

COUNTY OF SAN DIEGO TRACT NO. TM 5223 RPL-3 SHADOW RUN RANCH, PAUMA VALLEY TENTATIVE MAP

OWNER/SUBDIVIDER
SHERRILL ANN SCHOEPE, GENERAL PARTNER
SHADOW RUN RANCH, LLC
PO BOX 1249
PAUMA VALLEY, CA 92061
(760) 742-1893
Sherrill Ann Schoepe, Partner

PLANNERS
TRS CONSULTANTS
438 CAMINO DEL RIO SOUTH, SUITE 223
SAN DIEGO, CA 92108
(619) 299-2525

ENGINEER
MASSON & ASSOCIATES INC.
200 E. WASHINGTON AVE. SUITE 200
ESCONDIDO, CA, 92025
(760) 741-3570
Robert D'Amaro
ROBERT D'AMARO, R.C.E. C081699
EXP. 03/31/2020



ZONING

USE REGULATIONS	A70	A70
NEIGHBORHOOD REGS.	M	M
DENSITY	.25	.25
LOT SIZE	4 AC.	4 AC.
BUILDING TYPE	C	C
MAX. FLR. AREA	-	-
FLR. AREA RATIO	-	-
HEIGHT	G	G
COVERAGE	-	-
SETBACK	C	C
OPEN SPACE	-	-
SPECIAL AREA REGS.	F	-

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PORTIONS OF SECTIONS 5&6, T10S, R1W, S.B.M. & PORTIONS OF SECTIONS 31&32, T9S, R1W, S.B.M.

NOTES

- ZONING - EXISTING: (A70) LIMITED AGRICULTURE
- GENERAL PLAN LAND USE DESIGNATION: - EXISTING: (19) AGRICULTURE
- COMMUNITY PLAN: PALA/PAUMA SUBREGIONAL PLAN
- GENERAL PLAN REGIONAL CATEGORY: ESTATE DEVELOPMENT AREA (EDA)
- MINIMUM LOT SIZE: 2 AC (GROSS)
- TOTAL LOTS: 47 TOTAL, 44 RESIDENTIAL, 3 OPEN SPACE
- SITE AREA: 248.26 AC. Gross
- SITE ADDRESS: NORTH SIDE OF PALA ROAD (SR-76), WEST OF ADAMS DRIVE
- CALIFORNIA COORDINATE INDEX: 427-1764
- SOURCE OF TOPOGRAPHY: IDAHO MAPPING SERVICES, BOISE, IDAHO ON 09-15-2000
- ASSESSOR'S PARCEL NO.'S.: 111-080-07, 08, 09, 10, 18, & 19; 111-070-12 & 13; PORTIONS OF 111-080-14, 15, & 16
- WATER SUPPLIED BY: YUMA M.W.D.
- SEWAGE SUPPLIED BY: INDIVIDUAL SEWER SEPTIC SYSTEMS DESIGN BY: VINJIE MIDDLETON
- GAS SUPPLIED BY: PROPANE TANKS & DELIVERY SERVICE ON EACH LOT
- ELECTRIC SUPPLIED BY: SAN DIEGO GAS & ELECTRIC
- FIRE PROTECTION: CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION
- SCHOOL DISTRICTS: FALLBROOK UNION HIGH SCHOOL, VALLEY CENTER-PAUMA UNIFIED
- LEGAL ACCESS: HIGHWAY 76
- BOUNDARY INFORMATION HAS BEEN COMPILED FROM RECORD DATA
- GRADING AS SHOWN, AND PURSUANT TO THE COUNTY GRADING ORDINANCE
- NO STREET LIGHTS ARE PROPOSED
- ALL IMPROVEMENTS TO COUNTY OF SAN DIEGO STANDARDS
- PROPOSED PRIVATE DRIVEWAYS TO BE GRADED TO 20' WIDTH WITH 16' PAVED, PER COUNTY STANDARD DS-7
- GRADING OF DRIVEWAYS AND PADS SHALL BE DONE INDIVIDUALLY
- TAX RATE AREA: 94143 AND 94158
- NO STREET LIGHTS ARE PROPOSED
- ASSOCIATED PERMITS: M.U.P. / P.R.D.
- BOUNDARY ADJUSTMENT 00-0205 SUBMITTED PREVIOUSLY, TO RECORD PRIOR TO T.M.

PARK LAND DEDICATION STATEMENT

THE SUBDIVIDER SHALL PAY PARK IN LIEU FEES PURSUANT TO CHAPTER 1 OF DIVISION 10 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE, PRIOR TO APPROVAL OF FINAL MAP, AND WILL REQUEST A CREDIT FOR UP TO 50% OF PARK FEES FOR AN ONSITE PRIVATE PARK, THE DESIGN OF WHICH IS SHOWN ON THE MAJOR USE PERMIT PLOT PLAN (PDS2000-3300-00-030).

SPECIAL ASSESSMENT STATEMENT

THE SUBDIVIDER DOES NOT PROPOSE TO REQUEST THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ACT FOR CONSTRUCTION OF ANY OF THE SUBDIVISION IMPROVEMENTS.

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81-401(m) OF THE SUBDIVISION ORDINANCE. ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF UNRESTRICTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

ACCESS NOTE

IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO PROVIDE INSURABLE ACCESS TO EACH PARCEL CREATED BY THIS MAP.

EARTHWORK QUANTITIES **

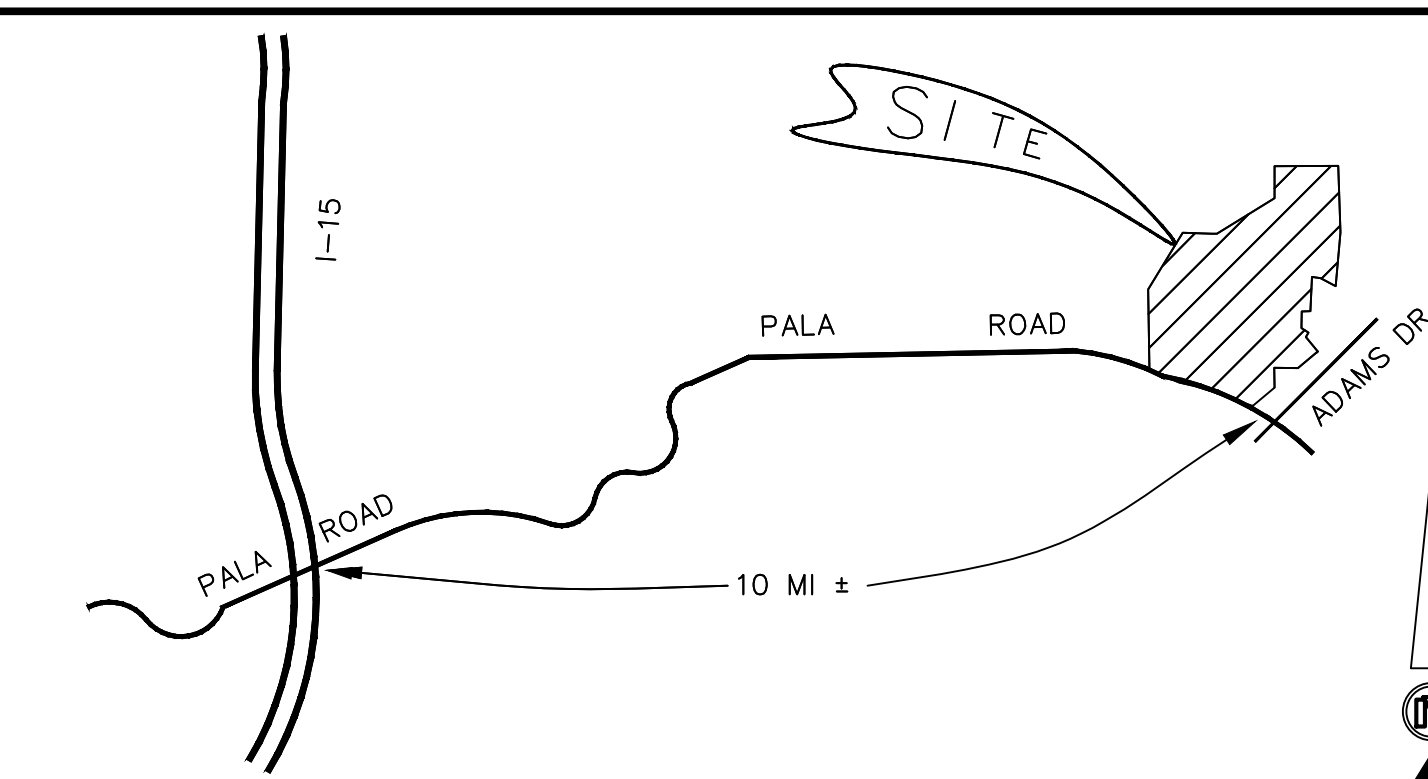
CUT 63,660.0 CY. FILL 63,660.0 CY. IMPORT/EXPORT 0 CY. BALANCE

