1	39,352	0.90	COMMERCIAL
2	40,245	0.92	COMMERCIAL
3	28,663	0.66	COMMERCIAL
4	34,193	0.78	COMMERCIAL
5	45,122	1.03	COMMERCIAL
6	29,021	0.67	COMMERCIAL
7	59,630	1.37	COMMERCIAL
8	29,029	0.64	COMMERCIAL
9	27,488	0.63	COMMERCIAL
10	71,720	1.63	FOR 14 CONDOMINIUMS
11	107,673	2.46	FOR 32 CONDOMINIUMS
12	85,600	1.97	FOR 35 CONDOMINIUMS
13	66,804	1.53	FOR 14 CONDOMINIUMS
14	161,790	3.71	SCHOOL
P-1	84,836	1.93	PARK
P-2	37,623	0.86	PARK
P-3	127,110	2.92	PARK

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N02°58'13"W	11.89'
L2	N47°45'22"W	30.20'
L3	N02°52'48"E	40.40'
L4	N02°18'46"E	62.26'
L5	N17°00'30"W	30.20'
L6	N64°40'29"E	60.21'
L7	N47°30'24"E	40.89'

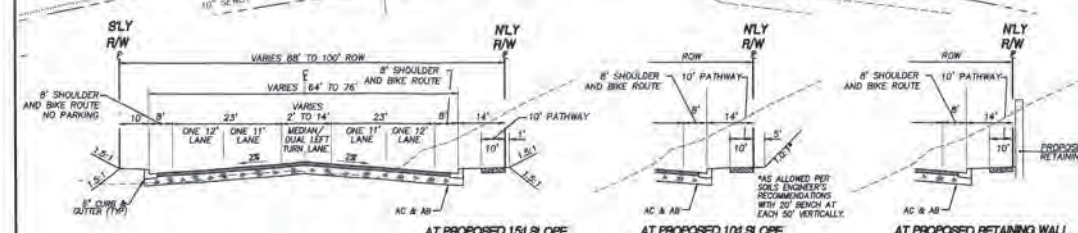
CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	22°20'49"	490.04'	203.30'
C2	28°18'13"	60.01'	67.06'
C3	28°21'38"	88.79'	98.98'
C4	3°49'58"	1422.50'	95.36'



SEE SHEET 13

FOR OFF-SITE IMPROVEMENTS
 SEE PRELIMINARY GRADING PLAN

INTERCHANGE IMPROVEMENTS
 PER SEPARATE CALTRANS PROJECT



H3 16
 PROPOSED PUBLIC STREET SECTION FOR
DEER SPRINGS ROAD
 4.18 MAJOR ROAD WITH INTERMITTENT TURN LANES
 NO SCALE



ENGINEER OF WORK
 FUSCO ENGINEERING
 6300 GREENWICH DRIVE, STE. 170
 SAN DIEGO, CA 92122
 (619) 584-6000
 DATE: 6/7/18



SHEET 6 OF 14
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COUNTY OF SAN DIEGO TRACT TM 5597 RPL²
TENTATIVE MAP
NEWLAND SIERRA

NET LOT AREAS

LOT	SQ. FEET	ACRES	COMMENTS
15	87,757	2.01	FOR 14 CONDOMINIUMS
16	124,372	2.86	FOR 20 CONDOMINIUMS
17	90,448	2.05	FOR 13 CONDOMINIUMS
18	59,904	1.36	FOR 8 CONDOMINIUMS
19	48,681	1.12	FOR 16 CONDOMINIUMS
20	37,495	0.86	FOR 19 CONDOMINIUMS
21	37,131	0.85	FOR 28 CONDOMINIUMS
22	277,456	6.37	FOR 127 CONDOMINIUMS
23	129,736	2.93	FOR 103 CONDOMINIUMS
24	101,941	2.34	FOR 43 CONDOMINIUMS
25	185,974	4.22	FOR 54 CONDOMINIUMS
U-1	58,028	1.33	RESERVOIR
W	80,991	1.83	HCA LOT

LINE TABLE

NO.	BEARING	DISTANCE
L1	S43°30'00"W	68.80'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	36°21'58"	89.78'	36.98'
C2	3°49'36"	1423.50'	82.38'

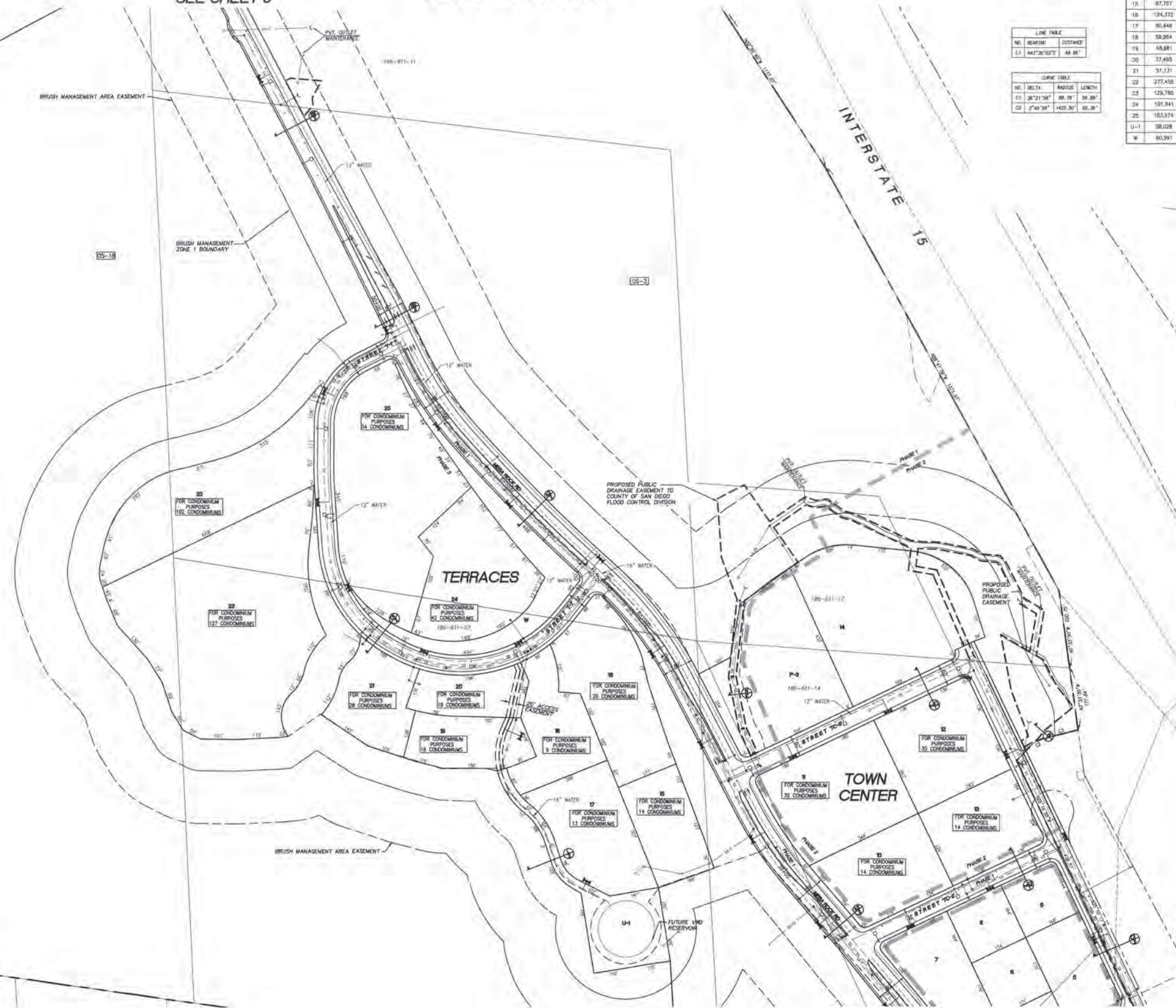
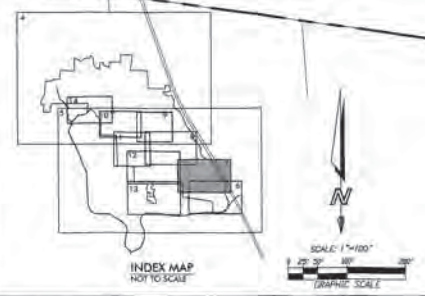
SEE SHEET 11

SEE SHEET 13

SEE SHEET 8

SEE SHEET 6

SHEET 7 OF 14



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COUNTY OF SAN DIEGO TRACT TM 5597 RPL²
TENTATIVE MAP
NEWLAND SIERRA

LOT AREAS			LOT AREAS			LOT AREAS			LOT AREAS		
LOT	SQ. FEET	ACRES	LOT	SQ. FEET	ACRES	LOT	SQ. FEET	ACRES	LOT	SQ. FEET	ACRES
26	4,978	0.11	101	6,895	0.15	176	5,031	0.12	251	4,800	0.11
27	4,988	0.11	102	6,404	0.15	177	5,419	0.12	252	4,800	0.11
28	4,996	0.11	103	6,629	0.15	178	5,528	0.13	253	4,736	0.11
29	5,300	0.12	104	6,371	0.15	179	5,465	0.13	254	4,693	0.11
30	5,309	0.12	105	5,854	0.13	180	5,245	0.12	255	4,800	0.11
31	5,309	0.12	106	5,156	0.12	181	5,179	0.12	256	4,800	0.11
32	5,356	0.12	107	5,059	0.12	182	4,544	0.10	257	4,800	0.11
33	5,028	0.12	108	5,875	0.13	183	4,800	0.11	258	5,001	0.11
34	5,118	0.12	109	6,508	0.15	184	4,800	0.11	259	7,657	0.18
35	5,804	0.13	110	6,818	0.15	185	4,800	0.11	260	6,942	0.16
36	5,135	0.12	111	6,328	0.15	186	4,800	0.11	261	4,800	0.11
37	4,888	0.11	112	6,554	0.15	187	4,916	0.11	262	4,800	0.11
38	5,325	0.12	113	4,986	0.11	188	4,888	0.11	263	4,736	0.11
39	5,516	0.13	114	5,203	0.12	189	4,800	0.11	264	5,879	0.13
40	5,530	0.13	115	5,056	0.12	190	4,800	0.11	265	7,213	0.17
41	5,451	0.13	116	4,988	0.11	191	4,800	0.11	266	5,813	0.13
42	5,072	0.12	117	4,988	0.11	192	4,800	0.11			
43	4,968	0.11	118	4,988	0.11	193	4,925	0.11			
44	4,843	0.11	119	5,282	0.12	194	5,224	0.12			
45	4,884	0.11	120	5,683	0.13	195	4,800	0.11			
46	5,818	0.13	121	5,023	0.12	196	4,800	0.11			
47	5,150	0.12	122	4,500	0.10	197	4,800	0.11			
48	5,284	0.12	123	4,500	0.10	198	4,800	0.11			
49	5,567	0.13	124	4,500	0.10	199	5,457	0.13			
50	5,780	0.13	125	4,500	0.10	200	4,810	0.11			
51	5,860	0.13	126	4,568	0.10	201	4,800	0.11			
52	5,902	0.14	127	4,634	0.11	202	4,800	0.11			
53	5,918	0.14	128	4,699	0.11	203	4,800	0.11			
54	5,849	0.13	129	9,881	0.22	204	4,800	0.11			
55	5,431	0.12	130	5,038	0.12	205	5,025	0.12			
56	5,290	0.12	131	4,500	0.10	206	5,258	0.12			
57	5,159	0.12	132	4,500	0.10	207	4,800	0.11			
58	5,205	0.12	133	4,500	0.10	208	4,800	0.11			
59	5,209	0.12	134	4,500	0.10	209	4,800	0.11			
60	5,209	0.12	135	4,500	0.10	210	4,800	0.11			
61	5,441	0.13	136	4,500	0.10	211	4,800	0.11			
62	5,187	0.14	137	4,500	0.10	212	11,062	0.25			
63	7,074	0.16	138	4,500	0.10	213	5,028	0.12			
64	5,544	0.13	139	7,050	0.16	214	4,800	0.11			
65	5,514	0.13	140	4,500	0.10	215	4,800	0.11			
66	5,097	0.12	141	4,500	0.10	216	4,800	0.11			
67	6,080	0.14	142	4,500	0.10	217	4,800	0.11			
68	13,028	0.30	143	4,500	0.10	218	4,800	0.11			
69	5,901	0.14	144	4,500	0.10	219	4,800	0.11			
70	5,786	0.13	145	4,500	0.10	220	4,880	0.11			
71	5,462	0.13	146	4,500	0.10	221	6,284	0.14			
72	6,722	0.15	147	4,500	0.10	222	5,864	0.14			
73	7,796	0.18	148	4,500	0.10	223	5,059	0.12			
74	7,838	0.18	149	6,854	0.16	224	4,800	0.11			
75	7,033	0.16	150	5,854	0.13	225	4,800	0.11			
76	5,556	0.13	151	4,500	0.10	226	4,800	0.11			
77	8,919	0.21	152	4,500	0.10	227	4,800	0.11			
78	5,847	0.13	153	4,500	0.10	228	4,800	0.11			
79	6,059	0.14	154	4,500	0.10	229	4,800	0.11			
80	8,818	0.20	155	4,500	0.10	230	8,503	0.20			
81	6,407	0.15	156	4,500	0.10	231	6,710	0.15			
82	4,868	0.11	157	4,500	0.10	232	4,800	0.11			
83	6,197	0.14	158	4,500	0.10	233	4,800	0.11			
84	8,819	0.20	159	4,500	0.10	234	4,800	0.11			
85	6,427	0.15	160	5,437	0.12	235	4,800	0.11			
86	8,034	0.18	161	6,853	0.16	236	4,800	0.11			
87	8,774	0.20	162	4,513	0.10	237	4,800	0.11			
88	8,952	0.21	163	4,894	0.11	238	5,089	0.12			
89	8,347	0.19	164	4,894	0.11	239	5,061	0.12			
90	8,784	0.20	165	4,884	0.11	240	4,800	0.11			
91	5,803	0.13	166	4,761	0.11	241	4,800	0.11			
92	5,066	0.12	167	4,500	0.10	242	4,800	0.11			
93	7,466	0.17	168	6,386	0.15	243	4,800	0.11			
94	8,559	0.20	169	8,118	0.19	244	4,800	0.11			
95	8,704	0.20	170	8,000	0.18	245	4,800	0.11			
96	5,184	0.12	171	4,829	0.11	246	5,829	0.13			
97	6,481	0.15	172	4,977	0.11	247	5,032	0.12			
98	5,230	0.12	173	4,977	0.11	248	4,800	0.11			
99	5,267	0.12	174	4,873	0.11	249	4,800	0.11			
100	6,983	0.16	175	6,480	0.15	250	4,800	0.11			

NET LOT AREAS		
LOT	SQ. FEET	ACRES
P-4	12,889	0.30
P-5	86,047	1.99
A	1,263	0.03
B	2,487	0.06
C	2,396	0.06
D	1,407	0.03
E	2,392	0.06
F	3,364	0.08
WA	42,122	0.97



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SHEET 8 OF 14

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COUNTY OF SAN DIEGO TRACT TM 5597 RPL²
TENTATIVE MAP
NEWLAND SIERRA

NET LOT AREAS

LOT	SQUARE FEET	ACRES
267	3,535	0.08
268	5,621	0.13
269	5,621	0.13
270	3,645	0.08
271	3,777	0.09
272	3,778	0.09
273	3,777	0.09
274	3,685	0.08
275	3,619	0.08
276	3,619	0.08
277	3,619	0.08
278	3,619	0.08
279	3,619	0.08
280	3,619	0.08
281	3,619	0.08
282	3,619	0.08
283	3,619	0.08
284	5,532	0.13
285	3,732	0.09
286	3,732	0.09
287	3,732	0.09
288	3,645	0.08
289	3,620	0.08
290	3,730	0.09
291	3,610	0.08
292	3,608	0.08
293	4,194	0.10
294	4,238	0.10
295	4,189	0.10
296	3,610	0.08
297	3,610	0.08
298	3,623	0.08
299	3,706	0.09
300	3,776	0.09
301	3,937	0.09
302	12,698	0.29
303	9,501	0.22
304	7,654	0.18
305	3,935	0.09
306	4,596	0.10
307	3,938	0.09
308	4,024	0.09
309	3,988	0.09
310	3,949	0.09
311	3,949	0.09
312	3,948	0.09
313	3,949	0.09
314	3,948	0.09
315	3,933	0.09
316	3,619	0.08
317	3,619	0.08
318	8,580	0.19
319	7,964	0.18
320	8,301	0.19
321	7,133	0.16
322	6,561	0.15
323	5,063	0.12
324	6,905	0.16
325	7,377	0.17
326	8,337	0.19
327	7,336	0.17
328	8,550	0.20
329	7,812	0.18
330	8,364	0.19
331	11,888	0.28

