

LEGAL DESCRIPTION:

PARCEL A: (APNs: 124-150-34-00 and 24-150-35-00)
 THAT PORTION OF SECTIONS 11, 14, 15, 21 AND 23 TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF MONSIEUR RANCHO ACCORDING TO MAP THEREOF NO. 821 AND MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS RECORDED IN BOOK 1, PAGE 108 OF PATENTS, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PARCEL B: (APNs: 127-230-59-00, 127-191-20-00, 127-271-01-00, 127-271-02-00, 126-060-78-00, 125-131-49-00, 125-131-48-00, 125-131-54-00, 124-150-28-00, 124-150-34-00, 124-150-35-00 and 125-080-21-00.)

THOSE PORTIONS OF SECTIONS 11, 14, 15, 20, 21, 22 AND 23 TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF MONSIEUR RANCHO ACCORDING TO MAP THEREOF NO. 821 AND MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS RECORDED IN BOOK 1, PAGE 108 OF PATENTS, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PARCEL C: (APNs: 125-131-49-00, 125-131-54-00, 1125-080-21-00 and 124-150-35-00)

THOSE PORTIONS OF SECTIONS 14 AND 15, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF MONSIEUR RANCHO ACCORDING TO MAP THEREOF NO. 821 AND MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS RECORDED IN BOOK 1, PAGE 108 OF PATENTS, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PUBLIC UTILITIES/DISTRICTS:

SEWER: RAINBOW MUNICIPAL WATER DISTRICT
WATER: RAINBOW MUNICIPAL WATER DISTRICT
STORM DRAIN: COUNTY OF SAN DIEGO
TELEPHONE: AT & T
TV: COX COMMUNICATIONS
GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
LAW ENFORCEMENT: COUNTY OF SAN DIEGO SHERIFF
FIRE: NORTH COUNTY FIRE PROTECTION (NORTH COUNTY)
SCHOOL: BONNALL UNITED SCHOOL DISTRICT

COUNTY OF SAN DIEGO TRACT 5615TER
PERMIT NUMBER: PDS2023-TM-5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
TENTATIVE MAP PLANS
OCEAN BREEZE RANCH