** NOTE: EARTHWORK QUANTITIES ARE ESTIMATES ONLY. EARTHWORK QUANTITIES INDICATED ARE RAW VOLUMES TO FINISHED SURFACE AND ARE ESTIMATES FOR PERMIT PURPOSES ONLY. QUANTITIES DO NOT INCLUDE ANY ALLOWANCES FOR STREET UNDERCUT, FOOTING/TRENCHING SPOILS ETC...

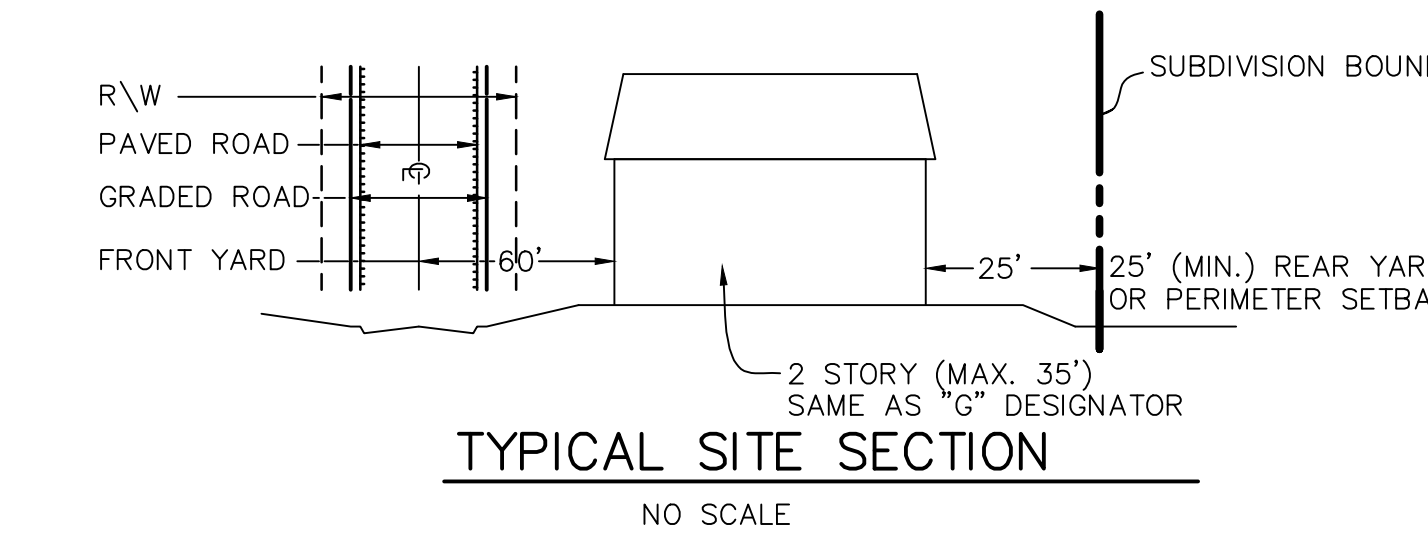
CONTRACTOR RESPONSIBLE FOR REVIEWING AND IMPLEMENTING THE RECOMMENDATIONS IN THE SOILS REPORT AND VERIFYING QUANTITIES PRIOR TO BIDDING.

SOILS ENGINEER

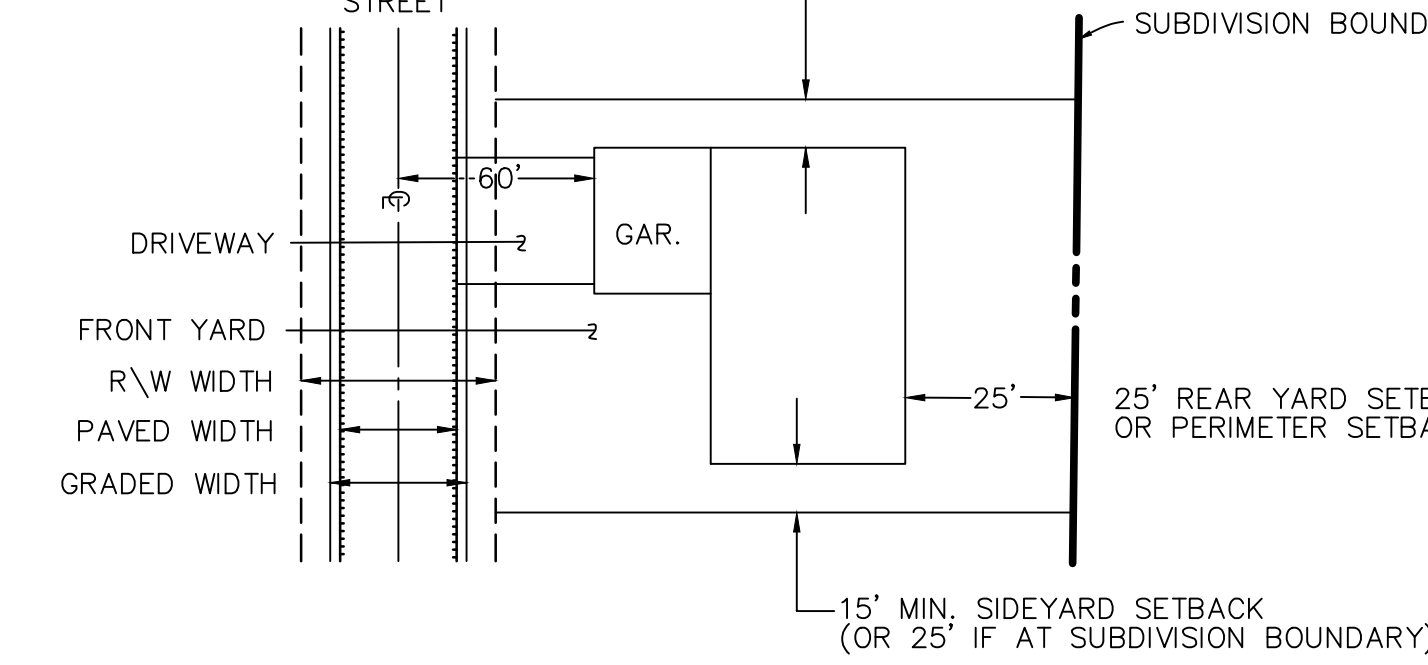
VINE & MIDDLETON ENGINEERING
2450 VINEYARD AVENUE
ESCONDIDO, CA, 92025
(760) 743-1504
THIS DOES NOT CONSTITUTE APPROVAL OR DISAPPROVAL; INFORMATION HAS BEEN SUBMITTED TO THE COUNTY OF SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH IN SATISFACTORY FORM ON JULY 2005 REF. # VH0730