NET LOT AREAS

LOT	SQUARE FEET	ACRES
332	8,922	0.21
333	9,035	0.21
334	11,197	0.26
335	11,087	0.25
336	11,361	0.26
337	9,887	0.23
338	9,209	0.21
339	10,354	0.24
340	10,330	0.24
341	8,739	0.20
342	5,967	0.14
343	5,890	0.14
344	8,085	0.18
345	6,612	0.15
346	5,990	0.14
347	5,990	0.14
348	3,950	0.11
349	6,796	0.16
350	7,043	0.16
351	7,043	0.16
352	7,043	0.16
353	7,042	0.16
354	5,937	0.14
355	5,040	0.12
356	5,257	0.12
357	5,135	0.12
358	5,348	0.12
359	4,972	0.11
360	4,948	0.11
361	5,048	0.12
362	9,038	0.21
363	5,728	0.13
364	5,864	0.13
365	5,862	0.13
366	5,961	0.13
367	5,860	0.13
368	5,859	0.13
369	5,831	0.13
370	4,214	0.10
371	4,380	0.10
372	4,345	0.10
373	3,500	0.08
374	3,500	0.08
375	3,500	0.08
376	3,500	0.08
377	3,100	0.07
378	3,100	0.07
379	2,552	0.06
380	4,053	0.09
381	4,002	0.09
382	3,530	0.08
383	3,420	0.08
384	3,274	0.08
385	4,200	0.10
386	4,200	0.10
387	4,200	0.10
388	3,613	0.08
389	3,270	0.08
390	4,107	0.09
391	4,200	0.10
392	4,200	0.10
393	4,200	0.10
394	3,000	0.07
395	3,000	0.07

NET LOT AREAS

LOT	SQUARE FEET	ACRES
407	3,000	0.07
408	3,250	0.08
409	3,250	0.08
410	3,000	0.07
411	3,000	0.07
412	3,000	0.07
413	3,510	0.08
414	3,000	0.07
415	4,461	0.10
416	3,929	0.09
417	3,458	0.08
418	3,461	0.08
419	3,833	0.09
420	3,954	0.09
421	4,470	0.10
422	3,000	0.07
423	3,000	0.07
424	3,000	0.07
425	3,467	0.08
426	3,542	0.08
427	3,132	0.07
428	3,364	0.08
429	3,366	0.08
430	3,360	0.08
431	3,366	0.08
432	3,364	0.08
433	3,364	0.08
434	3,364	0.08
435	4,116	0.09
436	3,132	0.07
437	3,122	0.07
438	3,123	0.07
439	3,118	0.07
440	3,123	0.07
441	3,122	0.07
442	3,044	0.07
443	4,294	0.10
444	3,863	0.09
445	3,000	0.07
446	3,328	0.08
447	3,473	0.08
448	3,473	0.08
449	3,477	0.08
450	3,477	0.08
451	3,015	0.07
452	3,318	0.08
453	4,433	0.10
454	3,088	0.07
455	3,160	0.07
456	3,160	0.07
457	3,158	0.07
458	3,156	0.07
459	3,110	0.07
460	3,000	0.07
461	4,012	0.09
462	6,771	0.16
463	3,082	0.07
464	4,255	0.11
465	4,829	0.11
466	5,377	0.12
467	5,377	0.12
468	4,931	0.11
469	4,436	0.10
470	6,762	0.16
471	5,287	0.12
472	6,770	0.16
473	4,600	0.11
474	5,028	0.14

NET LOT AREAS

LOT	SQUARE FEET	ACRES
475	5,207	0.12
476	4,800	0.11
477	4,804	0.11
478	5,181	0.12
479	5,180	0.12
480	4,800	0.11
481	4,800	0.11
482	4,800	0.11
483	4,876	0.11
484	5,647	0.13
485	6,300	0.14
486	7,258	0.17
487	5,594	0.13
488	4,800	0.11
489	4,997	0.11
490	4,887	0.11
491	5,027	0.12
492	5,117	0.12
493	6,674	0.15
494	7,002	0.16
495	3,999	0.09
496	4,025	0.09
497	3,844	0.09
498	3,901	0.09
499	4,000	0.09
500	4,088	0.09
501	4,779	0.11
502	7,404	0.17
503	6,779	0.16
504	4,159	0.12
505	5,391	0.12
506	8,039	0.18
507	5,472	0.13
508	5,501	0.12
509	3,982	0.09
510	4,168	0.10
511	4,070	0.09
512	3,987	0.09
513	4,000	0.09
514	4,964	0.11
515	5,048	0.14
516	4,000	0.09
517	4,000	0.09
518	4,053	0.09
519	4,376	0.10
520	4,376	0.10
521	4,376	0.10
522	4,376	0.10
523	4,376	0.10
524	4,376	0.10
525	4,376	0.10
526	4,165	0.10
527	5,118	0.12
528	5,108	0.12
529	7,540	0.17
530	6,709	0.15
531	7,347	0.17
532	4,703	0.11
533	4,554	0.10
534	4,554	0.10
535	4,554	0.10
536	4,554	0.10
537	4,554	0.10
538	4,537	0.10
539	4,000	0.09
540	8,000	0.18
541	4,856	0.11

NET LOT AREAS

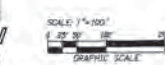
LOT	SQUARE FEET	ACRES	COMMENTS
382	25,920	0.60	FOR 8 CONDOMINIUMS
383	25,411	0.58	FOR 6 CONDOMINIUMS
384	25,597	0.58	FOR 6 CONDOMINIUMS
385	27,045	0.62	FOR 7 CONDOMINIUMS
386	27,090	0.62	FOR 6 CONDOMINIUMS
387	26,687	0.61	FOR 4 CONDOMINIUMS
388	26,998	0.61	FOR 7 CONDOMINIUMS
389	25,872	0.59	FOR 6 CONDOMINIUMS
390	27,447	0.63	FOR 7 CONDOMINIUMS
391	26,756	0.61	FOR 5 CONDOMINIUMS
G	43,367	1.00	HOA LOT
H	1,457	0.03	HOA LOT
J	2,813	0.06	HOA LOT
K	2,430	0.06	HOA LOT
L	4,860	0.11	PRIVATE STREET LOT
M	26,875	0.62	HOA LOT
N	5,973	0.14	HOA LOT
O	18,284	0.42	HOA LOT
P	3,058	0.07	HOA LOT
Q	41,541	0.95	HOA LOT
R	12,097	0.28	HOA LOT
P-6	22,822	0.52	PARK
P-7	140,790	3.23	PARK
P-11B	76,713	1.76	PARK
P-13A	4,928	0.11	PARK
P-15B	5,081	0.12	PARK
P-15C	5,213	0.12	PARK



SEE SHEET 10

SEE SHEET 11

SEE SHEET 8



ENGINEER OF WORK
FUSCO ENGINEERING
1300 GREENWAY DRIVE, STE. 170
SAN DIEGO, CA 92122
(619) 514-1500
ERIC K. ARMSTRONG
DATE



SHEET 9 OF 14

FUSCO ENGINEERING
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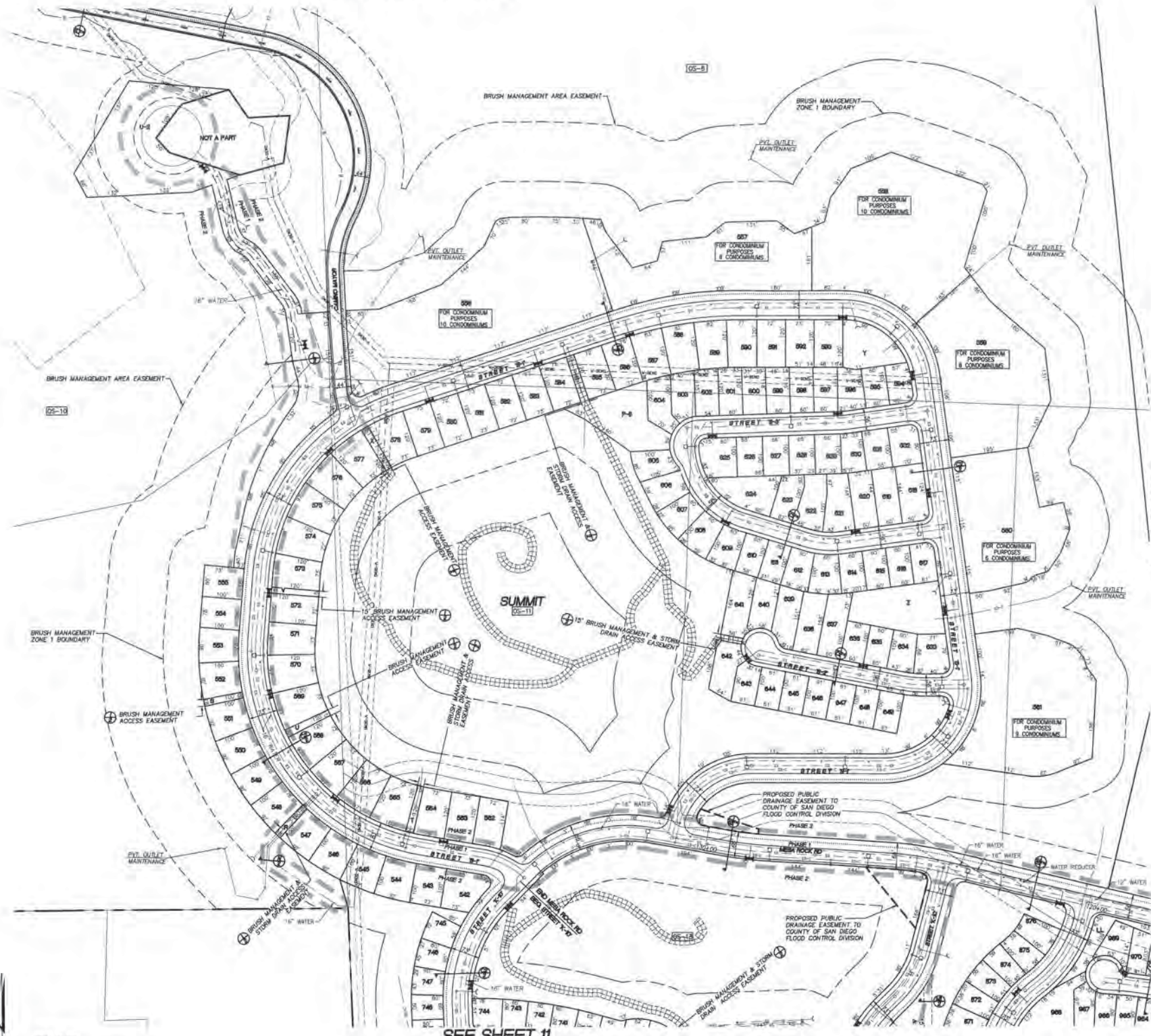
COUNTY OF SAN DIEGO TRACT TM 5597 RPL²

TENTATIVE MAP
NEWLAND SIERRA

SEE SHEET 14

NET LOT AREAS			
LOT	SQUARE FEET	ACRES	COMMENTS
542	9,828	0.23	
543	7,849	0.18	
544	8,526	0.20	
545	8,531	0.20	
546	8,523	0.20	
547	8,523	0.20	
548	8,484	0.19	
549	8,528	0.20	
550	8,528	0.20	
551	8,528	0.20	
552	8,483	0.19	
553	8,429	0.19	
554	7,800	0.18	
555	7,877	0.18	
556	158,889	3.67	FOR 18 CONDOMINIUMS
557	81,731	1.88	FOR 6 CONDOMINIUMS
558	128,372	2.97	FOR 18 CONDOMINIUMS
559	97,488	2.24	FOR 8 CONDOMINIUMS
560	78,221	1.75	FOR 4 CONDOMINIUMS
561	102,994	2.34	FOR 8 CONDOMINIUMS
562	8,743	0.20	
563	8,790	0.20	
564	8,081	0.21	
565	10,210	0.23	
566	10,210	0.23	
567	10,210	0.23	
568	10,210	0.23	
569	10,210	0.23	
570	10,210	0.23	
571	8,420	0.22	
572	8,700	0.20	
573	8,527	0.22	
574	10,210	0.23	
575	10,210	0.23	
576	10,210	0.23	
577	10,210	0.23	
578	10,210	0.23	
579	10,251	0.23	
579	8,700	0.20	
580	8,700	0.20	
581	8,700	0.20	
582	8,700	0.20	
583	8,700	0.20	
584	8,700	0.20	
585	8,700	0.20	
586	8,889	0.20	
587	8,317	0.21	
588	8,317	0.21	
589	8,317	0.21	
590	8,988	0.21	
591	8,700	0.20	
592	8,700	0.20	
593	8,700	0.20	
594	8,028	0.14	
595	8,000	0.14	
596	8,956	0.18	
597	8,872	0.16	
598	8,879	0.18	
599	8,997	0.16	

NET LOT AREAS			
LOT	SQUARE FEET	ACRES	COMMENTS
600	7,115	0.16	
601	7,193	0.17	
602	7,046	0.16	
603	7,031	0.16	
604	7,092	0.16	
605	7,030	0.16	
606	7,440	0.17	
607	7,337	0.17	
608	7,337	0.17	
609	8,381	0.16	
610	8,000	0.14	
611	8,000	0.14	
612	8,617	0.15	
613	7,333	0.17	
614	8,228	0.14	
615	8,000	0.14	
616	8,000	0.14	
617	8,014	0.14	
618	9,983	0.23	
619	8,620	0.20	
620	8,614	0.20	
621	8,865	0.22	
622	9,022	0.21	
623	7,304	0.17	
624	12,277	0.28	
625	8,940	0.21	
626	8,600	0.15	
627	8,600	0.15	
628	8,600	0.15	
629	8,578	0.15	
630	5,907	0.14	
631	8,600	0.15	
632	7,436	0.17	
633	8,137	0.19	
634	8,443	0.15	
635	8,000	0.14	
636	8,000	0.14	
637	9,819	0.22	
638	8,479	0.22	
639	8,812	0.20	
640	7,361	0.18	
641	10,041	0.23	
642	8,520	0.20	
643	8,175	0.14	
644	8,100	0.14	
645	8,190	0.14	
646	8,100	0.14	
647	8,100	0.14	
648	8,100	0.14	
649	8,101	0.14	
R	1,638	0.04	HSA LOT
S	1,781	0.04	HSA LOT
T	2,112	0.05	HSA LOT
U	2,119	0.05	HSA LOT
V	1,808	0.04	HSA LOT
X	2,110	0.05	HSA LOT
Y	14,420	0.33	BASEIN
Z	25,012	0.57	BASEIN
P-9	24,260	0.56	PARK



SEE SHEET 11

SEE SHEET 9

NOTES: DOTTED EASEMENTS SHOWN FOR REFERENCE. SEE SHEET 3 FOR DETAILS.