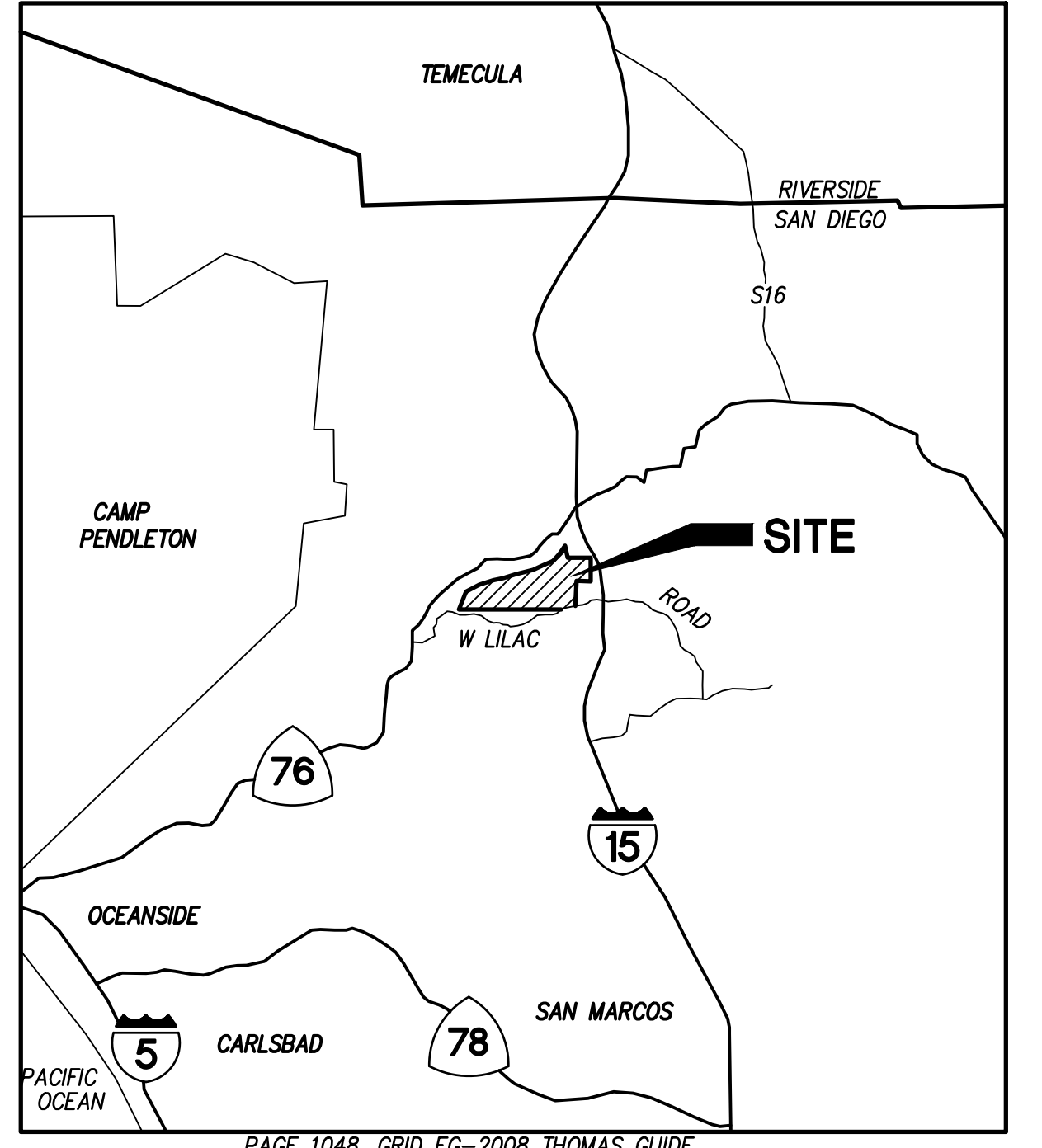


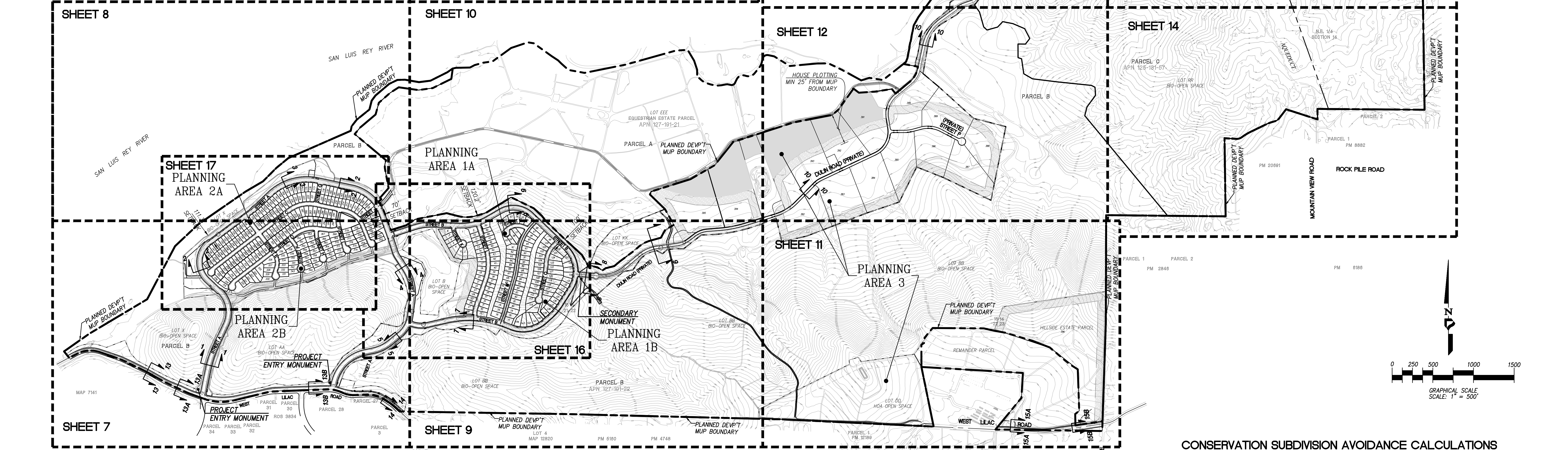
FIGURE 104B, DRVD 15-2008 THOMAS GUIDE
VICINITY MAP
 NOT TO SCALE