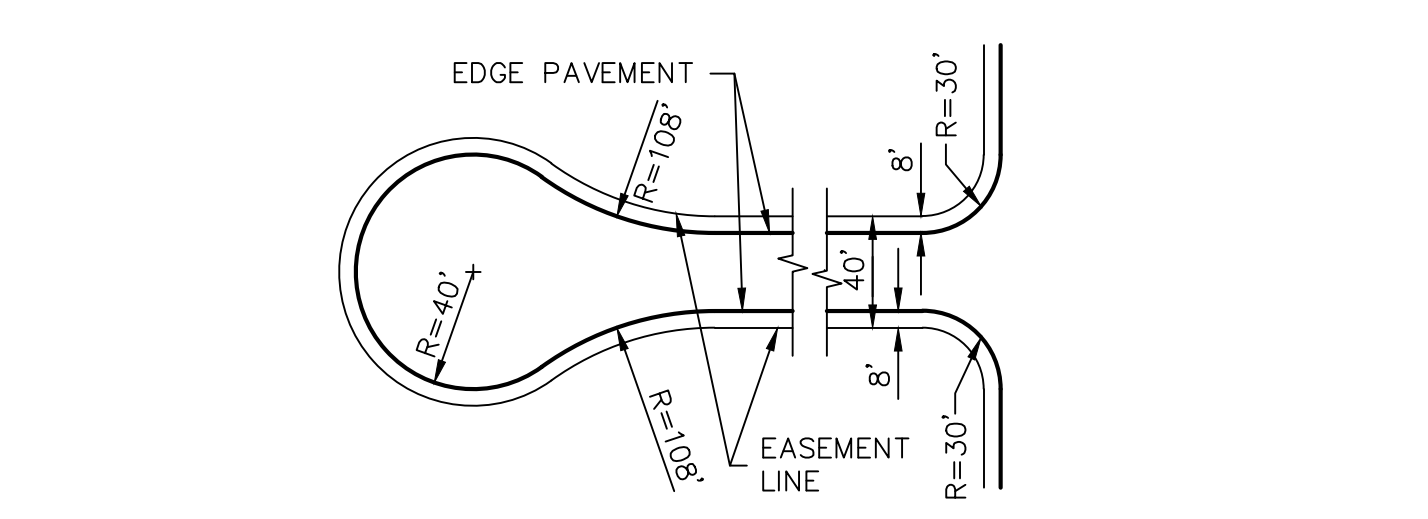
VICINITY MAP
NO SCALE



TYPICAL SITE SECTION
NO SCALE



TYPICAL SITE PLAN
NO SCALE

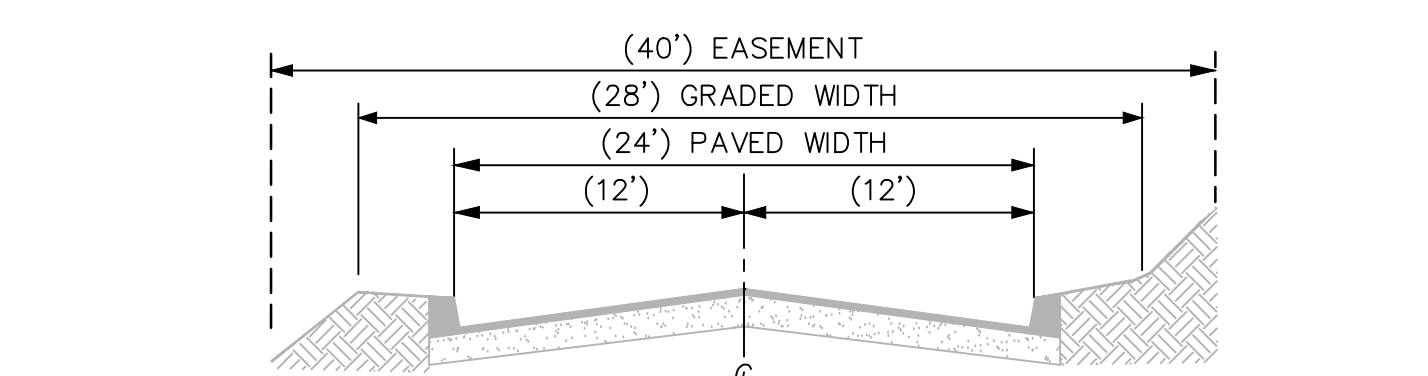


TYPICAL CUL DE SAC DETAIL
NOT TO SCALE

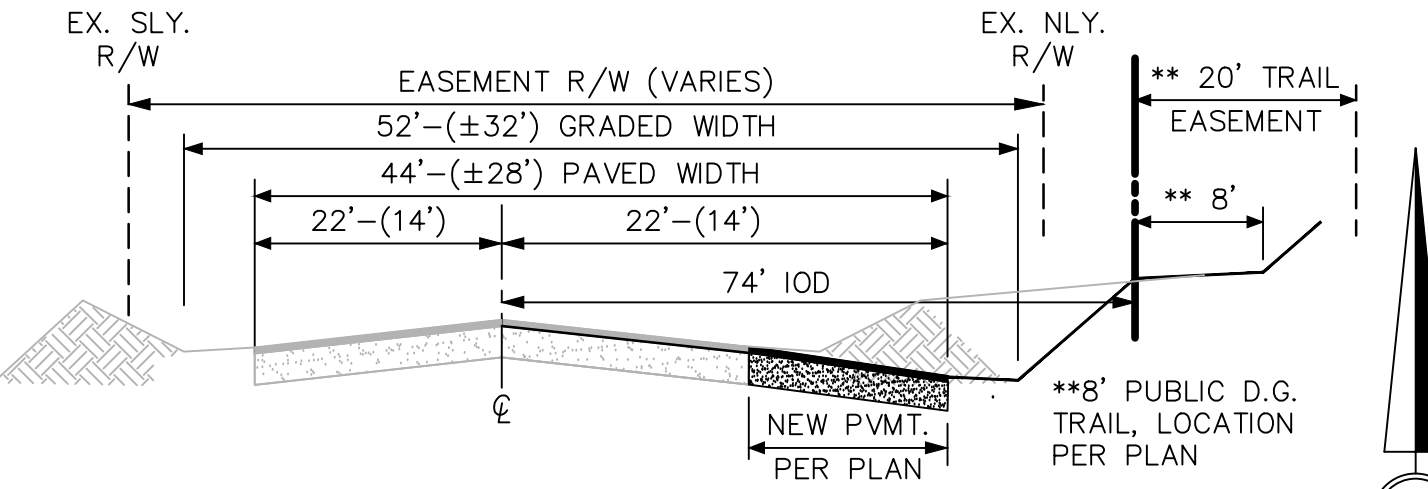
TYPICAL STREET SECTIONS

STRUCTURAL SECTION CHART FOR PRIVATE ROADS

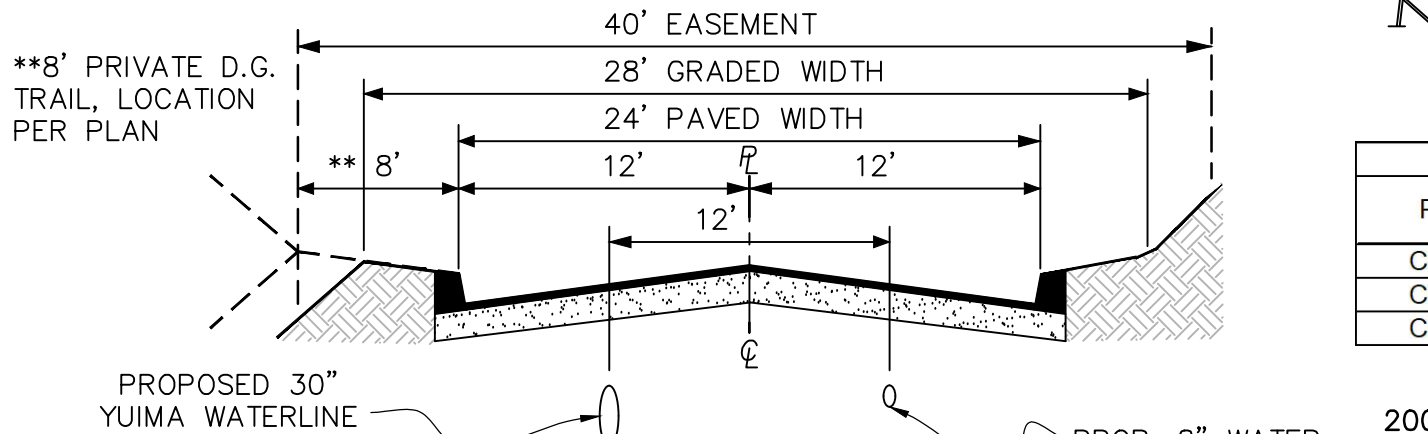
STREET GRADES	STRUCTURAL SECTION
0% TO 10%	DISINTEGRATED GRANITE
10% TO 15%	2" AC OVER 6" CLASS II AB (MINIMUM) OR PER SOIL ENGINEER'S RECOMMENDATIONS
15% TO 20%	3" AC OVER 7" CLASS II AB (MINIMUM) OR PER SOIL ENGINEER'S RECOMMENDATIONS