ENGINEER OF WORK
FUSCO ENGINEERING
6380 GREENWAY DRIVE, STE. 170
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Eric K. Anderson 4/17/18 DATE

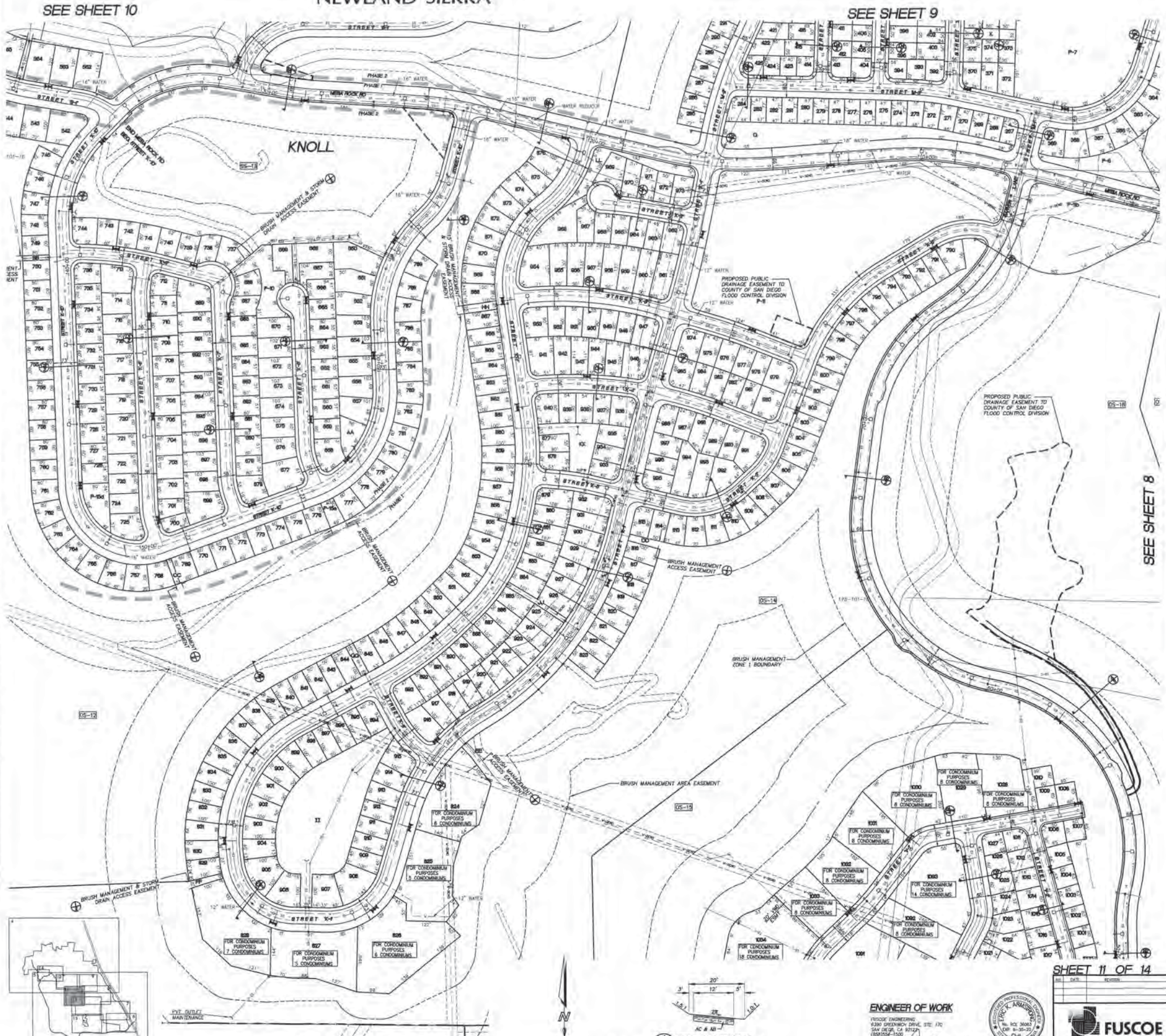


SHEET 10 OF 14

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COUNTY OF SAN DIEGO TRACT TM 5597 RPL²

TENTATIVE MAP
NEWLAND SIERRA



SEE SHEET 10

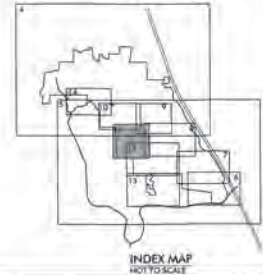
SEE SHEET 9

SEE SHEET 8

SEE SHEET 12

NET LOT AREAS			NET LOT AREAS			NET LOT AREAS			NET LOT AREAS		
LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES
650	10,383	0.24	726	4,918	0.11	822	5,762	0.13	918	5,490	0.13
651	8,007	0.18	737	6,367	0.15	823	3,458	0.13	914	3,475	0.13
652	7,255	0.16	738	5,285	0.12	829	5,608	0.13	915	6,719	0.15
653	6,490	0.15	739	4,833	0.11	830	5,555	0.13	916	8,710	0.19
654	6,150	0.14	740	4,880	0.11	831	3,884	0.12	917	5,352	0.12
655	6,150	0.14	741	4,987	0.11	832	5,489	0.13	918	5,096	0.12
656	6,482	0.15	742	4,987	0.11	833	5,077	0.13	919	4,850	0.11
657	6,611	0.15	743	4,987	0.11	834	5,077	0.13	920	5,173	0.12
658	7,083	0.16	744	5,908	0.14	835	5,078	0.13	921	5,240	0.12
659	4,800	0.11	745	5,294	0.12	836	5,578	0.13	922	5,309	0.12
660	4,800	0.11	746	5,294	0.12	837	3,350	0.12	923	5,379	0.12
661	4,800	0.11	747	5,294	0.12	838	5,810	0.13	924	5,451	0.13
662	4,800	0.11	748	4,997	0.11	839	5,489	0.13	925	5,599	0.13
663	4,800	0.11	749	4,800	0.11	840	5,318	0.12	926	5,620	0.13
664	4,800	0.11	750	4,800	0.11	841	4,981	0.11	927	5,892	0.13
665	4,800	0.11	751	4,800	0.11	842	5,003	0.11	928	5,766	0.13
666	4,969	0.11	752	4,800	0.11	843	4,997	0.11	929	5,838	0.13
667	5,051	0.13	753	4,800	0.11	844	4,997	0.11	930	5,912	0.14
668	8,638	0.20	754	4,800	0.11	845	5,217	0.12	931	5,887	0.14
669	5,728	0.13	755	4,800	0.11	846	5,284	0.12	932	6,493	0.15
670	6,140	0.14	756	4,800	0.11	847	5,441	0.12	933	8,417	0.19
671	6,150	0.14	757	4,800	0.11	848	5,372	0.12	934	4,500	0.10
672	6,150	0.14	758	4,800	0.11	849	5,192	0.12	935	5,071	0.13
673	6,150	0.14	759	4,812	0.11	850	5,132	0.12	936	6,318	0.15
674	6,150	0.14	760	4,789	0.11	851	5,441	0.12	937	4,881	0.11
675	6,150	0.14	761	5,281	0.12	852	5,651	0.13	938	4,678	0.11
676	7,113	0.16	762	5,604	0.13	853	5,805	0.13	939	4,978	0.11
677	10,568	0.24	763	5,804	0.13	854	5,841	0.13	940	8,092	0.18
678	6,314	0.14	764	5,804	0.13	855	5,500	0.13	941	8,687	0.20
679	4,800	0.11	765	5,804	0.13	856	5,271	0.12	942	5,394	0.14
680	4,800	0.11	766	5,804	0.13	857	5,448	0.13	943	5,887	0.14
681	4,800	0.11	767	5,804	0.13	858	5,380	0.12	944	5,730	0.13
682	4,800	0.11	768	5,805	0.13	859	5,385	0.12	945	5,528	0.13
683	4,800	0.11	769	5,803	0.13	860	5,362	0.12	946	7,648	0.18
684	4,800	0.11	770	4,800	0.11	861	5,169	0.12	947	8,247	0.19
685	4,800	0.11	771	4,800	0.11	862	4,968	0.11	948	4,708	0.11
686	4,800	0.11	772	4,800	0.11	863	5,038	0.12	949	4,708	0.11
687	5,025	0.12	773	4,800	0.11	864	4,988	0.11	950	4,707	0.11
688	5,281	0.13	774	4,800	0.11	865	5,035	0.12	951	4,708	0.11
689	6,918	0.21	775	4,800	0.11	866	5,886	0.14	952	4,708	0.11
690	6,150	0.14	776	4,875	0.11	867	5,415	0.12	953	6,387	0.15
691	6,150	0.14	777	5,335	0.12	868	5,788	0.13	954	10,400	0.24
692	6,150	0.14	778	5,335	0.12	869	5,484	0.13	955	5,792	0.13
693	6,150	0.14	779	5,335	0.12	870	5,868	0.13	956	6,858	0.16
694	6,150	0.14	780	5,335	0.12	871	5,813	0.13	957	7,091	0.16
695	6,150	0.14	781	5,335	0.12	872	5,422	0.12	958	7,222	0.17
696	6,150	0.14	782	5,335	0.12	873	5,836	0.13	959	7,259	0.17
697	6,150	0.14	783	5,225	0.12	874	6,256	0.14	960	7,338	0.17
698	6,205	0.14	784	4,800	0.11	875	5,858	0.14	961	7,964	0.18
699	6,517	0.22	785	4,800	0.11	876	8,254	0.19	962	5,327	0.12
700	5,489	0.12	786	4,800	0.11	877	4,741	0.11	963	4,448	0.10
701	4,197	0.10	787	4,800	0.11	878	4,881	0.11	964	4,700	0.11
702	4,800	0.11	788	5,207	0.13	879	4,850	0.11	965	4,697	0.11
703	5,000	0.13	789	5,207	0.13	880	4,739	0.11	966	4,728	0.11
704	4,800	0.11	790	6,186	0.14	881	4,652	0.11	967	5,563	0.13
705	4,800	0.11	791	4,500	0.10	882	4,875	0.11	968	12,706	0.29
706	4,800	0.11	792	4,500	0.10	883	4,875	0.11	969	6,581	0.15
707	4,800	0.11	793	4,500	0.10	884	4,875	0.11	970	5,450	0.13
708	4,800	0.11	794	4,859	0.11	885	5,548	0.13	971	4,881	0.11
709	4,800	0.11	795	4,972	0.11	886	5,537	0.13	972	4,546	0.10
710	4,800	0.11	796	4,972	0.11	887	5,333	0.12	973	5,280	0.12
711	4,800	0.11	797	4,972	0.11	888	5,112	0.12	974	3,858	0.09
712	5,105	0.12	798	4,972	0.11	889	5,121	0.12	975	4,975	0.11
713	7,983	0.18	799	4,938	0.11	890	4,658	0.11	976	4,975	0.11
714	3,852	0.09	800	4,500	0.10	891	4,781	0.11	977	4,626	0.11
715	5,400	0.12	801	4,500	0.10	892	4,599	0.11	978	4,500	0.10
716	5,400	0.12	802	4,800	0.11	893	6,285	0.14	979	8,855	0.20
717	5,400	0.12	803	4,800	0.11	894	5,409	0.12	980	6,655	0.15
718	5,400	0.12	804	4,389	0.10	895	5,000	0.11	981	4,500	0.10
719	5,400	0.12	805	4,841	0.11	896	5,000	0.11	982	4,552	0.10
720	5,400	0.12	806	5,387	0.12	897	5,000	0.11	983	4,689	0.11
721	5,400	0.12	807	5,128	0.12	898	5,515	0.13	984	4,809	0.11
722	5,400	0.12	808	4,500	0.10	899	5,983	0.14	985	5,811	0.13
723	5,400	0.12	809	5,280	0.12	900	5,983	0.14	986	4,940	0.11
724	5,403	0.12	810	5,399	0.12	901	5,983	0.14	987	4,681	0.11
725	7,285	0.17	811	5,399	0.12	902	5,983	0.14	988	5,355	0.12
726	4,800	0.11	812	5,399	0.12	903	5,983	0.14	989	5,465	0.13
727	4,800	0.11	813	5,024	0.12	904	5,820	0.13	990	5,075	0.12
728	4,800	0.11	814	4,500	0.10	905	9,222	0.21	991	7,217	0.17
729	4,800	0.11	815	4,864	0.11	906	6,187	0.14	992	7,743	0.18
730	4,800	0.11	816	4,996	0.11	907	7,977	0.18	993	7,074	0.16
731	4,800	0.11	817	5,175	0.12	908	9,718	0.22	994	8,541	0.19
732	4,800	0.11	818	5,640	0.13	909	5,450	0.13	995	4,884	0.11
733	4,800	0.11	819	3,858	0.09	910	5,000	0.11	996	4,500	0.10
734	4,800	0.11	820	5,660	0.13	911	5,000	0.11	997	5,784	0.13
735	4,800	0.11	821	5,882	0.13	912	5,090	0.11			

NET LOT AREAS				NET LOT AREAS			
LOT	SQUARE FEET	ACRES	COMMENTS	LOT	SQUARE FEET	ACRES	COMMENTS
B24	36,474	0.88	FOR 8 CONDOMINIUMS	HH	2,500	0.08	HSA LOT
B25	38,091	0.90	FOR 8 CONDOMINIUMS	I	85,963	2.00	BSM
B26	52,829	1.21	FOR 8 CONDOMINIUMS	J	3,105	0.07	BSM
B27	32,233	0.80	FOR 8 CONDOMINIUMS	KK	14,378	0.33	BSM
B28	40,640	0.93	FOR 7 CONDOMINIUMS	LL	12,654	0.29	HSA LOT
AA	5,563	0.14	BSM	MM	20,024	0.67	HSA LOT
BB	1,200	0.03	HSA LOT	P-8			SEE SHEET 14
CC	1,207	0.03	HSA LOT	P-10	16,284	0.37	PARK
DD	1,411	0.03	HSA LOT	P-11	307,173	7.00	PARK
EE	1,500	0.03	HSA LOT	P-14	8,719	0.20	PARK
FF	1,832	0.04	HSA LOT	P-15a	3,533	0.08	PARK
GG	2,500	0.06	HSA LOT				



PROPOSED SECTION FOR
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NO SCALE

ENGINEER OF WORK
FUSCO ENGINEERING
6300 GREENWAY DRIVE, STE. 170
SAN DIEGO, CA 92121
(619) 594-1100
ERIC K. FUSCO

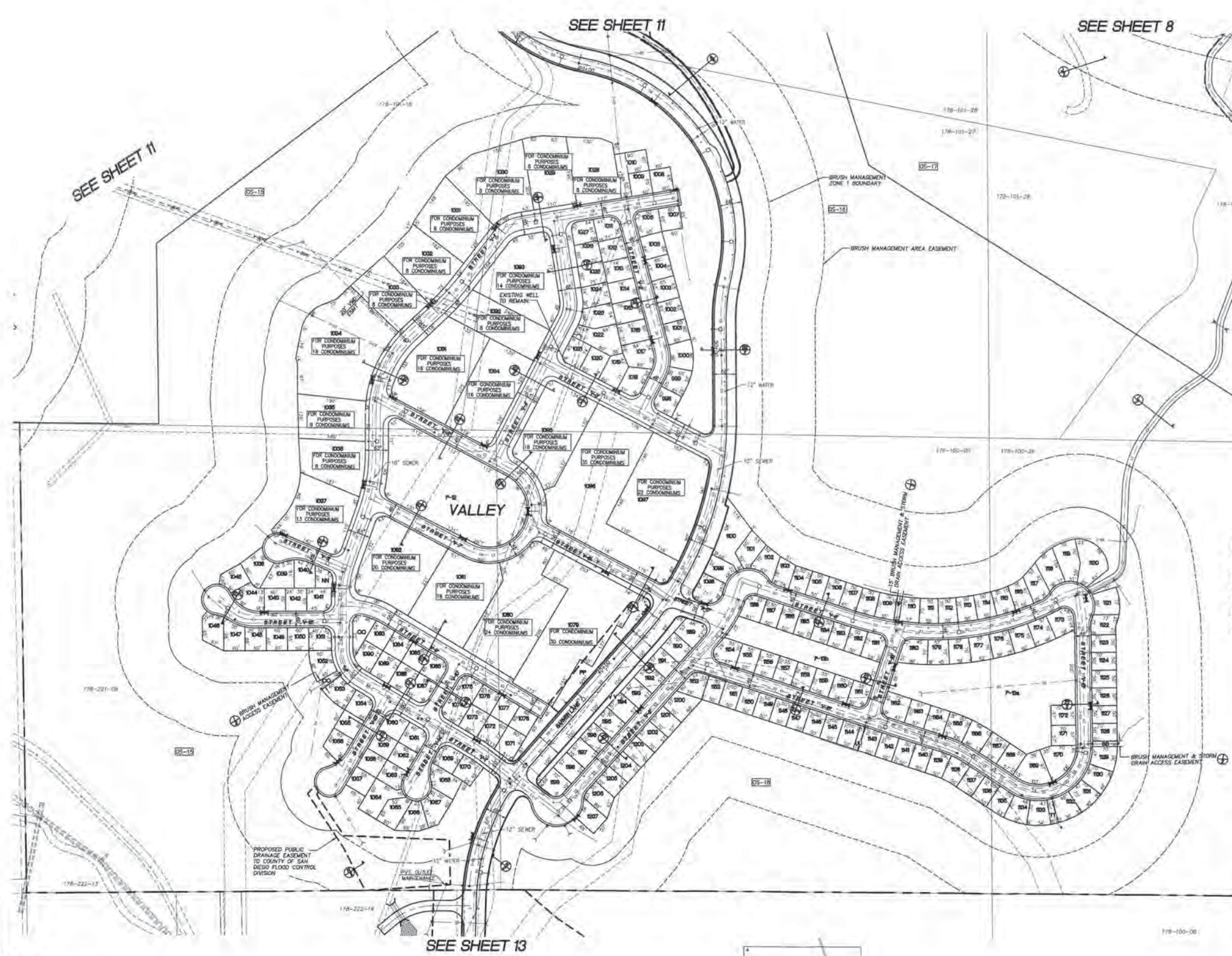
SHEET 11 OF 14

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COUNTY OF SAN DIEGO TRACT TM 5597 RPL²
 TENTATIVE MAP
 NEWLAND SIERRA