PROJECT ADDRESS:
 5820 WEST LLAC ROAD
 BONNALL, CA 92003

SHEET INDEX:

- SHEET 1 TITLE SHEET
- SHEET 2 TYPICAL STREET SECTIONS
- SHEET 3 LOT AREAS
- SHEET 4 EXISTING EASEMENTS/ENCUMBRANCES PLAT
- SHEET 5 EXISTING EASEMENTS/ENCUMBRANCES PLAT
- SHEET 6 EXISTING EASEMENTS/ENCUMBRANCES PLAT
- SHEET 7 TENTATIVE MAP PLAN (1"=100' SCALE)
- SHEET 8 TENTATIVE MAP PLAN (1"=100' SCALE)
- SHEET 9 TENTATIVE MAP PLAN (1"=100' SCALE)
- SHEET 10 TENTATIVE MAP PLAN (1"=100' SCALE)
- SHEET 11 TENTATIVE MAP PLAN (1"=100' SCALE)
- SHEET 12 TENTATIVE MAP PLAN (1"=100' SCALE)
- SHEET 13 TENTATIVE MAP PLAN (1"=100' SCALE)
- SHEET 14 TENTATIVE MAP PLAN (1"=100' SCALE)
- SHEET 15 TENTATIVE MAP PLAN (1"=100' SCALE)
- SHEET 16 TENTATIVE MAP PLAN (1"=600' SCALE)
- SHEET 17 TENTATIVE MAP PLAN (1"=600' SCALE)

- GENERAL NOTES:**
- GROSS PROJECT AREA: 1,402.52 ACRES
 - NET PROJECT AREA: 545.64 ACRES
 - ASSESSOR'S TAX RATE AREA: LOT 11-57025, LOT 22 & AA-57123, AND ALL OTHER LOTS-57128
 - TOTAL NUMBER OF LOTS FOR PLANNED DEVELOPMENT: 454
 - (INCLUDES HILLSIDE ESTATE LOTS AND LETTERED LOTS)
 - TOTAL NUMBER OF DWELLING UNITS FOR PLANNED DEVELOPMENT: 396
 - MINIMUM RESIDENTIAL LOT SIZE 4,500 SF
 - MAXIMUM ALLOWABLE DENSITY: 402 DU
 - APNs: 125-080-25, 125-080-26, 125-131-57, 127-191-21 and 127-191-22
 - PRESENT LAND USE: VILLAGE, SEMI-RURAL AND RURAL
 - PLANNING AREA 1 AND 2 WATER AND SEWER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RAINBOW MUNICIPAL WATER DISTRICT.
 - PLANNING AREA 3 PROPOSED SEPTIC INSTALLED IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND WATER SYSTEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RAINBOW MUNICIPAL WATER DISTRICT.
 - SOURCE OF TOPOGRAPHY: PROJECT DESIGN CONSULTANTS FLOWN 08-04-2015
 - UTILITIES SHALL BE UNDERGROUND AND EASEMENT PROVIDED AS NECESSARY.
 - GRADING AND MODEL UNITS MAY BE CONSTRUCTED PRIOR TO FINAL MAP RECORDED.
 - UTILITY LAYOUTS ARE PRELIMINARY AND MAY BE MODIFIED DURING FINAL DESIGN.
 - TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE FINAL DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
 - SOLAR ACCESS STATEMENT: ALL LOTS WITHIN THE SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH UTILITY DWELLING UNIT ALLOWED BY THE SUBDIVISION.
 - STREET DEDICATION: THE SUBDIVIDER WILL DEDICATE ON THE SUBDIVISION MAP ALL PUBLIC STREETS SHOWN ON THE TENTATIVE MAP.
 - STREET LIGHTS: THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.
 - PARK LAND DEDICATION ORDINANCE: DEDICATION AND DEVELOPMENT OF PUBLIC AND PRIVATE PARK LAND TO MEET PARK LAND DEDICATION REQUIREMENTS.
 - ALL CUT AND FILL SLOPES WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS.
 - THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.
 - ALL DRAINAGE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS AND SHALL BE MAINTAINED BY THE COUNTY. STORM DRAIN OUTSIDE THE PUBLIC RIGHT-OF-WAY TO BE MAINTAINED BY HOME OWNERS ASSOCIATION EXCEPT WHERE INDICATED ON PLANS.
 - DUE TO THE TYPE OF HOUSING AND CLUSTERED LOT LAYOUTS WITHIN THE COMMUNITY, THE FOLLOWING ACCESSORY STRUCTURES ARE ALLOWED TO BE BUILT WITH A PROPERTY LINE SETBACK OF THE (5) FEET OR MORE: LIVING OR GUEST QUARTERS, STORAGE BUILDINGS, DETACHED GARAGES, CARPORTS, BBQ'S, FIRE PITS, FIREPLACES, GAZEBOS AND TRELISES.
 - THE PROPERTY HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL COMMUNITY TRAILS OUTSIDE OF THE DEDICATED PARK AND PUBLIC RIGHT OF WAY'S.
 - THE FOLLOWING ACCESSORY STRUCTURES ARE ALLOWED TO BE BUILT UP TO THE PROPERTY LINE: (6-FOOT WALLS/FENCES OF ANY TYPE), HARDSCAPE SURFACES, POOLS, JACUZZIS, FOUNTAINS, AND POND'S.