TYPICAL SECTION
ADAMS DRIVE [EXISTING] "PRD 6"



TYPICAL SECTION
HIGHWAY 76 [PUBLIC]

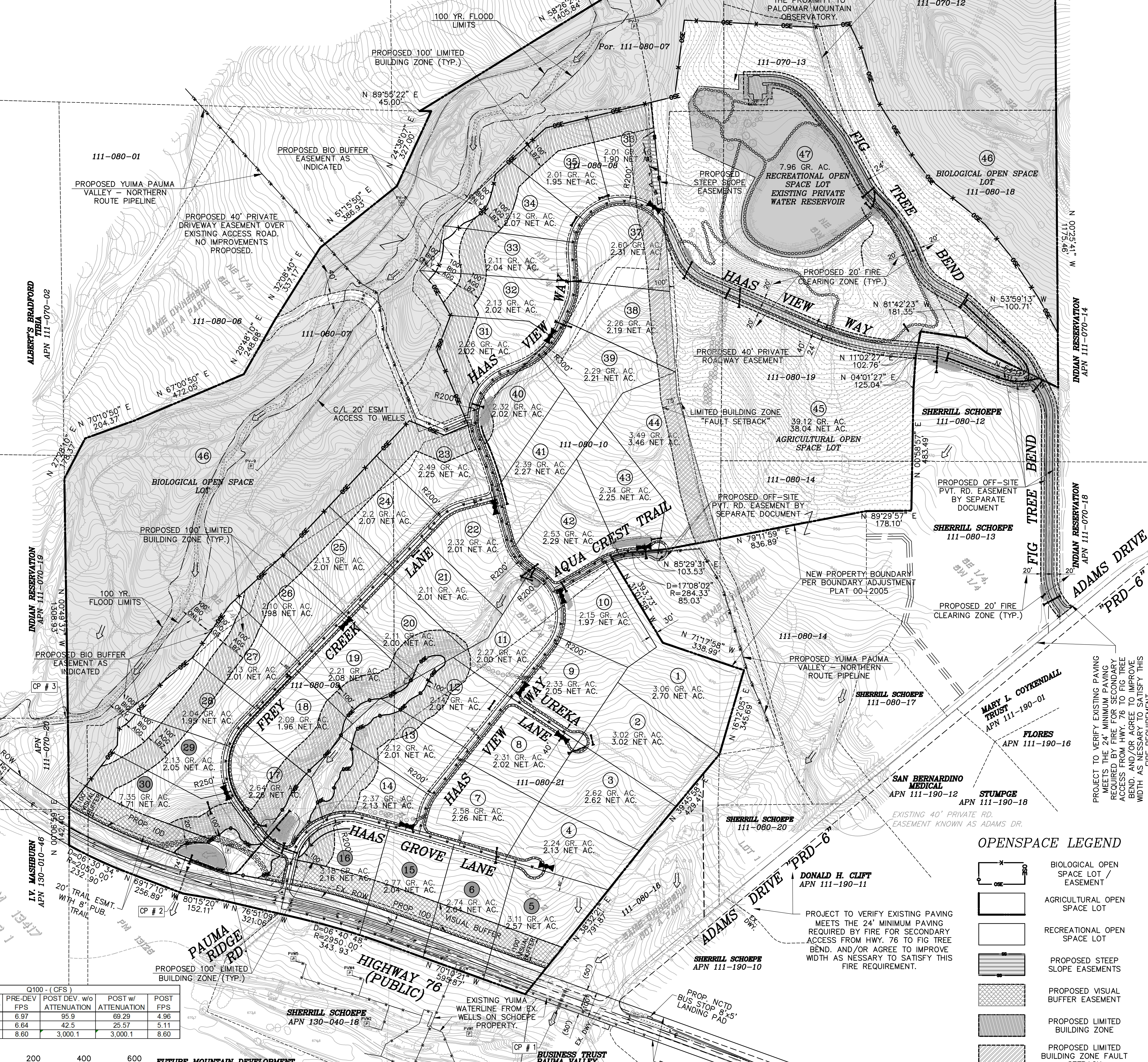


TYPICAL SECTION
PROPOSED PRIVATE ROADS

SCALE IN FEET
GRAPHIC SCALE
1" = 200'

LEGEND TM

- 2nd FLOOR NOISE EASEMENT REQ.
- LOT#
- STORM DRAIN
- AC BERM / 8' TRAIL
- SUB BOUNDARY
- FIRE CLEARING
- PROPOSED WATER
- EXISTING YUMA WATER
- PROPOSED YUMA WATER
- DIRECTION OF DRAINAGE
- HYDRO-MOD BASIN / IMP#
- OPEN SPACE LOT
- FENCING & SIGNAGE
- SIGNAGE ONLY



LOT MAP AND SHEET INDEX
SCALE: 1" = 200'

OPENSACE LEGEND

- BIOLOGICAL OPEN SPACE LOT EASEMENT
- AGRICULTURAL OPEN SPACE LOT
- RECREATIONAL OPEN SPACE LOT
- PROPOSED STEEP SLOPE EASEMENTS
- PROPOSED VISUAL BUFFER EASEMENT
- PROPOSED LIMITED BUILDING ZONE
- PROPOSED LIMITED BUILDING ZONE FAULT SETBACK

POC	PRE-DEV.	POST DEV.	W/O	POST W/	POST
CP # 1	108.8	6.97	95.9	69.29	4.96
CP # 2	38.7	6.64	42.5	25.57	5.11
CP # 3	3,000.1	9.60	3,000.1	3,000.1	8.60



DATE: 08/21/13 10:53am BY: GREGORY HILL (760) 743-1504 (P) (760) 743-1504 (F) (760) 743-1504 (M)