NET LOT AREAS			NET LOT AREAS			NET LOT AREAS			NET LOT AREAS		
LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES
988	4,091	0.09	1000	4,091	0.09	1116	3,890	0.09	1168	3,990	0.09
989	4,516	0.10	1081	4,091	0.09	1117	4,855	0.11	1169	6,701	0.15
1000	4,838	0.11	1082	3,900	0.09	1118	5,444	0.12	1170	6,818	0.16
1001	3,900	0.09	1063	4,080	0.09	1119	6,441	0.15	1171	3,990	0.09
1002	4,095	0.09	1064	6,271	0.14	1120	8,283	0.19	1172	3,990	0.09
1003	4,095	0.09	1065	5,192	0.12	1121	4,809	0.11	1173	4,819	0.11
1004	4,095	0.09	1066	5,075	0.12	1122	4,097	0.09	1174	4,172	0.10
1005	4,290	0.10	1067	5,767	0.13	1123	3,484	0.08	1175	4,172	0.10
1006	4,569	0.10	1068	5,289	0.12	1124	3,487	0.08	1176	4,172	0.10
1007	3,900	0.09	1069	4,236	0.10	1125	3,490	0.08	1177	4,172	0.10
1008	3,900	0.09	1070	4,168	0.10	1126	3,493	0.08	1178	4,172	0.10
1009	3,900	0.09	1071	4,794	0.11	1127	3,496	0.08	1179	4,172	0.10
1010	7,250	0.17	1072	4,440	0.10	1128	3,488	0.08	1180	5,198	0.12
1011	4,291	0.10	1073	4,403	0.10	1129	4,118	0.09	1181	4,247	0.10
1012	4,537	0.10	1074	4,636	0.11	1130	4,102	0.09	1182	3,341	0.08
1013	4,494	0.10	1075	4,091	0.09	1131	4,102	0.09	1183	3,500	0.08
1014	4,648	0.11	1076	3,900	0.09	1132	4,102	0.09	1184	3,500	0.08
1015	4,802	0.11	1077	3,900	0.09	1133	4,102	0.09	1185	3,500	0.08
1016	4,956	0.11	1078	3,900	0.09	1134	4,102	0.09	1186	3,500	0.08
1017	5,886	0.14	1083	3,894	0.09	1135	3,908	0.09	1187	3,500	0.08
1018	4,989	0.11	1084	3,900	0.09	1136	3,500	0.08	1188	3,937	0.09
1019	5,102	0.12	1085	3,900	0.09	1137	3,500	0.08	1189	4,580	0.11
1020	4,464	0.10	1086	3,786	0.08	1138	3,856	0.09	1190	3,890	0.09
1021	4,490	0.10	1087	4,289	0.10	1139	3,850	0.09	1191	3,990	0.09
1022	7,863	0.18	1088	4,403	0.10	1140	3,500	0.08	1192	3,990	0.09
1023	5,262	0.13	1089	4,403	0.10	1141	3,500	0.08	1193	3,990	0.09
1024	4,677	0.11	1090	4,190	0.10	1142	3,500	0.08	1194	3,990	0.09
1025	4,407	0.10	1098	5,487	0.13	1143	3,500	0.08	1195	3,990	0.09
1026	4,186	0.10	1099	4,248	0.10	1144	3,500	0.09	1196	3,990	0.09
1027	4,081	0.09	1100	10,476	0.24	1145	3,500	0.08	1197	3,990	0.09
1028	5,719	0.13	1101	4,973	0.11	1146	3,500	0.08	1198	3,990	0.09
1029	5,871	0.13	1102	4,499	0.10	1147	3,500	0.08	1199	4,415	0.10
1040	4,533	0.10	1103	3,756	0.09	1148	3,500	0.08	1200	5,088	0.12
1041	4,419	0.10	1104	3,500	0.08	1149	3,500	0.08	1201	3,990	0.09
1042	3,900	0.09	1105	3,500	0.08	1150	3,500	0.08	1202	3,990	0.09
1043	3,900	0.09	1106	3,500	0.08	1151	3,500	0.08	1203	3,990	0.09
1044	5,212	0.12	1107	3,500	0.08	1152	3,500	0.08	1204	3,990	0.09
1045	4,247	0.10	1108	3,687	0.08	1153	4,448	0.10	1205	3,990	0.09
1046	5,268	0.12	1109	3,847	0.08	1154	4,584	0.11	1206	4,633	0.11
1047	4,768	0.11	1110	3,743	0.08	1155	3,850	0.09	1207	4,137	0.09
1048	3,921	0.09	1111	3,687	0.08	1156	3,850	0.09			
1049	3,900	0.09	1112	3,687	0.08	1157	3,850	0.09			
1050	3,900	0.09	1113	3,687	0.08	1158	3,850	0.09			
1051	4,088	0.09	1114	3,687	0.08	1159	3,850	0.09			
1052	4,972	0.11	1115	3,704	0.09	1160	3,850	0.09			
1053	4,766	0.11				1161	3,717	0.09			
1054	4,091	0.09				1162	4,900	0.11			
1055	3,900	0.09				1163	3,990	0.09			
1056	4,407	0.10				1164	3,990	0.09			
1057	3,900	0.09				1165	4,309	0.10			
1058	3,900	0.09				1166	4,332	0.10			
1059	3,900	0.09				1167	3,990	0.09			

NET LOT AREAS			
LOT	SQUARE FEET	ACRES	COMMENTS
1028	23,260	0.53	FOR 8 CONDOMINIUMS
1029	24,897	0.57	FOR 8 CONDOMINIUMS
1030	36,194	0.83	FOR 8 CONDOMINIUMS
1031	28,303	0.65	FOR 8 CONDOMINIUMS
1032	24,893	0.57	FOR 8 CONDOMINIUMS
1033	22,711	0.52	FOR 8 CONDOMINIUMS
1034	61,304	1.42	FOR 16 CONDOMINIUMS
1035	22,915	0.53	FOR 8 CONDOMINIUMS
1036	23,377	0.54	FOR 8 CONDOMINIUMS
1037	32,884	0.75	FOR 13 CONDOMINIUMS
1079	89,855	2.00	FOR 30 CONDOMINIUMS
1080	57,238	1.31	FOR 24 CONDOMINIUMS
1081	42,057	0.97	FOR 16 CONDOMINIUMS
1082	43,642	1.00	FOR 30 CONDOMINIUMS
1091	48,517	1.10	FOR 16 CONDOMINIUMS
1092	25,348	0.58	FOR 8 CONDOMINIUMS
1093	41,284	0.95	FOR 14 CONDOMINIUMS
1094	38,307	0.88	FOR 16 CONDOMINIUMS
1095	39,958	0.91	FOR 18 CONDOMINIUMS
1096	83,195	1.91	FOR 35 CONDOMINIUMS
1097	62,729	1.44	FOR 22 CONDOMINIUMS
P12	86,894	2.00	PARK
P13a	36,113	0.83	PARK
P13b	30,211	0.69	PARK
HN	2,804	0.06	HDA LOT
OO	1,365	0.03	HDA LOT
PP	33,180	0.76	HDA LOT
QQ	4,281	0.10	HDA LOT
RR	1,090	0.02	HDA LOT
SS	1,048	0.02	HDA LOT
TT	1,291	0.03	HDA LOT
UU	1,090	0.02	HDA LOT
VV	10,300	0.24	HDA LOT



ENGINEER OF WORK
 FUSCO ENGINEERING
 6390 Greenloch Drive, Ste. 120
 San Diego, California 92121
 (619) 594-1100
 Eric K. Anderson
 4/7/18



SHEET 12 OF 14
 FUSCO ENGINEERING
 6390 Greenloch Drive, Suite 120
 San Diego, California 92121
 Tel: 619.594.1100 Fax: 619.597.0335
 www.fusco.com

SEE SHEET 7

SEE SHEET 8

SEE SHEET 11

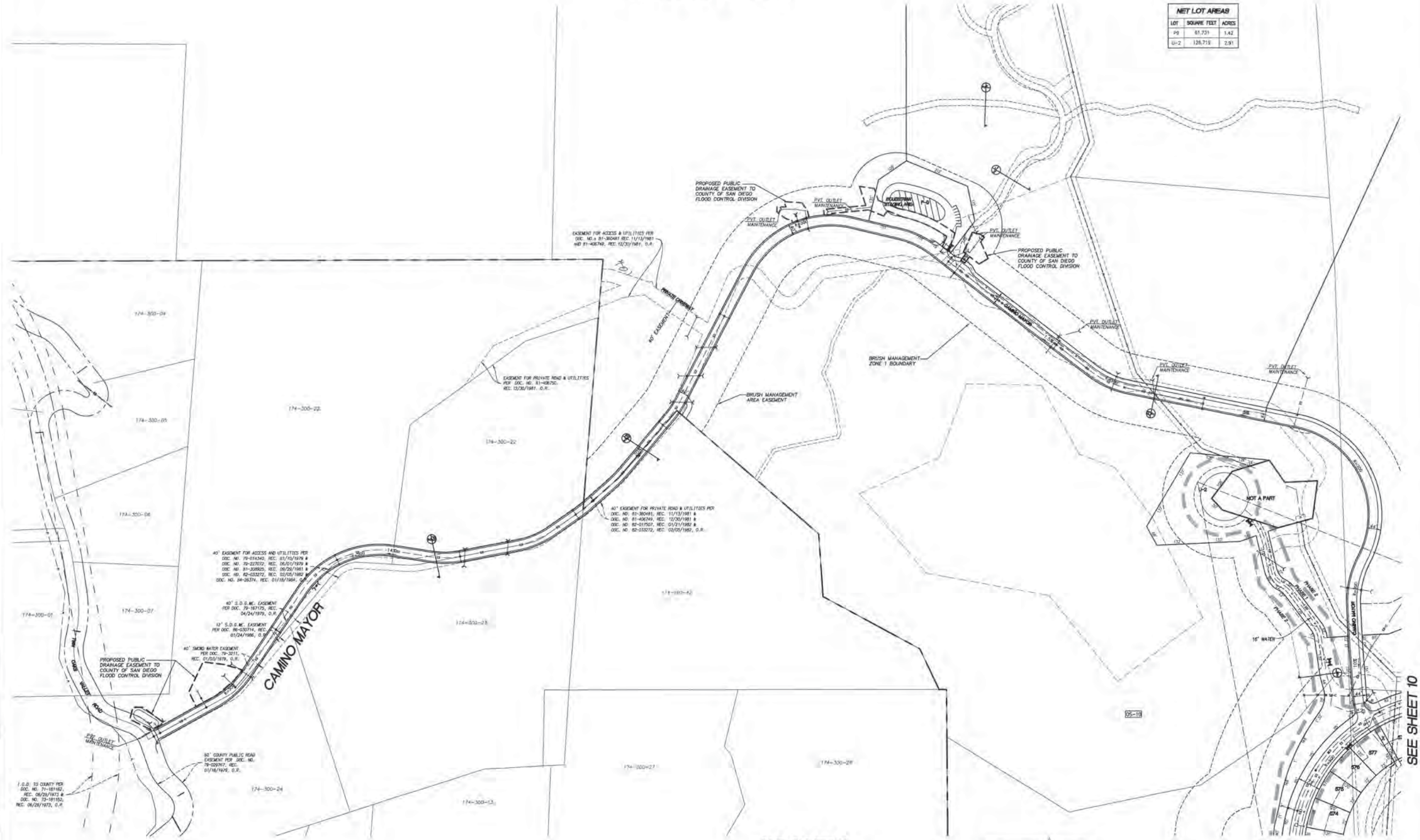
SEE SHEET 11

SEE SHEET 13

COUNTY OF SAN DIEGO TRACT TM 5597 RPL²

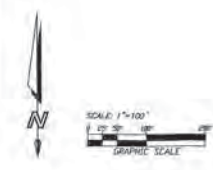
TENTATIVE MAP
NEWLAND SIERRA

NET LOT AREAS		
LOT	SQUARE FEET	ACRES
P8	81,731	1.82
U-2	126,719	2.91



SEE SHEET 10

SEE SHEET 10



ENGINEER OF WORK
 FUSCO ENGINEERING
 8300 GREENWAY DRIVE, STE. 170
 SAN DIEGO, CA 92122
 (619) 554-1500
 ERIC X. ARMBRISTRENGE (REG. 30088) DATE: 6/7/18



SHEET 14 OF 14

FUSCO ENGINEERING
 4390 Greenway Drive, Suite 170
 San Diego, California 92122
 Tel 619.554.1500 • Fax 619.597.6335
 www.fusco.com

COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
 PRELIMINARY GRADING PLAN
 NEWLAND SIERRA

SEE SHEET 4



LINE	INCH	FOOTING
1	1/2"	12.0000
2	1/4"	6.0000
3	3/8"	9.0000
4	1/8"	3.0000
5	5/16"	4.5000
6	3/16"	3.7500
7	1/4"	6.0000
8	5/16"	7.5000
9	3/8"	9.0000
10	1/2"	12.0000
11	5/8"	15.0000
12	3/4"	18.0000
13	7/8"	21.0000
14	1"	24.0000
15	1 1/8"	27.0000
16	1 1/4"	30.0000
17	1 3/8"	33.0000
18	1 1/2"	36.0000
19	1 5/8"	39.0000
20	1 3/4"	42.0000
21	1 7/8"	45.0000
22	2"	48.0000
23	2 1/8"	51.0000
24	2 1/4"	54.0000
25	2 3/8"	57.0000
26	2 1/2"	60.0000
27	2 5/8"	63.0000
28	2 3/4"	66.0000
29	2 7/8"	69.0000
30	3"	72.0000
31	3 1/8"	75.0000
32	3 1/4"	78.0000
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35	3 5/8"	87.0000
36	3 3/4"	90.0000
37	3 7/8"	93.0000
38	4"	96.0000
39	4 1/8"	99.0000
40	4 1/4"	102.0000
41	4 3/8"	105.0000
42	4 1/2"	108.0000
43	4 5/8"	111.0000
44	4 3/4"	114.0000
45	4 7/8"	117.0000
46	5"	120.0000
47	5 1/8"	123.0000
48	5 1/4"	126.0000
49	5 3/8"	129.0000
50	5 1/2"	132.0000
51	5 5/8"	135.0000
52	5 3/4"	138.0000
53	5 7/8"	141.0000
54	6"	144.0000
55	6 1/8"	147.0000
56	6 1/4"	150.0000
57	6 3/8"	153.0000
58	6 1/2"	156.0000
59	6 5/8"	159.0000
60	6 3/4"	162.0000
61	6 7/8"	165.0000
62	7"	168.0000
63	7 1/8"	171.0000
64	7 1/4"	174.0000
65	7 3/8"	177.0000
66	7 1/2"	180.0000
67	7 5/8"	183.0000
68	7 3/4"	186.0000
69	7 7/8"	189.0000
70	8"	192.0000
71	8 1/8"	195.0000
72	8 1/4"	198.0000
73	8 3/8"	201.0000
74	8 1/2"	204.0000
75	8 5/8"	207.0000
76	8 3/4"	210.0000
77	8 7/8"	213.0000
78	9"	216.0000
79	9 1/8"	219.0000
80	9 1/4"	222.0000
81	9 3/8"	225.0000
82	9 1/2"	228.0000
83	9 5/8"	231.0000
84	9 3/4"	234.0000
85	9 7/8"	237.0000
86	10"	240.0000
87	10 1/8"	243.0000
88	10 1/4"	246.0000
89	10 3/8"	249.0000
90	10 1/2"	252.0000
91	10 5/8"	255.0000
92	10 3/4"	258.0000
93	10 7/8"	261.0000
94	11"	264.0000
95	11 1/8"	267.0000
96	11 1/4"	270.0000
97	11 3/8"	273.0000
98	11 1/2"	276.0000
99	11 5/8"	279.0000
100	11 3/4"	282.0000
101	11 7/8"	285.0000
102	12"	288.0000
103	12 1/8"	291.0000
104	12 1/4"	294.0000
105	12 3/8"	297.0000
106	12 1/2"	300.0000
107	12 5/8"	303.0000
108	12 3/4"	306.0000
109	12 7/8"	309.0000
110	13"	312.0000
111	13 1/8"	315.0000
112	13 1/4"	318.0000
113	13 3/8"	321.0000
114	13 1/2"	324.0000
115	13 5/8"	327.0000
116	13 3/4"	330.0000
117	13 7/8"	333.0000
118	14"	336.0000
119	14 1/8"	339.0000
120	14 1/4"	342.0000
121	14 3/8"	345.0000
122	14 1/2"	348.0000
123	14 5/8"	351.0000
124	14 3/4"	354.0000
125	14 7/8"	357.0000
126	15"	360.0000
127	15 1/8"	363.0000
128	15 1/4"	366.0000
129	15 3/8"	369.0000
130	15 1/2"	372.0000
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133	15 7/8"	381.0000
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135	16 1/8"	387.0000
136	16 1/4"	390.0000
137	16 3/8"	393.0000
138	16 1/2"	396.0000
139	16 5/8"	399.0000
140	16 3/4"	402.0000
141	16 7/8"	405.0000
142	17"	408.0000
143	17 1/8"	411.0000
144	17 1/4"	414.0000
145	17 3/8"	417.0000
146	17 1/2"	420.0000
147	17 5/8"	423.0000
148	17 3/4"	426.0000
149	17 7/8"	429.0000
150	18"	432.0000
151	18 1/8"	435.0000
152	18 1/4"	438.0000
153	18 3/8"	441.0000
154	18 1/2"	444.0000
155	18 5/8"	447.0000
156	18 3/4"	450.0000
157	18 7/8"	453.0000
158	19"	456.0000
159	19 1/8"	459.0000
160	19 1/4"	462.0000
161	19 3/8"	465.0000
162	19 1/2"	468.0000
163	19 5/8"	471.0000
164	19 3/4"	474.0000
165	19 7/8"	477.0000
166	20"	480.0000
167	20 1/8"	483.0000
168	20 1/4"	486.0000
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172	20 3/4"	498.0000
173	20 7/8"	501.0000
174	21"	504.0000
175	21 1/8"	507.0000
176	21 1/4"	510.0000
177	21 3/8"	513.0000
178	21 1/2"	516.0000
179	21 5/8"	519.0000
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181	21 7/8"	525.0000
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184	22 1/4"	534.0000
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187	22 5/8"	543.0000
188	22 3/4"	546.0000
189	22 7/8"	549.0000
190	23"	552.0000
191	23 1/8"	555.0000
192	23 1/4"	558.0000
193	23 3/8"	561.0000
194	23 1/2"	564.0000
195	23 5/8"	567.0000
196	23 3/4"	570.0000
197	23 7/8"	573.0000
198	24"	576.0000
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200	24 1/4"	582.0000
201	24 3/8"	585.0000
202	24 1/2"	588.0000
203	24 5/8"	591.0000
204	24 3/4"	594.0000
205	24 7/8"	597.0000
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207	25 1/8"	603.0000
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209	25 3/8"	609.0000
210	25 1/2"	612.0000
211	25 5/8"	615.0000
212	25 3/4"	618.0000
213	25 7/8"	621.0000
214	26"	624.0000
215	26 1/8"	627.0000
216	26 1/4"	630.0000
217	26 3/8"	633.0000
218	26 1/2"	636.0000
219	26 5/8"	639.0000
220	26 3/4"	642.0000
221	26 7/8"	645.0000
222	27"	648.0000
223	27 1/8"	651.0000
224	27 1/4"	654.0000
225	27 3/8"	657.0000
226	27 1/2"	660.0000
227	27 5/8"	663.0000
228	27 3/4"	666.0000
229	27 7/8"	669.0000
230	28"	672.0000
231	28 1/8"	675.0000
232	28 1/4"	678.0000
233	28 3/8"	681.0000
234	28 1/2"	684.0000
235	28 5/8"	687.0000
236	28 3/4"	690.0000
237	28 7/8"	693.0000
238	29"	696.0000
239	29 1/8"	699.0000
240	29 1/4"	702.0000
241	29 3/8"	705.0000
242	29 1/2"	708.0000
243	29 5/8"	711.0000
244	29 3/4"	714.0000
245	29 7/8"	717.0000
246	30"	720.0000
247	30 1/8"	723.0000
248	30 1/4"	726.0000
249	30 3/8"	729.0000
250	30 1/2"	732.0000
251	30 5/8"	735.0000
252	30 3/4"	738.0000
253	30 7/8"	741.0000
254	31"	744.0000
255	31 1/8"	747.0000
256	31 1/4"	750.0000
257	31 3/8"	753.0000
258	31 1/2"	756.0000
259	31 5/8"	759.0000
260	31 3/4"	762.0000
261	31 7/8"	765.0000
262	32"	768.0000
263	32 1/8"	771.0000
264	32 1/4"	774.0000
265	32 3/8"	777.0000
266	32 1/2"	780.0000
267	32 5/8"	783.0000
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270	33"	792.0000
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272	33 1/4"	798.0000
273	33 3/8"	801.0000
274	33 1/2"	804.0000
275	33 5/8"	807.0000
276	33 3/4"	810.0000
277	33 7/8"	813.0000
278	34"	816.0000
279	34 1/8"	819.0000
280	34 1/4"	822.0000
281	34 3/8"	825.0000
282	34 1/2"	828.0000
283	34 5/8"	831.0000
284	34 3/4"	834.0000
285	34 7/8"	837.0000
286	35"	840.0000
287	35 1/8"	843.0000
288	35 1/4"	846.0000
289	35 3/8"	849.0000
290	35 1/2"	852.0000
291	35 5/8"	855.0000
292	35 3/4"	858.0000
293	35 7/8"	861.0000
294	36"	864.0000
295	36 1/8"	867.0000
296	36 1/4"	870.0000
297	36 3/8"	873.0000
298	36 1/2"	876.0000
299	36 5/8"	879.0000
300	36 3/4"	882.0000
301	36 7/8"	885.0000
302	37"	888.0000
303	37 1/8"	891.0000
304	37 1/4"	894.0000
305	37 3/8"	897.0000
306	37 1/2"	900.0000
307	37 5/8"	903.0000
308	37 3/4"	906.0000
309	37 7/8"	909.0000
310	38"	912.0000
311	38 1/8"	915.0000
312	38 1/4"	918.0000
313	38 3/8"	921.0000
314	38 1/2"	924.0000
315	38 5/8"	927.0000
316	38 3/4"	930.0000
317	38 7/8"	933.0000
318	39"	936.0000
319	39 1/8"	939.0000
320	39	

COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
 PRELIMINARY GRADING PLAN
 NEWLAND SIERRA

SEE SHEET 7

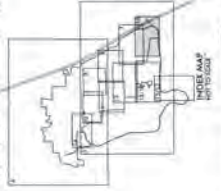
SEE SHEET 7



SEE SHEET 13

DEER SPRINGS ROAD OPTION A
 SEE SHEET 16 FOR OPTION B

INTERCHANGE IMPROVEMENTS
 PER SEPARATE CALTRANS PROJECT



ENGINEER OF WORK
 FUSCO ENGINEERING, INC.
 10000 SAN DIEGO AVENUE, SUITE 100
 SAN DIEGO, CALIFORNIA 92131
 (619) 594-1111

NO.	DATE	DESCRIPTION
1	08/15/17	ISSUED FOR PERMIT
2	08/15/17	ISSUED FOR PERMIT
3	08/15/17	ISSUED FOR PERMIT
4	08/15/17	ISSUED FOR PERMIT
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16	08/15/17	ISSUED FOR PERMIT
17	08/15/17	ISSUED FOR PERMIT
18	08/15/17	ISSUED FOR PERMIT
19	08/15/17	ISSUED FOR PERMIT
20	08/15/17	ISSUED FOR PERMIT



COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
 PRELIMINARY GRADING PLAN
 NEWLAND SIERRA

SEE SHEET 8

SEE SHEET 11

SEE SHEET 13

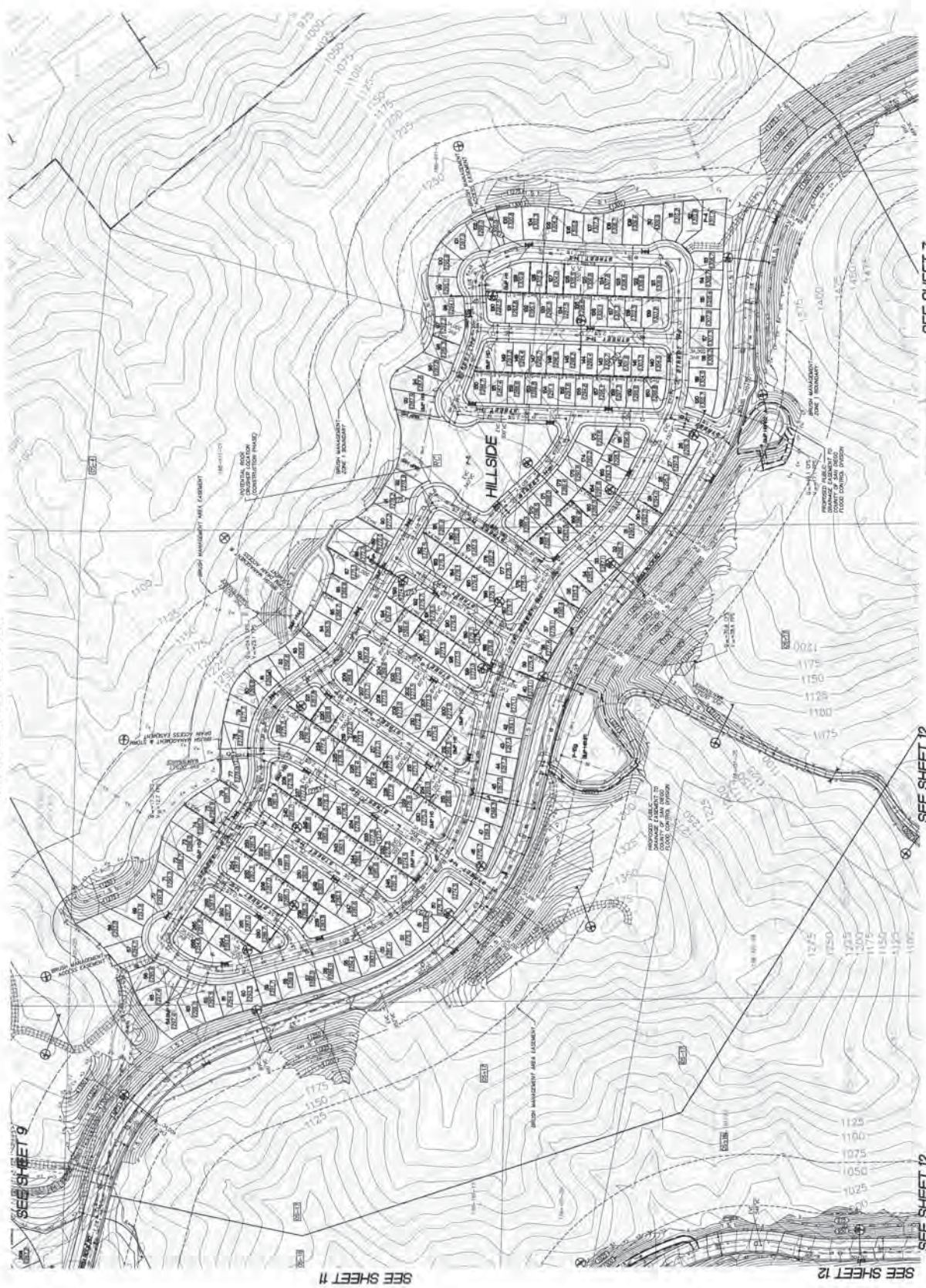


SEE SHEET 6

NO.	DATE	DESCRIPTION	BY	CHECKED
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3	02/15/11	REVISED FOR COMMENTS	JL	ML
4	03/01/11	REVISED FOR COMMENTS	JL	ML
5	03/15/11	REVISED FOR COMMENTS	JL	ML
6	04/01/11	REVISED FOR COMMENTS	JL	ML
7	04/15/11	REVISED FOR COMMENTS	JL	ML
8	05/01/11	REVISED FOR COMMENTS	JL	ML
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23	12/15/11	REVISED FOR COMMENTS	JL	ML
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35	06/15/12	REVISED FOR COMMENTS	JL	ML
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67	10/15/13	REVISED FOR COMMENTS	JL	ML
68	11/01/13	REVISED FOR COMMENTS	JL	ML
69	11/15/13	REVISED FOR COMMENTS	JL	ML
70	12/01/13	REVISED FOR COMMENTS	JL	ML
71	12/15/13	REVISED FOR COMMENTS	JL	ML
72	01/01/14	REVISED FOR COMMENTS	JL	ML
73	01/15/14	REVISED FOR COMMENTS	JL	ML
74	02/01/14	REVISED FOR COMMENTS	JL	ML
75	02/15/14	REVISED FOR COMMENTS	JL	ML
76	03/01/14	REVISED FOR COMMENTS	JL	ML
77	03/15/14	REVISED FOR COMMENTS	JL	ML
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96	01/01/15	REVISED FOR COMMENTS	JL	ML
97	01/15/15	REVISED FOR COMMENTS	JL	ML
98	02/01/15	REVISED FOR COMMENTS	JL	ML
99	02/15/15	REVISED FOR COMMENTS	JL	ML
100	03/01/15	REVISED FOR COMMENTS	JL	ML



COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
 PRELIMINARY GRADING PLAN
 NEWLAND SIERRA



SEE SHEET 9

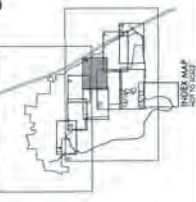
SEE SHEET 11

SEE SHEET 12

SEE SHEET 12

SEE SHEET 12

SEE SHEET 7



NO.	DATE	DESCRIPTION	BY	CHKD.
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2	11/15/11
3	11/15/11
4	11/15/11
5	11/15/11
6	11/15/11
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97	11/15/11
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99	11/15/11
100	11/15/11



ENGINEER OF WORK
 FUSCO ENGINEERS
 10000 SAN DIEGO AVENUE, SUITE 100
 SAN DIEGO, CALIFORNIA 92131
 TEL: 619-594-1100 FAX: 619-594-1101

NOT TO SCALE UNLESS OTHERWISE NOTED
 ALL DIMENSIONS IN FEET UNLESS OTHERWISE NOTED

COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
 PRELIMINARY GRADING PLAN
 NEWLAND SIERRA

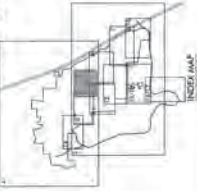


SEE SHEET 8

SEE SHEET 11

NO.	DESCRIPTION	AREA (SQ. FT.)	VOLUME (CU. YD.)
1	GRAVEL	1,200	1,200
2	CRUSHED GRANITE	1,200	1,200
3	CRUSHED SAND	1,200	1,200
4	CRUSHED LIME	1,200	1,200
5	CRUSHED BRICK	1,200	1,200
6	CRUSHED CONCRETE	1,200	1,200
7	CRUSHED ASPHALT	1,200	1,200
8	CRUSHED SLATE	1,200	1,200
9	CRUSHED SHALE	1,200	1,200
10	CRUSHED SLATE	1,200	1,200
11	CRUSHED SHALE	1,200	1,200
12	CRUSHED SLATE	1,200	1,200
13	CRUSHED SHALE	1,200	1,200
14	CRUSHED SLATE	1,200	1,200
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95	CRUSHED SHALE	1,200	1,200
96	CRUSHED SLATE	1,200	1,200
97	CRUSHED SHALE	1,200	1,200
98	CRUSHED SLATE	1,200	1,200
99	CRUSHED SHALE	1,200	1,200
100	CRUSHED SLATE	1,200	1,200

NOTE: MATERIALS QUANTITY IS BASED ON PRELIMINARY GRADING PLAN AND IS SUBJECT TO CHANGE. SEE SHEET 11 FOR MATERIALS QUANTITY.



COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
 PRELIMINARY GRADING PLAN
 NEWLAND SIERRA



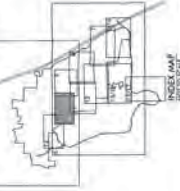
SEE SHEET 14

SEE SHEET 14

SEE SHEET 9

SEE SHEET 11

NO.	AREA	AREA (SQ FT)	GRADE	TYPE OF DISTURBANCE	NO. OF TREES TO BE REMOVED	NO. OF TREES TO BE PLANTED
1	ROADWAY	1,200	15.00	ROADWAY	0	0
2	DRIVEWAY	1,200	15.00	DRIVEWAY	0	0
3	WALKWAY	1,200	15.00	WALKWAY	0	0
4	LANDSCAPE	1,200	15.00	LANDSCAPE	0	0
5	GRASS	1,200	15.00	GRASS	0	0
6	WOOD	1,200	15.00	WOOD	0	0
7	ROCK	1,200	15.00	ROCK	0	0
8	CONCRETE	1,200	15.00	CONCRETE	0	0
9	ASPHALT	1,200	15.00	ASPHALT	0	0
10	PAVEMENT	1,200	15.00	PAVEMENT	0	0
11	GRAVEL	1,200	15.00	GRAVEL	0	0
12	SOIL	1,200	15.00	SOIL	0	0
13	ROCK	1,200	15.00	ROCK	0	0
14	CONCRETE	1,200	15.00	CONCRETE	0	0
15	ASPHALT	1,200	15.00	ASPHALT	0	0
16	PAVEMENT	1,200	15.00	PAVEMENT	0	0
17	GRAVEL	1,200	15.00	GRAVEL	0	0
18	SOIL	1,200	15.00	SOIL	0	0
19	ROCK	1,200	15.00	ROCK	0	0
20	CONCRETE	1,200	15.00	CONCRETE	0	0
21	ASPHALT	1,200	15.00	ASPHALT	0	0
22	PAVEMENT	1,200	15.00	PAVEMENT	0	0
23	GRAVEL	1,200	15.00	GRAVEL	0	0
24	SOIL	1,200	15.00	SOIL	0	0
25	ROCK	1,200	15.00	ROCK	0	0
26	CONCRETE	1,200	15.00	CONCRETE	0	0
27	ASPHALT	1,200	15.00	ASPHALT	0	0
28	PAVEMENT	1,200	15.00	PAVEMENT	0	0
29	GRAVEL	1,200	15.00	GRAVEL	0	0
30	SOIL	1,200	15.00	SOIL	0	0
31	ROCK	1,200	15.00	ROCK	0	0
32	CONCRETE	1,200	15.00	CONCRETE	0	0
33	ASPHALT	1,200	15.00	ASPHALT	0	0
34	PAVEMENT	1,200	15.00	PAVEMENT	0	0
35	GRAVEL	1,200	15.00	GRAVEL	0	0
36	SOIL	1,200	15.00	SOIL	0	0
37	ROCK	1,200	15.00	ROCK	0	0
38	CONCRETE	1,200	15.00	CONCRETE	0	0
39	ASPHALT	1,200	15.00	ASPHALT	0	0
40	PAVEMENT	1,200	15.00	PAVEMENT	0	0
41	GRAVEL	1,200	15.00	GRAVEL	0	0
42	SOIL	1,200	15.00	SOIL	0	0
43	ROCK	1,200	15.00	ROCK	0	0
44	CONCRETE	1,200	15.00	CONCRETE	0	0
45	ASPHALT	1,200	15.00	ASPHALT	0	0
46	PAVEMENT	1,200	15.00	PAVEMENT	0	0
47	GRAVEL	1,200	15.00	GRAVEL	0	0
48	SOIL	1,200	15.00	SOIL	0	0
49	ROCK	1,200	15.00	ROCK	0	0
50	CONCRETE	1,200	15.00	CONCRETE	0	0