SHADOW RUN RANCH, PAUMA VALLEY EXISTING APN'S AND EASEMENTS

ROAD EASEMENTS

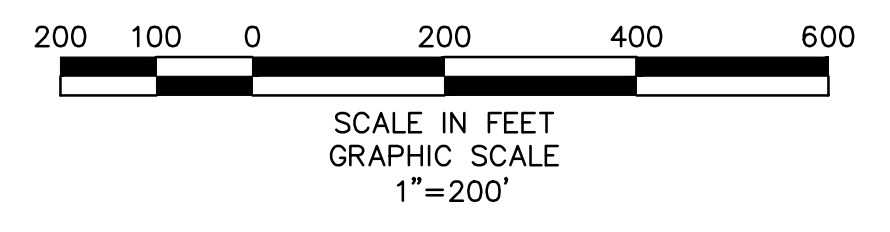
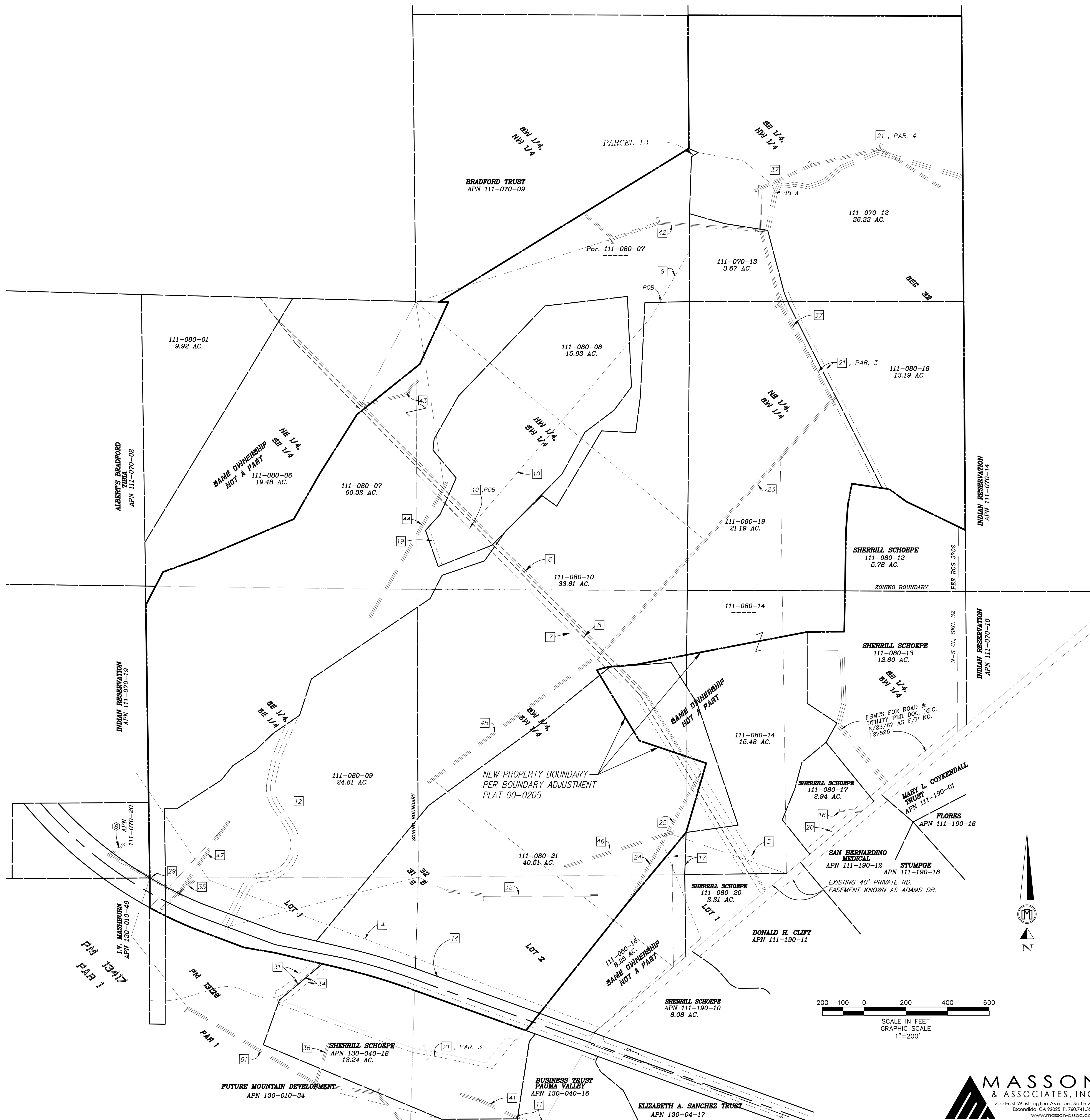
(NUMBERS REFER TO THE ITEM NUMBER IN TITLE REPORT FROM FIRST AMERICAN TITLE CO., ORDER NO. 1227975, DATED 10/1/99)

- 12 40' PRIVATE ROAD ESMT PER DOC. REC. 9/12/51 IN BK 4233, P. 130, O.R.
- 14 ESMT FOR PUBLIC ROAD PER DOC. REC. 5/13/57 IN BK 6573, P. 582, O.R.
- 15 AGREEMENT WITH PROVISIONS FOR ESMTS PER DOC. REC. 6/6/82 AS FILE NO. 96486, O.R. NO SPECIFIC LOCATION SET FORTH FOR ESMTS.
- 17 PRVT RD ESMT PER DOC. REC. 8/23/65 AS FILE NO. 111755, O.R. PARCEL 4
- 19 20' PRVT RD ESMT PER DOC. REC. 5/11/67 AS FILE NO. 66149, O.R.
- 20 ESMT FOR ROAD & UTILITY PURPOSES PER DOC. REC. 8/23/87 AS FILE NO. 137527, O.R.
- 34 ESMT FOR ROAD & UTILITY PURPOSES PER DOC. REC. 8/17/81 AS FILE NO. 81-268176, O.R.
- 21 ESMT FOR ROAD & UTILITY PURPOSES PER PAR. 3 OF DOC. REC. 4/10/72 AS FILE NO. 86559, O.R.
- 22 ROAD MAINTENANCE AGREEMENT PER DOC. REC. 1/22/73 AS FILE NO. 73-019109, O.R.
- 31 ESMT FOR ROAD & UTILITY PURPOSES PER DOC. REC. 6/10/81 AS FILE NO. 81-163306, O.R.
- 58 CCA'S PER DOC. REC. 12/30/77 AS FILE NO. 77-539359, O.R.
- 60 ESMT FOR BRIDLE TRAIL PER DOC. REC. 12/30/77 AS FILE NO. 77-539327, O.R.
- 64 ESMT FOR ROAD & UTILITY PURPOSES PER DOC. REC. 6/10/81 AS FILE NO. 81-253306, O.R.
- 75 ESMT FOR ROAD & UTILITY PURPOSES PER DOC. REC. 4/10/82 AS FILE NO. 1992-0066529, O.R.

EASEMENTS

(NUMBERS REFER TO THE ITEM NUMBER IN TITLE REPORT FROM FIRST AMERICAN TITLE CO., ORDER NO. 1227975, DATED 10/1/99)

- 4 APPROXIMATE LOCATION OF ESMT TO SOUTHERN SIERRAS POWER CO. PER DOC. REC. 11/29/24 IN BK. 11053, P. 120, DDS.
 - 5 APPROXIMATE LOCATION OF ESMT TO SOUTHERN SIERRAS POWER CO. PER DOC. REC. 2/10/27 IN BK. 1301, P. 381, DDS.
 - 6 APPROXIMATE LOCATION OF ESMT TO SOUTHERN SIERRAS POWER CO. PER DOC. REC. 2/28/27 IN BK. 1391, P. 454, DDS.
 - 7 APPROXIMATE LOCATION OF ESMT TO SAN DIEGO CONSOLIDATED GAS & ELECTRIC PER DOC. REC. 2/17/31 IN BK. 1846, P. 451, DDS.
 - 8 APPROXIMATE LOCATION OF ESMT TO SDG&E PER DOC. REC. 2/17/31 IN BK. 1855, P. 479, DDS.
 - 9 ESMT TO SDG&E PER DOC. REC. 3/17/47 IN BK. 2353, P. 200, O.R.
 - 10 ESMT TO SDG&E PER DOC. REC. 3/17/47 IN BK. 2358, P. 332, O.R.
 - 11 ESMT TO SDG&E PER DOC. REC. 2/1/49 IN BK. 3097, P. 159, O.R.
 - 16 ESMT TO SDG&E PER DOC. REC. 9/27/62 AS FILE NO. 166871, O.R.
 - 23 ESMT TO SDG&E PER DOC. REC. 8/27/74 AS FILE NO. 74-232977, O.R.
 - 24 ESMT TO SDG&E PER DOC. REC. 11/1/78 AS FILE NO. 78-473234, O.R.
 - 25 ESMT TO SDG&E PER DOC. REC. 11/1/78 AS FILE NO. 78-473235, O.R.
 - 29 ESMT TO SDG&E PER DOC. REC. 5/21/81 AS FILE NO. 81-158210, O.R.
 - 32 ESMT TO SDG&E PER DOC. REC. 8/17/82 AS FILE NO. 82-253886, O.R.
 - 35 ESMT TO PACIFIC BELL PER DOC. REC. 7/22/88 AS FILE NO. 88-357746, O.R.
 - 36 ESMT TO SDG&E PER DOC. REC. 5/1/89 AS FILE NO. 89-227353, O.R.
 - 37 ESMT TO SDG&E PER DOC. REC. 5/16/89 AS FILE NO. 89-257607, O.R.
 - 38 ESMT TO SDG&E PER DOC. REC. 2/8/91 AS FILE NO. 91-049328, O.R. NO SPECIFIC LOCATION SET FORTH.
 - 41 ESMT TO SDG&E PER DOC. REC. 7/12/91 AS FILE NO. 91-034368, O.R.
 - 42 ESMT TO SDG&E PER DOC. REC. 8/8/91 AS FILE NO. 91-0402874, O.R.
 - 43 ESMT TO SDG&E PER DOC. REC. 9/27/91 AS FILE NO. 91-0499310, O.R.
 - 44 ESMT TO SDG&E PER DOC. REC. 3/12/92 AS FILE NO. 1992-0135759, O.R.
 - 45 ESMT TO SDG&E PER DOC. REC. 3/12/92 AS FILE NO. 1992-0135760, O.R.
 - 46 ESMT TO SDG&E PER DOC. REC. 5/6/92 AS FILE NO. 1992-0272639, O.R.
 - 47 ESMT TO SDG&E PER DOC. REC. 5/6/92 AS FILE NO. 1992-0272659, O.R.
 - 48 ESMT TO SDG&E PER DOC. REC. 3/23/93 AS FILE NO. 1993-017639, O.R. NO SPECIFIC LOCATION SET FORTH.
 - 49 ESMT TO SDG&E PER DOC. REC. 4/18/93 AS FILE NO. 1993-0234319, O.R. NO SPECIFIC LOCATION SET FORTH.
 - 50 ESMT TO SDG&E PER DOC. REC. 4/16/93 AS FILE NO. 1993-0234320, O.R. NO SPECIFIC LOCATION SET FORTH.
 - 51 AGREEMENT TO LEASE WELL SITE AND PROVIDE PIPELINE ESMT WITH YUMA MWD PER DOC. REC. 4/28/98 AS FILE NO. 1998-0241901 AND AMENDED PER DOC. REC. 7/23/99 AS FILE NO. 1999-0510026, O.R. NO SPECIFIC LOCATION SET FORTH.
 - 61 ESMT TO SDG&E PER DOC. REC. 2/28/80 AS FILE NO. 80-067344, O.R.
 - 62 ESMT TO SDG&E PER DOC. REC. 5/29/80 AS FILE NO. 80-173578, O.R. NO SPECIFIC LOCATION SET FORTH.
- (THE FOLLOWING NUMBER REFERS TO THE ITEM NUMBER IN TITLE REPORT FROM FIRST AMERICAN TITLE CO., ORDER NO. 1246654-11, DATED 6/15/00)
- 6 ESMT TO SDG&E PER DOC. REC. 5/21/81 AS FILE NO. 81-158211, O.R.



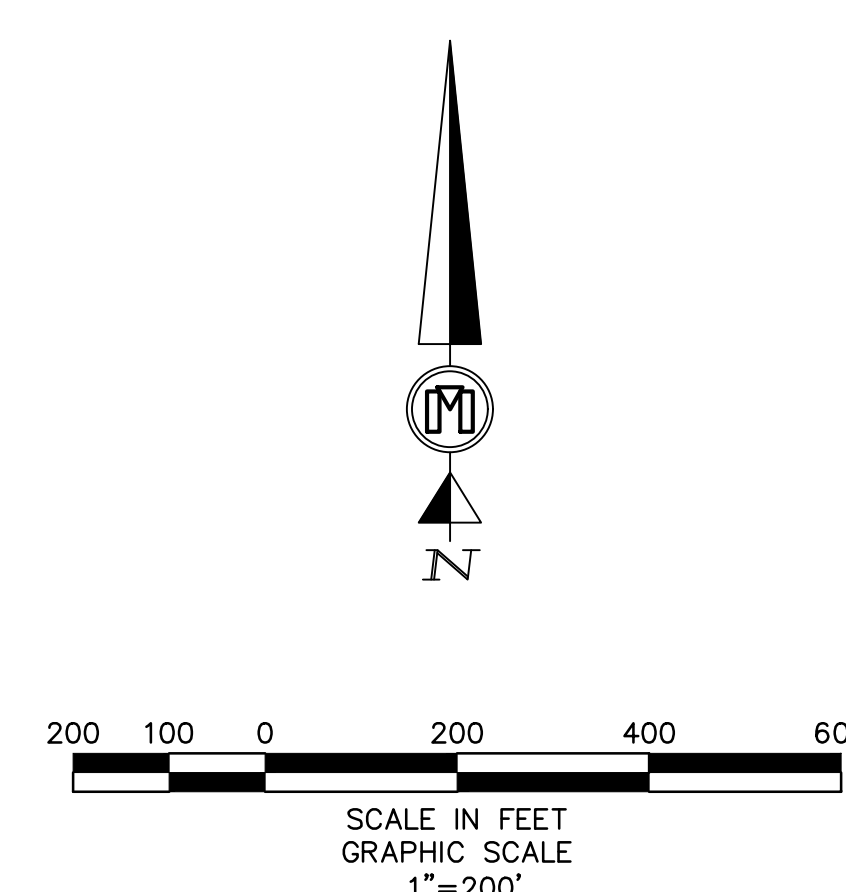
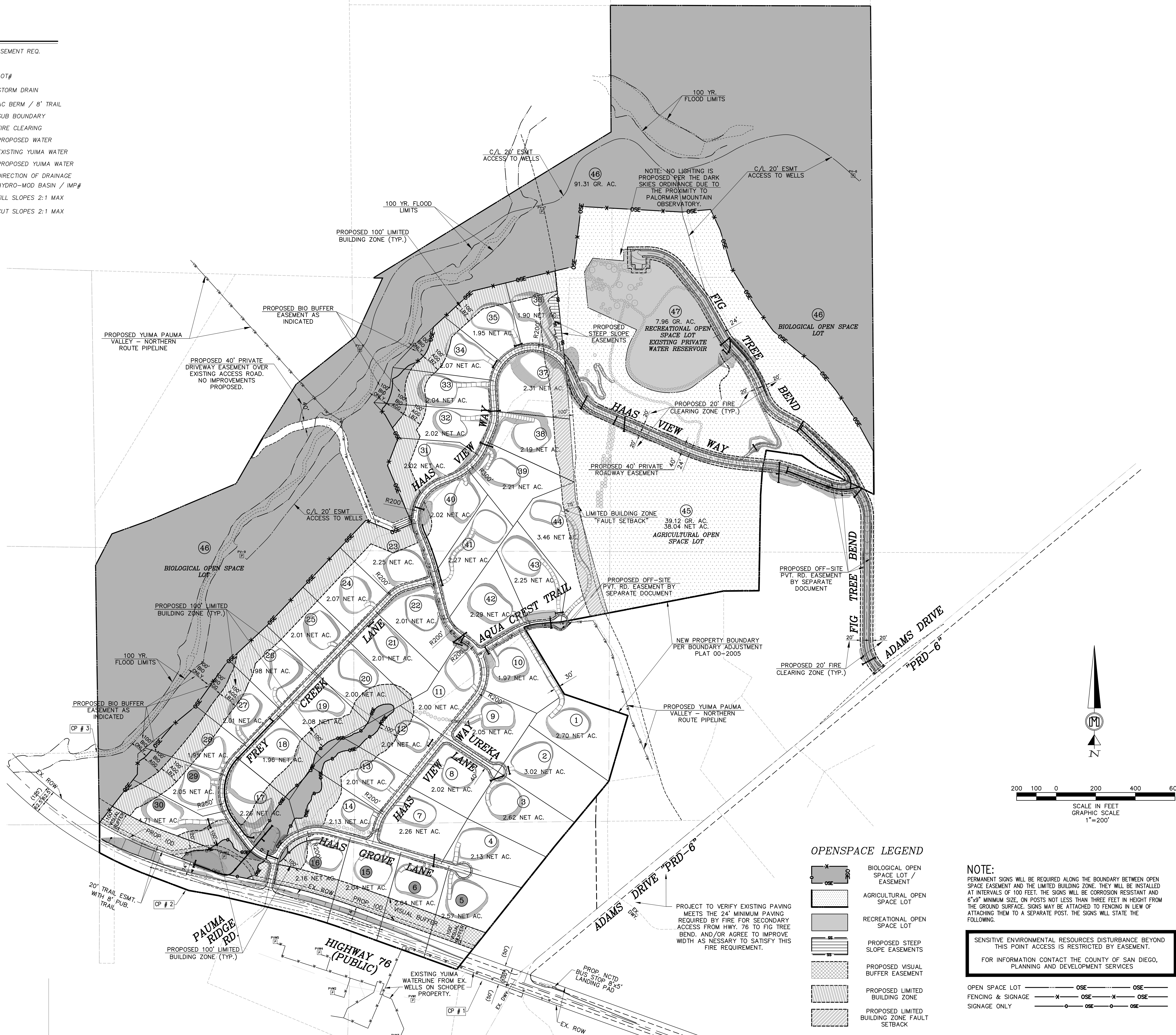
COUNTY OF SAN DIEGO TRACT NO. TM 5223 RPL-3