ENGINEER OF WORK
 FUSCOE ENGINEERS, INC.
 10000
 10000
 10000



COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
 PRELIMINARY GRADING PLAN
 NEWLAND SIERRA

SEE SHEET 10

SEE SHEET 9

SEE SHEET 8

SHEET 11 OF 17



ENGINEER OF WORK
 JOSE A. SANCHEZ
 LICENSE NO. 10000
 CIVIL ENGINEER

SEE SHEET 12

NO.	DATE	DESCRIPTION	BY	CHECKED
1	01/15/11	ISSUED FOR PERMIT	JAS	JAS
2	01/15/11	ISSUED FOR PERMIT	JAS	JAS
3	01/15/11	ISSUED FOR PERMIT	JAS	JAS
4	01/15/11	ISSUED FOR PERMIT	JAS	JAS
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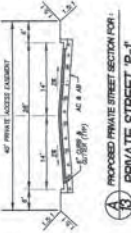
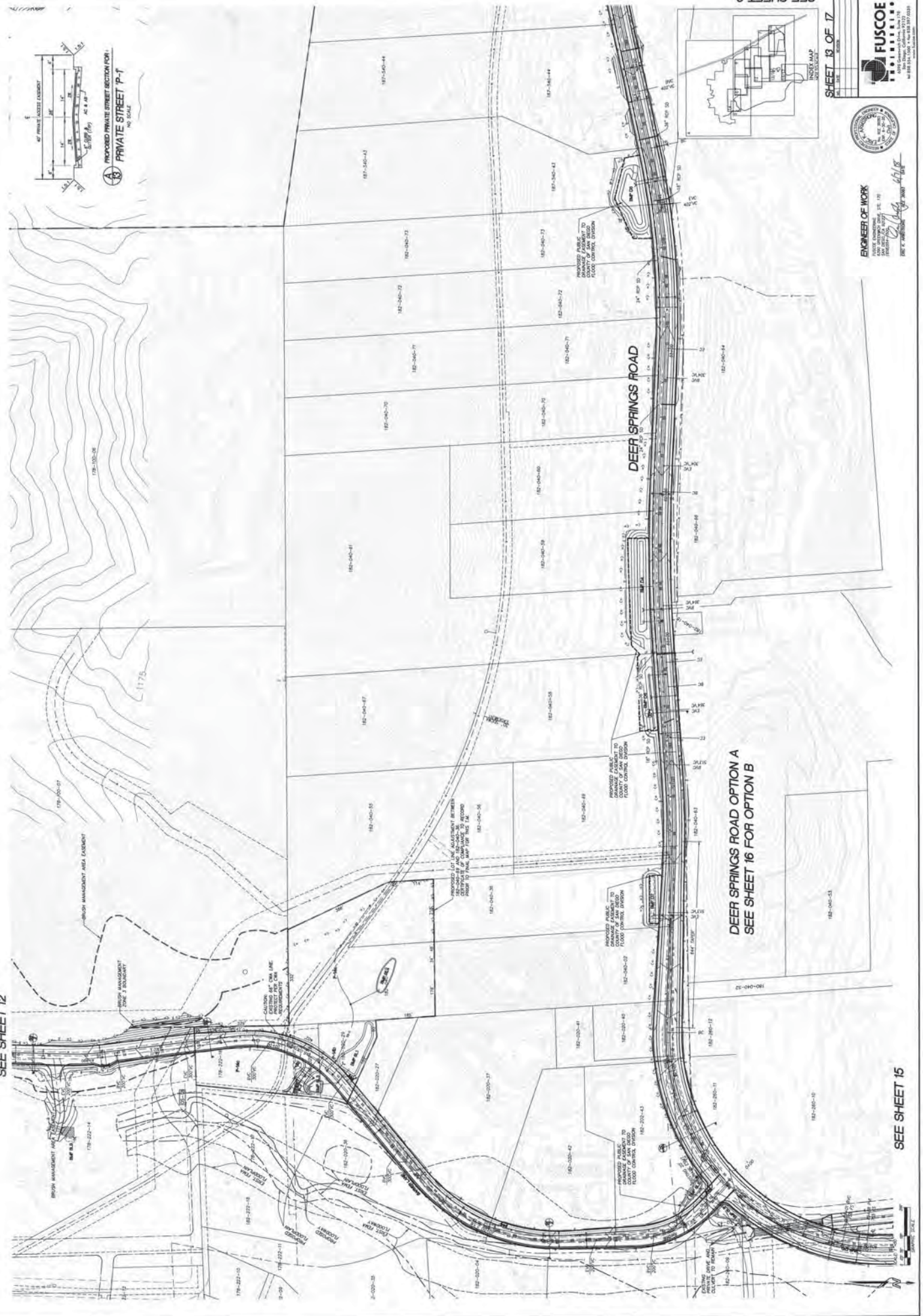


SEE SHEET 12



COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
 PRELIMINARY GRADING PLAN
 NEWLAND SIERRA

SEE SHEET 12



DEER SPRINGS ROAD OPTION A
 SEE SHEET 16 FOR OPTION B

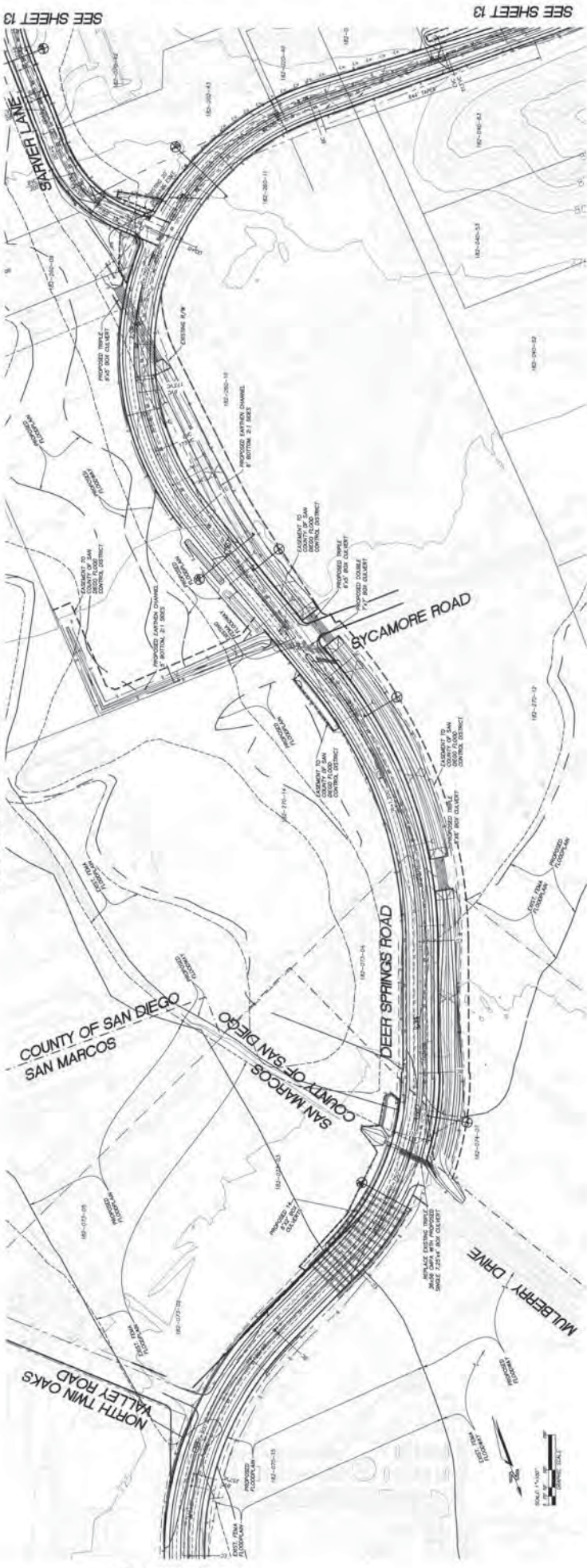
SEE SHEET 6

ENGINEER OF WORK
 FUSCOE & ASSOCIATES, INC.
 10000 San Diego Avenue, Suite 100
 San Diego, California 92121
 Tel: 619-594-1100
 Fax: 619-594-1101
 www.fuscoe.com

INDEX MAP
 SHEET 13 OF 17

SEE SHEET 15

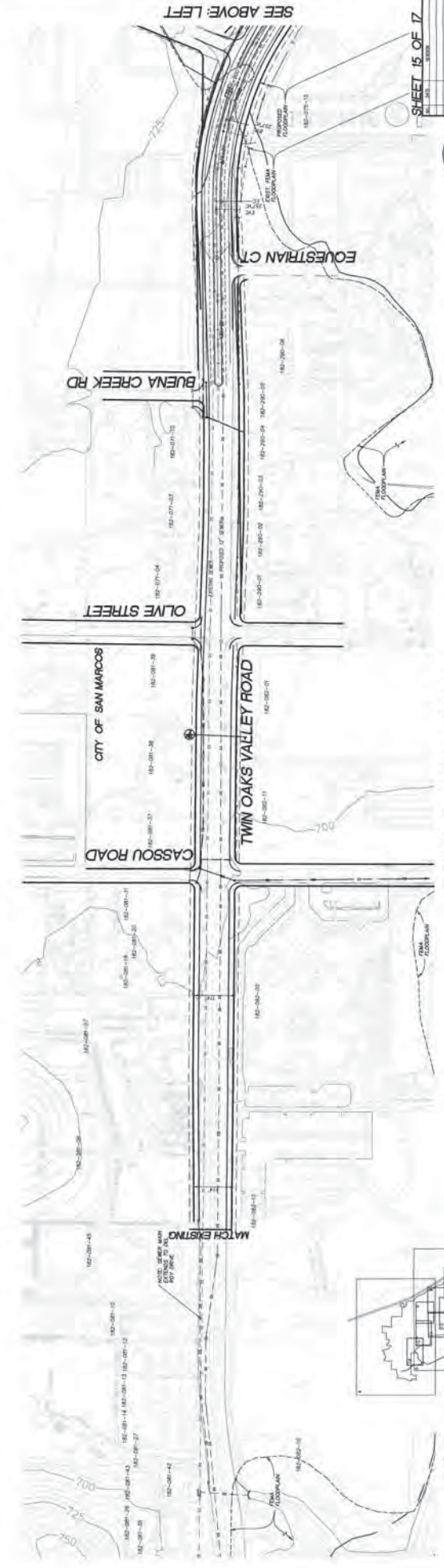
COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
 PRELIMINARY GRADING PLAN
 NEWLAND SIERRA



SEE SHEET 13

SEE SHEET 13

SEE BELOW: RIGHT

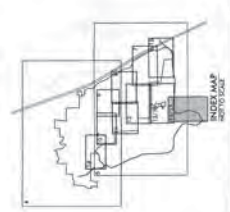


SEE ABOVE: LEFT

SHEET 15 OF 17

ENGINEER OF WORK
 FUSCOE
 1000 LA JOLLA VILLAGE DRIVE, SUITE 100
 SAN DIEGO, CALIFORNIA 92161
 TEL: 619-594-1000 FAX: 619-594-1001

DEER SPRINGS ROAD OPTION A
 SEE SHEET 17 FOR OPTION B





County of San Diego

RICHARD E. CROMPTON
DIRECTOR

DEPARTMENT OF PUBLIC WORKS
5510 OVERLAND AVE, SUITE 410
SAN DIEGO, CALIFORNIA 92123-1237
(858) 694-2212 FAX: (858) 694-3597
Web Site: www.sdcountry.ca.gov/dpw/

June 14, 2018

Newland Sierra, LLC
4790 Eastgate Mall, Suite 150
San Diego, CA 92121

NEWLAND SIERRA – DESIGN EXCEPTION REQUESTS

The Department of Public Works (DPW) and Department of Planning & Development Services (PDS) have reviewed the requested public road design exceptions (18) submitted for the proposed Newland Sierra development (attached). The requests are summarized for the following roadway facilities:

1. Mesa Rock Road (Section A1): Request is to reduce shoulder to five feet as bike lane on both sides, parking prohibition, and reduce the parkway to five feet along the eastern side and fourteen feet along the western side.
2. Mesa Rock Road (Section A2): Request is to delete eight foot shoulders, reduce six foot bike lanes to five feet, parking prohibition, reduce parkway to four feet, delete center crown, increase max grade from nine percent to twelve percent, reduce minimum lane width to ten-and-a-half feet.
3. Sarver Lane (Section B1): Request is to reduce parkway to five feet, utilize shoulders as bike routes (at eight feet), parking prohibition and reduce design speed for horizontal and vertical curves.
4. Sarver Lane and Mesa Rock Road (Section B2): Request is to reduce parkway to five feet one side, modify shoulders to five feet for bike lanes, parking prohibition, delete center crown, increase max grade from nine percent to twelve percent.
5. Residential Collector (Section C1): Request is to reduce horizontal curve from 300' to 100'.
6. Residential Collector (Section C2): Request is to delete center crown and reduce horizontal curve to 200'.

7. Residential Collector (Section C3): Request is to reduce horizontal radius to 150', delete eight foot shoulder on one side, and use one-way traffic flow from Mesa Rock Road.
8. Residential Road (Section D1): Request is to reduce minimum horizontal curve from 300' to 200'.
9. Residential Road (Section D2): Request is to delete the center crown.
10. Residential Road (D3): Request is to reduce minimum horizontal curve from 200' to 100'.
11. Residential Road (D4): Request is to reduce horizontal curve from 200' to 100'.
12. Residential Road (Section E1): Request is to reduce parkways to five feet and reduce minimum horizontal curve from 200' to 100'.
13. Residential Road (Section E2): Request is to reduce parkways to five feet and reduce minimum horizontal curve from 200' to 100'.
14. Hillside Residential Street (Section F1): Request is to reduce parkway to four feet and reduce right of way to forty-four feet.
15. Deer Springs Road (Section H1 – 2 Lanes with painted median): Request is to provide no pedestrian provision within the southerly parkway, parking prohibition, reduce 14' raised median to a 12' wide painted median, and reduce lanes widths from 12' to 11'.
16. Deer Springs Road (Section H2 – 4 Lanes with raised median): Request is to provide no pedestrian provision within the southerly parkway, reduce horizontal curve radius to 750' with a design speed of 45 MPH, prohibit parking, and reduce the width of two of the four lanes from 12' to 11'.
17. Deer Springs Road (Section H3 – 4 Lanes with painted median): Request is to provide no pedestrian provision within the southerly parkway, parking prohibition, use of painted median with variable width of 14' to 2', and reduce the width of two of the four lanes from 12' to 11'.
18. Intersection Spacing: Intersection requests are approved as presented in the submittal of June 2017, attached for reference.

Exception requests are dated June 2017.

The responses are separated into two categories: 1) Mesa Rock Road, Sarver Lane, and on-site roads; and 2) Deer Springs Road.

Mesa Rock Road & On-site roads

County staff can support and recommend approval of exceptions #1 through #14 and #18.

Deer Springs Road

County staff can support and recommend approval of exception Section H2 (#16)

County staff does not support exception requests Section H1 (#15) and Section H3 (#17). Staff recommends the applicant construct Deer Spring Road from Mesa Rock Road to 900 feet east of Sarver lane to a four lane Major Road with raised median (4.1A) consistent with the Public Road Standards that will include parking prohibition and a reduction in lane width of two of the four lanes from 12' to 11'.

Basis for staff's recommendation:

Section H1 (#15): Staff does not support the two-lane Section H1 as presented as an alternative for Deer Spring Road from Mesa Rock Road to 900 feet east of Sarver lane. If the Board selects the applicant's option, staff recommends at a minimum, a raised median instead of a painted median be included as part of the section features for safety purposes with turn lanes and median openings allowed at appropriately determined locations based on the proposed median breaks/access openings shown in the Deer Springs Road Median Break Study dated January 24, 2017 (attached) and prepared by Fuscoe Engineering.

H3 (#17): Staff does not support the four-lane Section H3 as presented as an alternate for Deer Spring Road from Mesa Rock Road to 900 feet east of Sarver lane. If the Board selects the applicant's option, staff recommends at a minimum, a raised median instead of a painted median be included as part of the section features for safety purposes with turn lanes and median openings allowed at appropriately determined locations based on the proposed median breaks/access openings shown in the Deer Springs Road Median Break Study dated January 24, 2017 (attached) and prepared by Fuscoe Engineering.