SHADOW RUN RANCH, PAUMA VALLEY

OPEN SPACE MAP – FIRE CLEARING EXHIBIT

LEGEND TM

- 2nd FLOOR NOISE EASEMENT REQ.
- LOT#
- STORM DRAIN
- AC BERM / 8' TRAIL
- SUB BOUNDARY
- FIRE CLEARING
- PROPOSED WATER
- EX. EXISTING YUIMA WATER
- PROP. PROPOSED YUIMA WATER
- DIRECTION OF DRAINAGE
- HYDRO-MOD BASIN / IMP#
- FILL SLOPES 2:1 MAX
- CUT SLOPES 2:1 MAX



OPENSOURCE LEGEND

- BIOLOGICAL OPEN SPACE LOT / EASEMENT
- AGRICULTURAL OPEN SPACE LOT
- RECREATIONAL OPEN SPACE LOT
- PROPOSED STEEP SLOPE EASEMENTS
- PROPOSED VISUAL BUFFER EASEMENT
- PROPOSED LIMITED BUILDING ZONE
- PROPOSED LIMITED BUILDING ZONE, FAULT SETBACK

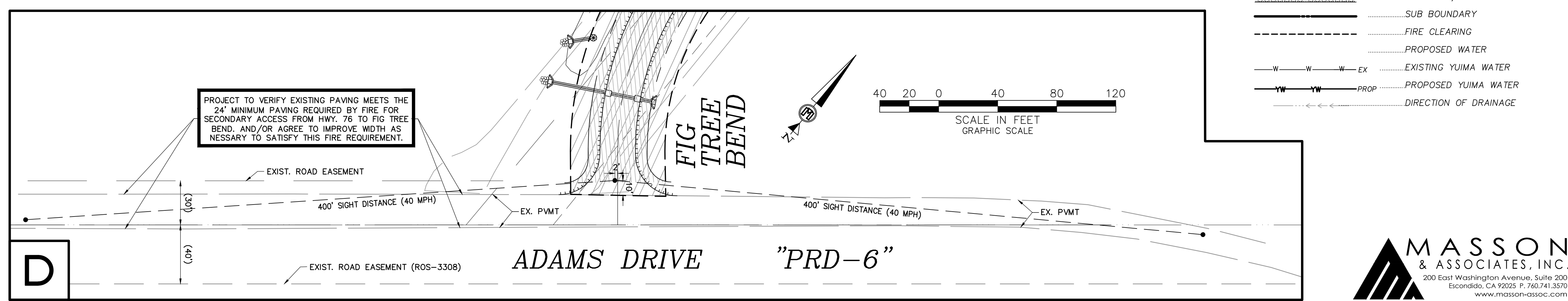
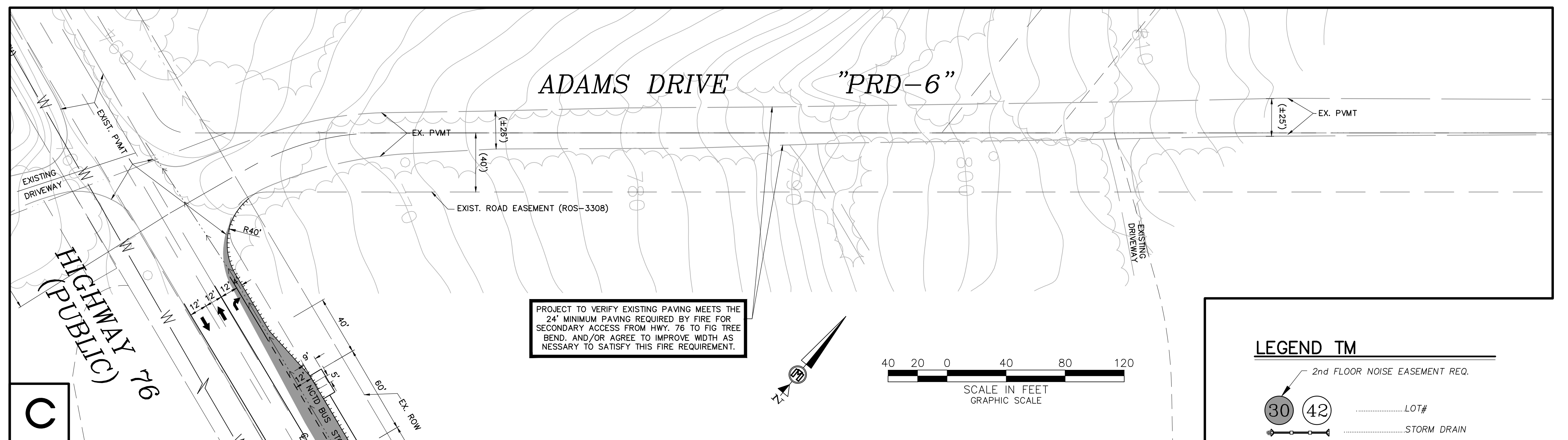
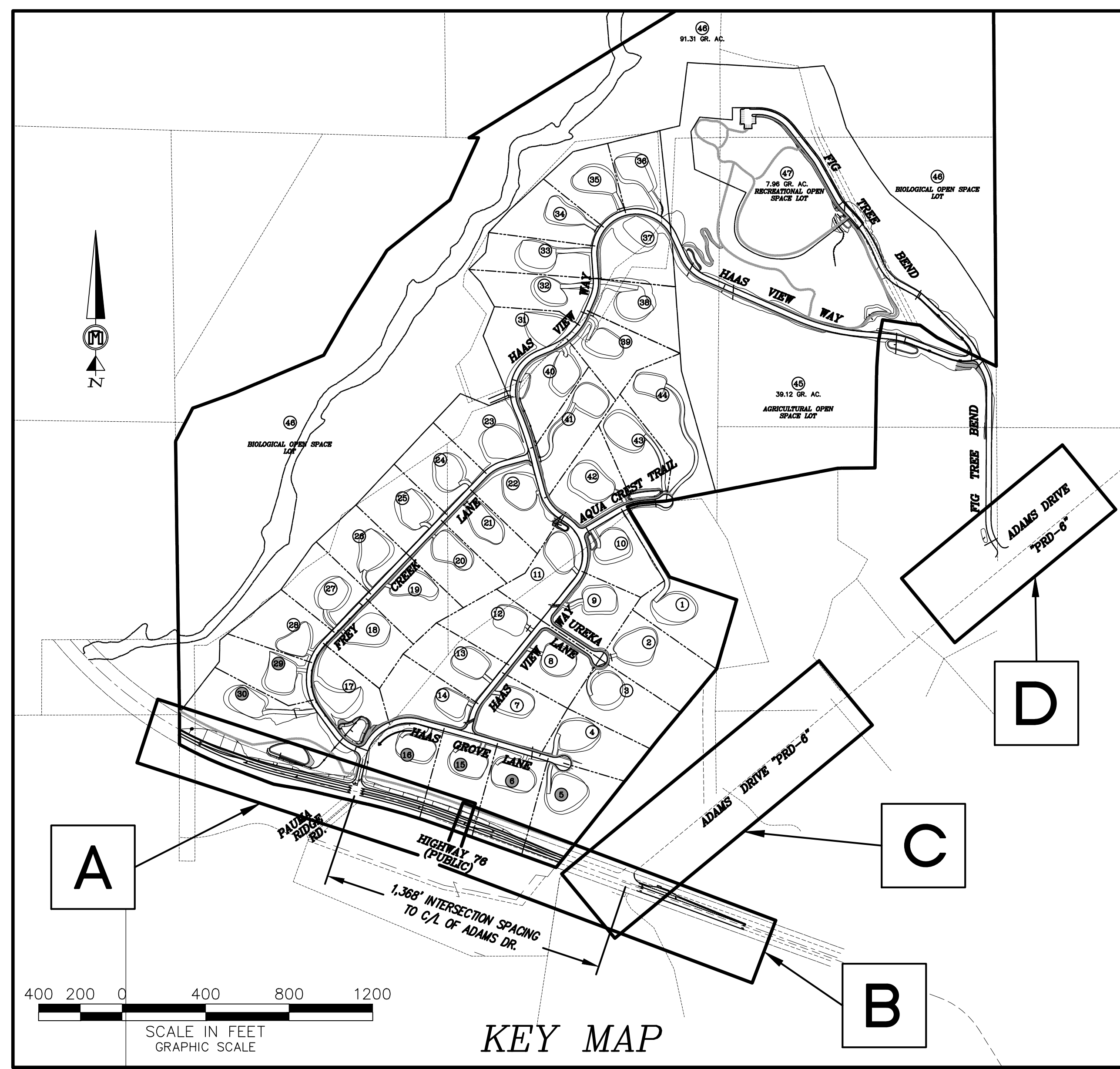
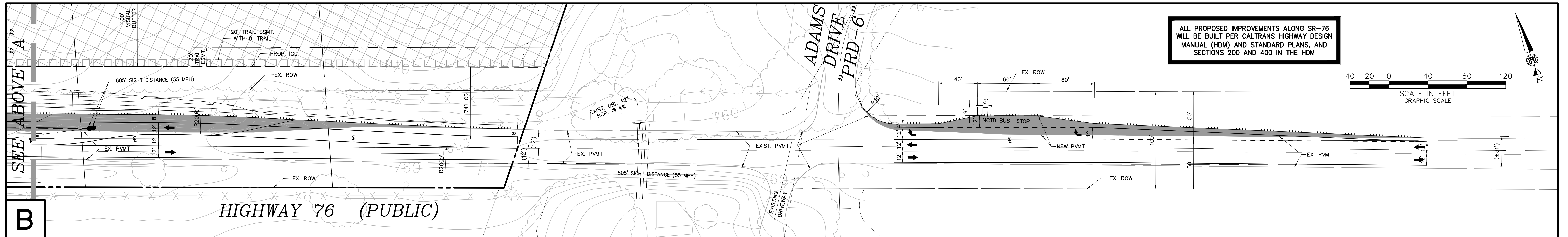
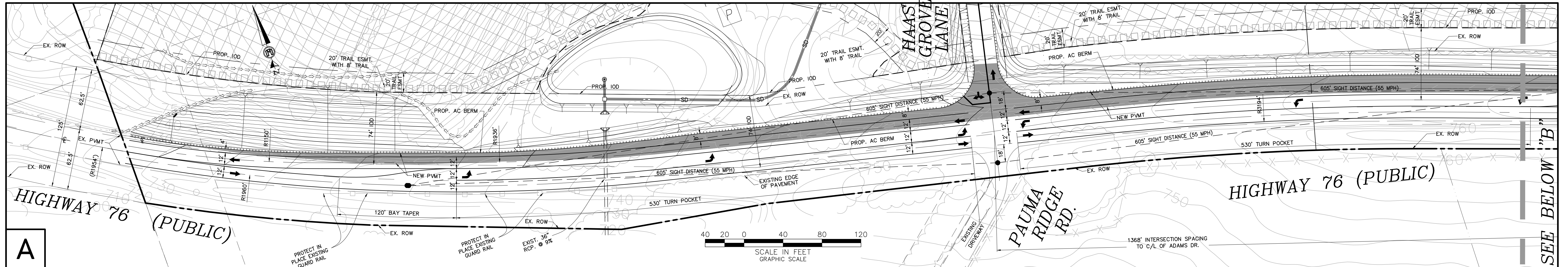
NOTE:
 PERMANENT SIGNS WILL BE REQUIRED ALONG THE BOUNDARY BETWEEN OPEN SPACE EASEMENT AND THE LIMITED BUILDING ZONE. THEY WILL BE INSTALLED AT INTERVALS OF 100 FEET. THE SIGNS WILL BE CORROSION RESISTANT AND 6"x9" MINIMUM SIZE, ON POSTS NOT LESS THAN THREE FEET IN HEIGHT FROM THE GROUND SURFACE. SIGNS MAY BE ATTACHED TO FENCING IN LIEU OF ATTACHING THEM TO A SEPARATE POST. THE SIGNS WILL STATE THE FOLLOWING:

SENSITIVE ENVIRONMENTAL RESOURCES DISTURBANCE BEYOND THIS POINT ACCESS IS RESTRICTED BY EASEMENT.

FOR INFORMATION CONTACT THE COUNTY OF SAN DIEGO, PLANNING AND DEVELOPMENT SERVICES

OPEN SPACE LOT OSE OSE
 FENCING & SIGNAGE X X
 SIGNAGE ONLY O O

SHADOW RUN RANCH, PAUMA VALLEY
PRELIMINARY STRIPING PLANS AND ROAD IMPROVEMENT



ALL PROPOSED IMPROVEMENTS ALONG SR-76
WILL BE BUILT PER CALTRANS HIGHWAY DESIGN
MANUAL (HDM) AND STANDARD PLANS, AND
SECTIONS 200 AND 400 IN THE HDM

PROJECT TO VERIFY EXISTING PAVING MEETS THE
24' MINIMUM PAVING REQUIRED BY FIRE FOR
SECONDARY ACCESS FROM HWY. 76 TO FIG TREE
BEND, AND/OR AGREE TO IMPROVE WIDTH AS
NECESSARY TO SATISFY THIS FIRE REQUIREMENT.

PROJECT TO VERIFY EXISTING PAVING MEETS THE
24' MINIMUM PAVING REQUIRED BY FIRE FOR
SECONDARY ACCESS FROM HWY. 76 TO FIG TREE
BEND, AND/OR AGREE TO IMPROVE WIDTH AS
NECESSARY TO SATISFY THIS FIRE REQUIREMENT.

- LEGEND TM**
- 2nd FLOOR NOISE EASEMENT REQ.
 - 30 42 LOT#
 - STORM DRAIN
 - AC BERM / 8' TRAIL
 - SUB BOUNDARY
 - FIRE CLEARING
 - PROPOSED WATER
 - EXISTING YUJIMA WATER
 - PROPOSED YUJIMA WATER
 - DIRECTION OF DRAINAGE