Please contact Mark Slovick, PDS Planning Manager, at (858) 495-5172 or Mark.Slovick@sdcounty.ca.gov.

Sincerely,

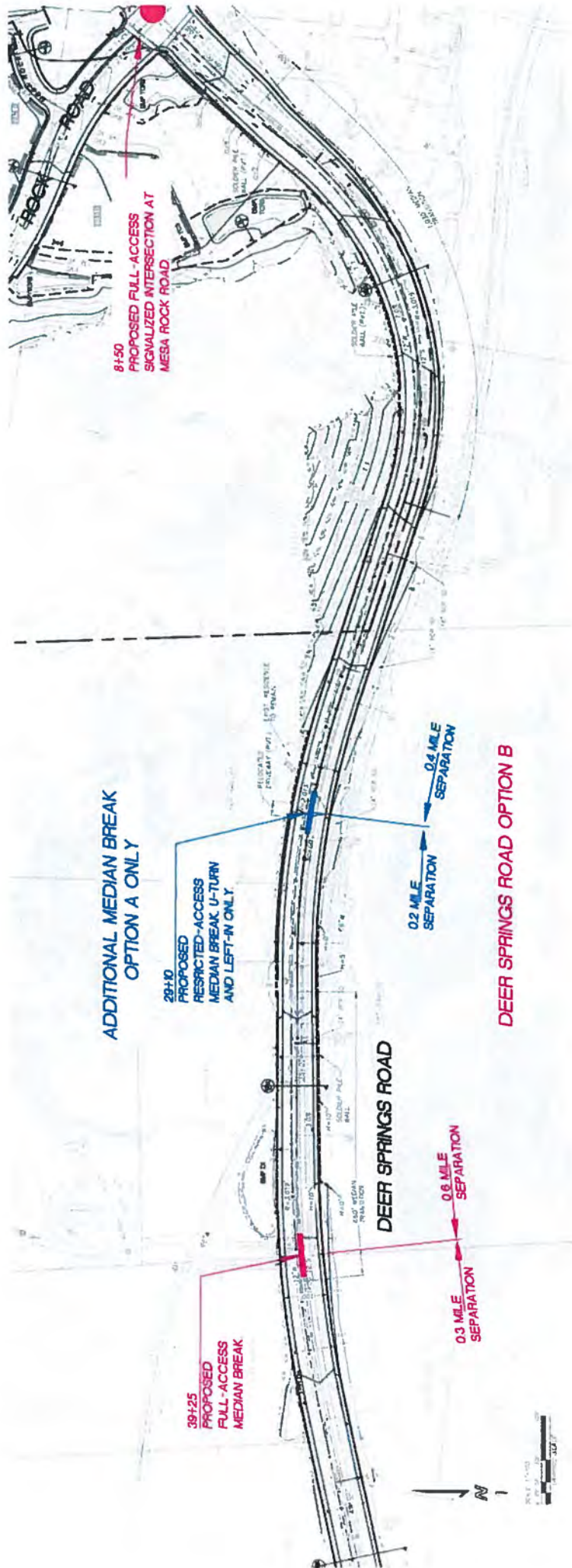


RICHARD E. CROMPTON, P.E.
Director

email cc:

Jarrett Ramaiya, Chief, Land Development
Nick Ortiz, Project Manager, Planning & Development Services
Diana Perez Project Manager, Planning & Development Services
Mark Slovick, Planning Manager, Planning & Development Services
Murali Pasumarthi, Traffic Manager, Public Works
Zoubir Ouadah, County Traffic Engineer, Public Works

Attachment: Deer Springs Road Median Break Study dated January 24, 2017





County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 694-2962 • Fax (858) 694-2555
www.sdcounty.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

June 14, 2018

Newland Sierra, LLC
4790 Eastgate Mall, Suite 150
San Diego, CA 92121

NEWLAND SIERRA – REQUEST FOR A MODIFICATION TO PRIVATE ROAD STANDARDS

The Department of Planning & Development Services (PDS) has reviewed the requested design modifications to Private Road Standards submitted for the proposed Newland Sierra development (attached and dated June 2017). The requests are summarized for the following roads:

1. Hillside Residential Street (Section F2): Request is to reduce parkway to four feet and reduce right of way to forty feet; corner sight distance at Twin Oaks Valley Road/Camino Mayor intersection based on prevailing speed.
2. Hillside Residential Street (Section Alt. F2): Request is to reduce parkway to varying between five feet and two feet and reduce right of way to forty feet; reduce minimum horizontal radius to 100' and reduce design speed to 20 MPH (and incorporate lighting and signage to the satisfaction of the Director of Public Works); corner sight distance at Twin Oaks Valley Road/Camino Mayor intersection based on prevailing speed.

County staff can support and recommend approval of exception Section F2 (#1) and Section Alt. F2 (#2).

Please contact Mark Slovick, PDS Program Manager, at (858) 495-5172 or Mark.Slovick@sdcounty.ca.gov.

Sincerely,

Kathleen Flannery
ASSISTANT DIRECTOR

email cc:

Jarrett Ramaiya, Chief, Land Development

Nick Ortiz, Project Manager, Planning & Development Services

Diana Perez Project Manager, Planning & Development Services

Ashley Smith, Planning Manager, Planning & Development Services



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

Newland Sierra, LLC Owner's Name	(858) 875-8219 Phone		Sc
9820 Towne Centre Drive, Ste. 100 Owner's Mailing Address	Street	ACT _____	ELEMENTARY _____
San Diego City	CA 92121 State Zip	TASK _____	HIGH SCHOOL _____
		DATE _____	UNIFIED _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

A. LEGISLATIVE ACT

Rezones changing Use Regulations or Development Regulations
 General Plan Amendment
 Specific Plan
 Specific Plan Amendment

B. DEVELOPMENT PROJECT

Rezones changing Special Area or Neighborhood Regulations
 Major Subdivision (TM)
 Minor Subdivision (TPM)
 Boundary Adjustment
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other _____

C. Residential Total number of dwelling units 2,135
 Commercial Gross floor area 81,000 s.f.
 Industrial Gross floor area _____
 Other Gross floor area 33,000 s.f. (school)

D. Total Project acreage 1985 Total number lots 1202

Applicant's Signature: Theresa G. Brandlin, Newland Sierra LLC Date: 1/14/15
 Address: 9820 Towne Centre Dr., San Diego, CA 92121 Phone: 858-875-8219

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

Assessor's Parcel Number(s) (Add extra if necessary)	
See Attached	

Thomas Guide Page 1089 Grid B6
 Mesa Rock Road & Deer Springs Road
 Project address _____ Street _____
 North County Metro Subregion 92069
 Community Planning Area/Subregion _____ Zip _____

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

SAN MARCOS UNIFIED SCHOOL DISTRICT

District Name: _____

If not in a unified district, which elementary or high school district must also fill out a form? _____

Indicate the location and distance of proposed schools of attendance.

Elementary: TWIN OAKS ELEMENTARY SCHOOL 1 CASSOU ROAD miles: 2
 Junior/Middle: WOODLAND PARK MIDDLE SCHOOL 1270 ROCK SPRINGS ROAD miles: 5.8
 High school: MISSION HILLS HIGH SCHOOL 1 MISSION HILLS COURT miles: 5.7

This project will result in the overcrowding of the elementary junior/school high school. (Check)
 Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
 Project is located entirely within the district and is eligible for service.
 The project is not located entirely within the district and a potential boundary issue may exist with the ESCONDIDO USD school district.

Khary A. Knowles **KHARY KNOWLES**
 Authorized Signature _____ Print Name _____
DIRECTOR 760-290-1227
 Print Title _____ Phone _____

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123





County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

Newland Sierra, LLC (858)875-8219
 Owner's Name Phone

4790 Eastgate Mall, Suite 150
 Owner's Mailing Address Street

San Diego CA 92121
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____

Sc
 ELEMENTARY _____
 HIGH SCHOOL _____
 UNIFIED _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

A. **LEGISLATIVE ACT**
 Rezones changing Use Regulations or Development Regulations
 General Plan Amendment
 Specific Plan
 Specific Plan Amendment

B. **DEVELOPMENT PROJECT**
 Rezones changing Special Area or Neighborhood Regulations
 Major Subdivision (TM)
 Minor Subdivision (TPM)
 Boundary Adjustment
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other _____

C. Residential Total number of dwelling units 1,112
 Commercial Gross floor area 81,000 s.f.
 Industrial Gross floor area _____
 Other Gross floor area 33,000 s.f.

D. Total Project acreage 1985 Total number lots 1,293

Assessor's Parcel Number(s)
 (Add extra if necessary)

See Attached	

Thomas Guide Page 1089 Grid B6
 Mesa Rock Road & Deer Springs Road
 Project address Street
 North County Metro Subregion
 Community Planning Area/Subregion Zip

Applicant's Signature: [Signature] Date: 6/21/2016
 Address: 4790 Eastgate Mall, Suite 150, San Diego CA 92121 Phone: (858)875-8219

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District Name: _____
 If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.
 Elementary: Reidy Creek Elementary miles: 3.9
 Junior/Middle: Rincon Middle miles: 5.1
 High school: _____ miles: _____

This project will result in the overcrowding of the elementary junior/school high school. **(Check)**
 Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
 Project is located entirely within the district and is eligible for service.
 The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

[Signature] Russ Decker
 Authorized Signature Print Name
Director, Facilities Planning & Constr. (760)432-2194
 Print Title Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123

Newland Sierra APNs

172-091-07

172-220-14, 16 and 18

174-190-12, 13, 20, 41, 43 and 44

174-210-01, 05, 07, 08, 11, 12, 17 and 18

174-211-04, 05, 06 and 07

174-280-11 and 14

174-290-02

178-100-05 and 26

178-101-01, 16, 17, 25 through 28

178-221-09

180-020-29

182-040-36 and 69

186-250-13

186-611-01, 07 through 09, 11, 14 through 17, and 23

187-540-49 through 51



August 12, 2016

BOARD OF EDUCATION

Gary Altenburg, DDS
Paulette Donnellon
Joan Gardner
Zesty Harper

SUPERINTENDENT

Luis A. Rankins-Ibarra, Ed.D.

Ms. Linda Bailey, President
Community Strategies Group, Inc.
1108 Rosehill Court
Escondido, California 92025

Subject: Newland Sierra Development

Dear Ms. Bailey,

This letter will serve as the project service availability letter for the County of San Diego.

The District intends to actualize the unlimited potential of every learner by our focus on four goals:

- Provide a high quality and rigorous instructional program;
- Build a collaborative culture, which promotes creativity, responsibility, and trust;
- Ensure our students, staff and all stakeholders are safe and secure; and
- Remain fiscally solvent.

In order to implement these goals for all our students, including those students residing in new and growing developments, fees are collected from new developments to mitigate these demands. While they do not support all the pressures put on the District with the addition of students from new developments, they do allow us to remain true to these goals.

A portion of the proposed project is within the attendance boundaries of Reidy Creek Elementary School and Rincon Middle School. Together, these schools serve students from Transitional Kindergarten through Grade Eight. These schools may exceed capacity due to new student growth from this proposed development and others in the school boundary areas as they now exist. It cannot be known at this time if the boundaries will, or will not, change in the future to meet changing student demand.

If you have any further questions or comments, please feel free to contact me.

Sincerely,

Russ Decker
Director, Facilities Planning and Construction

Cc: Michael Taylor

RD/mlw

**CARILYN GILBERT
EDUCATION CENTER**

2310 Aldergrove Ave.
Escondido, CA 92029
Tel (760) 432-2400
www.eusd.org



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

1

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

Newland Sierra, LLC (858)875-8219 Owner's Name Phone 4790 Eastgate Mall, Suite 150 Owner's Mailing Address Street San Diego CA 92121 City State Zip	ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ ELEMENTARY _____ HIGH SCHOOL _____ UNIFIED _____
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Sc

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

<p>A. LEGISLATIVE ACT</p> <input checked="" type="checkbox"/> Rezones changing Use Regulations or Development Regulations <input checked="" type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Specific Plan <input type="checkbox"/> Specific Plan Amendment <p>B. DEVELOPMENT PROJECT</p> <input checked="" type="checkbox"/> Rezones changing Special Area or Neighborhood Regulations <input checked="" type="checkbox"/> Major Subdivision (TM) <input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Boundary Adjustment <input type="checkbox"/> Major Use Permit (MUP), purpose: _____ <input type="checkbox"/> Time Extension... Case No. _____ <input type="checkbox"/> Expired Map... Case No. _____ <input type="checkbox"/> Other _____ <p>C. <input checked="" type="checkbox"/> Residential Total number of dwelling units <u>1,112</u> <input checked="" type="checkbox"/> Commercial Gross floor area <u>81,000 s.f.</u> <input type="checkbox"/> Industrial Gross floor area _____ <input checked="" type="checkbox"/> Other Gross floor area <u>33,000 s.f.</u></p> <p>D. <input checked="" type="checkbox"/> Total Project acreage <u>1985</u> Total number lots <u>1,293</u></p>	<p style="text-align: center;">Assessor's Parcel Number(s) (Add extra if necessary)</p> <table border="1" style="width: 100%; height: 100px; border-collapse: collapse;"> <tr> <td style="text-align: center; vertical-align: middle; font-size: 1.5em;">See Attached</td> <td></td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> <p>Thomas Guide Page <u>1089</u> Grid <u>B6</u> Mesa Rock Road & Deer Springs Road Project address Street North County Metro Subregion Community Planning Area/Subregion Zip</p>	See Attached							
See Attached									

Applicant's Signature: Ita Brandin Date: 6/21/2016
 Address: 4790 Eastgate Mall, Suite 150, San Diego CA 92121 Phone: (858)875-8219
 (On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

<p><u>Esccondido Union High School District</u> District Name:</p>	<p>If not in a unified district, which elementary or high school district must also fill out a form? <u>Esccondido Union School District</u></p>
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Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____
 Junior/Middle: _____ miles: _____
 High school: Esccondido High School miles: 8

This project will result in the overcrowding of the elementary junior/school high school. (Check)
 Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
 Project is located entirely within the district and is eligible for service.
 The project is not located entirely within the district and a potential boundary issue may exist with the SAN MARCOS UNIFIED SCHOOL DISTRICT school district.

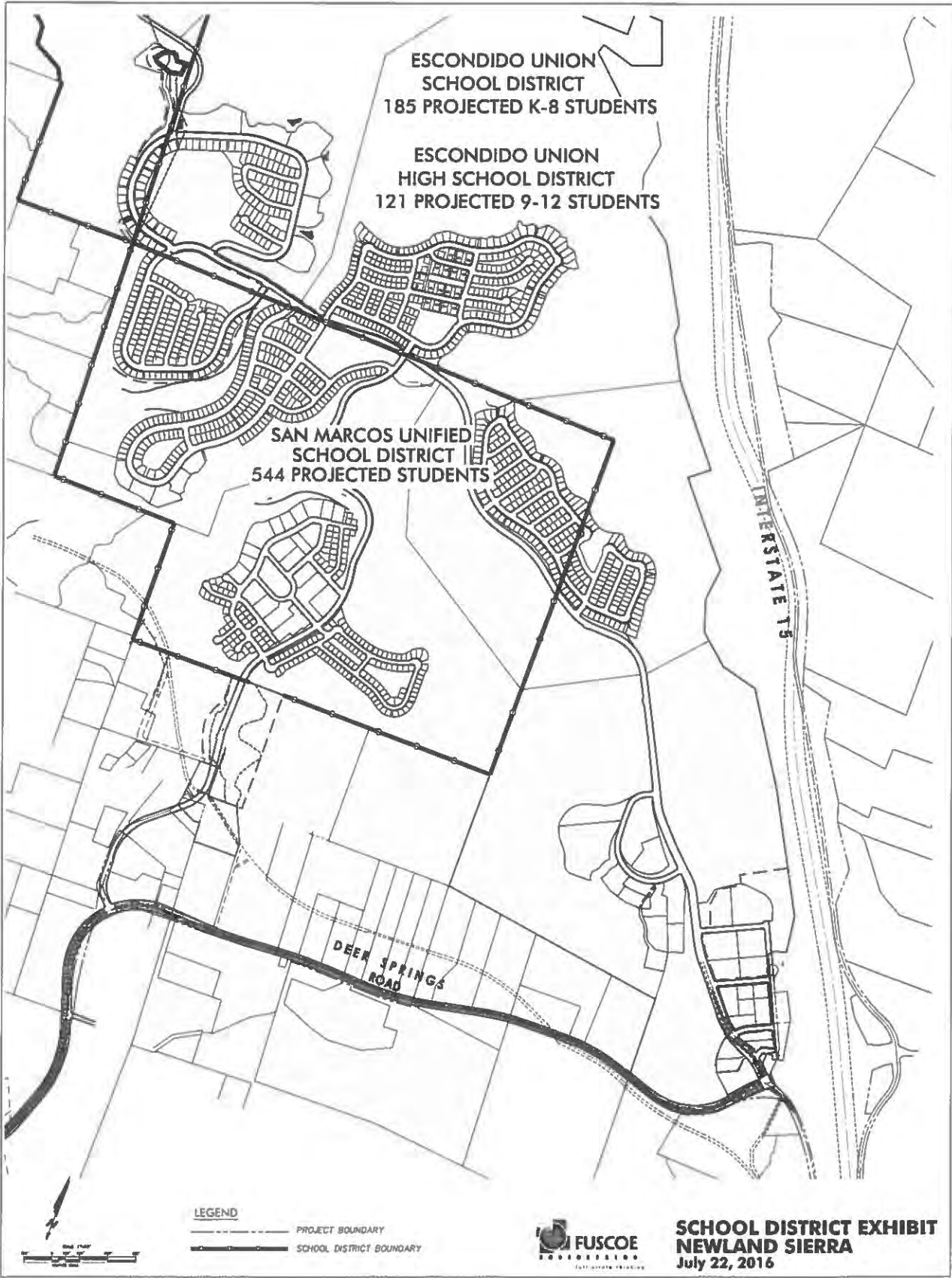
Authorized Signature: [Signature] Print Name: MICHAEL SIMONSON
 Assistant Superintendent Business Svcs Phone: 760 291 3210

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



Newland Sierra APNs

172-091-07
172-220-14, 16 and 18
174-190-12, 13, 20, 41, 43 and 44
174-210-01, 05, 07, 08, 11, 12, 17 and 18
174-211-04, 05, 06 and 07
174-280-11 and 14
174-290-02
178-100-05 and 26
178-101-01, 16, 17, 25 through 28
178-221-09
180-020-29
182-040-36 and 69
186-250-13
186-611-01, 07 through 09, 11, 14 through 17, and 23
187-540-49 through 51



SCHOOL DISTRICT EXHIBIT
NEWLAND SIERRA
July 22, 2016

Escondido Union Elementary School District (K-8) & Escondido Union High School District (K-12) 787 units

School Level	Age Qualified – no students	SFD Generation Rate	Number of SFD	Total Students SFD	Attached Generation Rate	Number of Attached	Total Students Attached	Total Students
Elementary School (Grade K-5)	325	0.2949	246	72.5454	0.1235	541	66.8135	139.3589
Middle School (Grades 6-8)	325	0.0832	246	20.4672	0.0466	541	25.2106	45.6778
High School (9-12)	325	0.1364	246	33.5544	0.1617	541	87.4797	121.0341
Total	325	0.5145	246	126.567	0.3318	541	179.5038	306.0708

San Marcos Unified School District (K-12) (1,023 units)

School Level	SF Detached Generation Rate	Number of SFDU	Total Students SFD	Attached Generation Rate	Number of Attached	Total Students Attached	Total Students
Elementary School (Grade K-5)	0.2780	676	187.928	0.2323	347	80.6081	268.5361
Middle School (Grades 6-8)	0.1321	676	89.2996	0.1025	347	35.5675	124.8671
High School (9-12)	0.1635	676	110.526	0.1169	347	40.5643	151.0903
Total	0.5736	676	387.7536	0.4517	347	156.7399	544.4935



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SEWER
ZONING DIVISION

Please type or use pen

<p>NEWLAND SIERRA, LLC 858-875-8219</p> <p>Owner's Name Phone</p> <p>4790 EASTGATE MALL</p> <p>Owner's Mailing Address Street</p> <p>SAN DIEGO CA 92121</p> <p>City State Zip</p>	<p>ORG _____</p> <p>ACCT _____</p> <p>ACT _____</p> <p>TASK _____</p> <p>DATE _____ AMT \$ _____</p> <p style="text-align: center;"><i>DISTRICT CASHIER'S USE ONLY</i></p>
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S

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

<p>A. <input checked="" type="checkbox"/> Major Subdivision (TM) <input type="checkbox"/> Certificate of Compliance _____</p> <p><input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Boundary Adjustment _____</p> <p><input checked="" type="checkbox"/> Specific Plan or Specific Plan Amendment</p> <p><input checked="" type="checkbox"/> Rezone (Reclassification) from ATTACHED to ATTACHED zone</p> <p><input type="checkbox"/> Major Use Permit (MUP), purpose _____</p> <p><input type="checkbox"/> Time Extension, Case No. _____</p> <p><input type="checkbox"/> Expired Map, Case No. _____</p> <p><input type="checkbox"/> Other _____</p> <p>B. <input checked="" type="checkbox"/> Residential Total number of dwelling units 2,135</p> <p><input checked="" type="checkbox"/> Commercial Gross floor area 81,000SF</p> <p><input type="checkbox"/> Industrial Gross floor area _____</p> <p><input checked="" type="checkbox"/> Other Gross floor area 33,000 (SCHOOL)</p> <p>C. Total Project acreage 1986 Total lots 1293 Smallest proposed lot 3000</p> <p>D. Is the project proposing its own wastewater treatment plant? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Is the project proposing the use of reclaimed water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Assessor's Parcel Number(s) (Add extra if necessary)</p> <table border="1" style="width:100%; height: 100px;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> <p>Thomas Guide Page 1089 Grid B6</p> <p>Mesa Rock Road @ Deer Springs Rd.</p> <p>Project address Street</p> <p>North County Metro Subregion 92069</p> <p>Community Planning Area/Subregion Zip</p>								

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.

OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: *Fite Brandon* Date: 10/25/16

Address 4790 Eastgate Mall Suite 150 San Diego CA 92121 Phone: 858-875-8219

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District name VALLECITOS WATER DISTRICT Service area _____

A. Project is in the District

Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation

Project is not in the District and is not within its Sphere of Influence boundary

Project is not located entirely within the District and a potential boundary issue exists with the _____ District

B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: SEE ATTACHED STUDY

Project will not be served for the following reason(s): _____

C. District conditions are attached. Number of sheets attached: _____

District has specific water reclamation conditions which are attached. Number of sheets attached: _____

District will submit conditions at a later date.

D. How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

[Signature] **INGRID STICHTER - ENG TECH II** 760-752-7133 11/7/2016

Authorized Signature Print Name and Title Phone Date

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT. On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave Suite 110 San Diego, CA 92123



ASSESSOR'S PARCEL NUMBERS (Legal Parcels)

172-091-07	178-101-01
172-220-14	178-101-16
172-220-16	178-101-17
172-220-18	178-101-25
174-190-12	178-101-26
174-190-13	178-101-27
174-190-20	178-101-28
174-190-41	178-221-09
174-190-43	178-222-16
174-190-44	182-020-28
174-210-01	182-020-29
174-210-05	182-040-36
174-210-07	182-040-69
174-210-08	186-250-13
174-210-17	186-611-01
174-210-18	186-611-07
174-211-04	186-611-08
174-211-05	186-611-09
174-211-06	186-611-11
174-211-07	186-611-14
174-280-11	186-611-15
174-280-14	186-611-16
174-290-02	186-611-17
178-100-05	186-611-23
178-100-26	187-540-49
	187-540-50
	187-540-51

Rezone (Reclassification) from C36, C30, RR, A70, S92 and S82 to C34, RU, A70 and OP zone.



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
 ZONING DIVISION

Please type or use pen

NEWLAND SIERRA, LLC 858-875-8219
 Owner's Name Phone
 4790 EASTGATE MALL SUITE 150
 Owner's Mailing Address Street
 SAN DIEGO CA 92121
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____ AMT \$ _____
 DISTRICT CASHIER'S USE ONLY

W

SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment
 Minor Subdivision (TPM) Certificate of Compliance: _____
 Boundary Adjustment
 Rezone (Reclassification) from ATTACHED to ATTACHED zone
 Major Use Permit (MUP), purpose: _____
 Time Extension, Case No. _____
 Expired Map, Case No. _____
 Other _____

B. Residential Total number of dwelling units 2 135
 Commercial Gross floor area 81 000 SF
 Industrial Gross floor area _____
 Other Gross floor area 33 000 SF (SCHOO-)

C. Total Project acreage 1.986 Total number of lots 1.293

D. Is the project proposing the use of groundwater? Yes No
 Is the project proposing the use of reclaimed water? Yes No

Assessor's Parcel Number(s)
 (Add extra if necessary)

Thomas Guide Page 1089 Grid B6
 Mesa Rock Rd @ Deer Springs Rd.
 Project address Street
 North County Metro Subregion 92069
 Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT

Applicant's Signature: [Signature] Date: 10/25/16
 Address: 4790 Eastgate Mall Suite 150 San Diego CA 92121 Phone: 858-875-8219

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District Name: VALLECITOS WATER DISTRICT Service area _____

A. Project is in the district
 Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation
 Project is not in the district and is not within its Sphere of Influence boundary
 The project is not located entirely within the district and a potential boundary issue exists with the _____ District

B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____ (Number of sheets) SEE ATTACHED STUDY
 Project will not be served for the following reason(s) _____

C. District conditions are attached. Number of sheets attached: _____
 District has specific water reclamation conditions which are attached. Number of sheets attached: _____
 District will submit conditions at a later date.

D. How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted

Authorized Signature: [Signature] Print Name: INGRID STICHTER
 Print Title: ENG TECH II Phone: 760-752-7133 Date: 11/7/2016

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
 On completion of Section 2 and 3 by the District, applicant is to submit this form with application to
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



ASSESSOR'S PARCEL NUMBERS (Legal Parcels)

172-091-07	178-101-01
172-220-14	178-101-16
172-220-16	178-101-17
172-220-18	178-101-25
174-190-12	178-101-26
174-190-13	178-101-27
174-190-20	178-101-28
174-190-41	178-221-09
174-190-43	178-222-16
174-190-44	182-020-28
174-210-01	182-020-29
174-210-05	182-040-36
174-210-07	182-040-69
174-210-08	186-250-13
174-210-17	186-611-01
174-210-18	186-611-07
174-211-04	186-611-08
174-211-05	186-611-09
174-211-06	186-611-11
174-211-07	186-611-14
174-280-11	186-611-15
174-280-14	186-611-16
174-290-02	186-611-17
178-100-05	186-611-23
178-100-26	187-540-49
	187-540-50
	187-540-51

Rezone (Reclassification) from C36, C30, RR, A70, S92 and S82 to C34, RU, A70 and OP zone.



MARK WARDLAW
Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

DARREN GRETLER
Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/pds

LAW ENFORCEMENT SERVICES

SDC PDS RCVD 9-18-14

Newland Sierra (formerly Merriam Mountains)

Case Number

Project Name

Planning and Development Services (PDS) is responsible for processing projects in accordance with all applicable policies, ordinances, and regulations. When reviewing a discretionary project, the Department is charged with determining if adequate law enforcement services are or will be available to the project concurrent with need and if new or expanded law enforcement facilities are needed as a result of the subject project or as a result of the cumulative projects in the vicinity. The adequacy of law enforcement services is determined by considering the project's consistency with the Safety Element of the San Diego County General Plan (Law Enforcement). Policy S12-1 of the Law Enforcement Section speaks to coordinating new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County. The issue with respect to the California Environmental Quality Act (CEQA) is whether the project alone, or cumulatively, generates the need for new or physically altered law enforcement facilities. CEQA requires the environmental impacts associated with the provision of new or altered facilities to be analyzed.

To assist the PDS in evaluating a project's compliance with the Safety Element and determining the project's environmental impacts, please provide answers questions 1-7 below:

- 1) The project is within the **San Marcos** command area.
- 2) The existing facility within the command area is **Pending** square feet in size.
- 3) Estimated population in the command area is **San Marcos (city) 87,027/Unincorporated 32,855**. (Source: SANDAG)
- 4) Number of sworn personnel currently serving in the command area is **97**
- 5) The project will result in the need for **5 (per the last Inter-Departmental Correspondence in July, 2009)** additional sworn personnel. (See additional comments).

- 6) If additional staff is needed, would this necessitate new or expanded facilities?
Please circle YES or **NO** and provide a written explanation supporting the response.
- 7) Provide any recommendations on design criteria and/or comments relative to other law enforcement concerns specific to the project.

To assist the Sheriff's Department with this request, PDS has attached:

- A vicinity map and a project plan/map
- A brief project description, including pertinent raw data (e.g., the total number of residential units, the estimated population at buildout, the total square footage and type of commercial or industrial activity, traffic counts, etc.)
- Information (if any) regarding the proposed use that may have implications for law enforcement. For example, will the project generate hazardous materials, or does it involve the manufacture or distribution of controlled substances?

Please review the attached information and complete and return this form to PDS, Sami Real, no later than _____ (21 days) along with any other supplemental information that would be helpful in evaluating the project's impacts on law enforcement services and facilities.

If you have any questions regarding this request or need additional information, please contact Sami Real, Chief with the Planning and Development Services, at (858) 694-3722.

Smith, Ashley

From: Raver, Deena <Deena.Raver@sdsheriff.org>
Sent: Tuesday, June 28, 2016 1:03 PM
To: Smith, Ashley
Subject: RE: Newland Sierra

You are correct. And thanks. I am glad to be back to work.

Thanks,

Deena

From: Smith, Ashley [<mailto:Ashley.Smith2@sdcounty.ca.gov>]
Sent: Tuesday, June 28, 2016 11:09 AM
To: Raver, Deena
Subject: Newland Sierra

Hi Deena,

Thanks for your message confirming that the attached 2014 completed form is still applicable to the project. I just wanted to confirm that the 18,530 square foot figure you provided was intended to replace the highlighted "pending" note in the attached form.

Sorry to hear you've been sick...hope you're feeling better!

Ashley

Ashley Smith, Land Use/ Environmental Planner
COUNTY OF SAN DIEGO | Planning & Development Services
5510 Overland Avenue | Suite 310 | San Diego | CA | 92123
T. 858.495.5375 | F. 858.694.3373 | MAIN 858.694.2960
PDS Website <http://www.sdcounty.ca.gov/pds/index.html>
PDS Mapping Service <http://gis.co.san-diego.ca.us/>



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen

Newland Sierra, LLC (858) 875-8219

Owner's Name Phone

9820 Towne Centre Drive, Suite 100

Owner's Mailing Address Street

San Diego CA 92121

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____ AMT \$ _____

DISTRICT CASHIER'S USE ONLY

F

SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment
 Minor Subdivision (TPM) Certificate of Compliance:
 Boundary Adjustment
 Rezone (Reclassification) from Attached to Attached zone.
 Major Use Permit (MUP), purpose:
 Time Extension...Case No.
 Expired Map...Case No.
 Other

B. Residential Total number of dwelling units 2,135
 Commercial Gross floor area 81,000 s.f.
 Industrial Gross floor area
 Other Gross floor area 33,000 s.f. [School]

C. Total Project acreage 1,989 Total lots 1,202 Smallest proposed lot 3,000

Assessor's Parcel Number(s)
(Add extra if necessary)

See attached	

Thomas Guide, Page 1089 Grid B6
Mesa Rock Road @ Dear Springs Road
Project address Street
North County Metro Subregion 92069
Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Justin + Brandon Date: 11/3/14
Address: 9820 Towne Centre Drive, Suite 100 Phone: (858) 875-8219
(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District Name: Dear Springs Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project:
Dear Springs Sta #7 1521 Dear Springs Rd. San Marcos CA less than 1 mi.

A. Project is in the District and eligible for service.
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the District and not within its Sphere of Influence boundary.
 Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is _____ minutes.
 Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C. District conditions are attached. Number of sheets attached: _____
 District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

Within the proposed project 100 feet of clearing will be required around all structures.
 The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Chris Amestoy Chris Amestoy, Fire Chief 760-749-8001 11/4/14
Authorized Signature Print Name and Title Phone Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

DEPARTMENT OF TRANSPORTATION

DISTRICT 11
4050 TAYLOR STREET, M.S. 240
SAN DIEGO, CA 92110
PHONE (619) 688-3193
FAX (619) 688-4299
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life.*

January 11, 2018

11-SD-15
PM 36.64

Newland Sierra Project
DEIR SCH#2015021036

Mr. Nick Ortiz
County of San Diego
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Dear Mr. Ortiz:

The California Department of Transportation (Caltrans) appreciates the opportunity to have reviewed the revised Draft Environmental Impact Report (DEIR) from November 2, 2017 for the Newland Sierra project (SCH#2015021036), which will be located in the northeasterly quadrant of Interstate 15 (I-15) and Deer Springs Road overcrossing. Caltrans would like to make the following comments:

An Intersection Control Evaluation (ICE) shall be submitted to and approved by Caltrans in order to finalize the mitigation concept at the Deer Springs Interchange.

Caltrans is satisfied that the other previous comments from our August 10, 2017 letter have been adequately addressed.

Caltrans appreciates the opportunity to review and comment on your project. If you have any questions, please contact Roy Abboud of the Caltrans Development Review Branch at (619) 688-6968 or by e-mail at roy.abboud@dot.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Keri Robinson".

KERI ROBINSON, Acting Branch Chief
Local Development and Intergovernmental Review Branch

c: Ashley Smith (County of San Diego)
Mark Slovick (County of San Diego)