LEGEND:

- FUEL MODIFICATION ZONE (FMZ) [Symbol]
- LIMITED BUILDING ZONE (LBZ) [Symbol]
- 20' BUILDING SETBACK LINE (BSL) [Symbol]
- 4" THICK D.G. TRAIL (WIDTH VARIES) [Symbol]
- EXISTING EASEMENT CALLOUT [Symbol]
- LOT LINE [Symbol]
- LOT NUMBER [Symbol]
- PAD ELEVATION [Symbol]
- PLANNING AREA BOUNDARY [Symbol]
- PROJECT BOUNDARY [Symbol]
- PROPOSED CENTERLINE [Symbol]
- PROPOSED CURB & GUTTER [Symbol]
- PROPOSED RIGHT OF WAY [Symbol]
- PROPOSED SIDEWALK [Symbol]
- STREET LIGHT [Symbol]
- PARCEL LINE [Symbol]
- EXIST. 100-YR COUNTY FLOODWAY [Symbol]
- 100-YR FLOODPLAIN [Symbol]
- 0AK ROT PROTECTION ZONE [Symbol]
- BIO-OPEN SPACE FENCING AND SIGNAGE [Symbol]
- PROPOSED TRAIL EASEMENT [Symbol]
- PROPOSED LIMITED USE EASEMENT [Symbol]
- PROPOSED DRAINAGE, SEWER & WATER EASEMENTS [Symbol]

- GENERAL NOTES:**
- PRELIMINARY GRADING PLANS PREPARED BY: PROJECT DESIGN CONSULTANTS, A BOWMAN COMPANY, 701 B STREET SUITE 800, SAN DIEGO, CA 92101, PH: 619 235-8474, FAX: 619 234-0349
 - TOTAL NUMBER OF LOTS: 452
 RESIDENTIAL: LOTS 1 THRU 379 and 382 THRU 395
 LOT 396
 HILLSIDE ESTATE PARCEL: EQUESTRIAN M.U.P. H.O.A. (OPEN SPACE, BASSET STATION, BIO-OPEN SPACE, REMAINDER PARCEL, PRIVATE PARKS)
 39
 11
 1
 5
 2
 - TOTAL NUMBER OF DWELLING UNITS: 394
 - ALL PROPOSED UTILITIES TO BE UNDERGROUND.
 - CALIFORNIA COORDINATE SYSTEM: CGCS83 NAD83 E82628
 - SEE TYPICAL STREET SECTIONS ON SHEET 2.
 - PHASING OF THIS PROJECT WILL BE ACCOMPLISHED BY RECORDED OF MULTIPLE FINAL MAPS, TYPICALLY ONE FINAL MAP PER PLANNING AREA.
 - ALL STORM DRAIN SHOWN ON THIS TENTATIVE MAP WITHIN PUBLIC STREET WILL BE MAINTAINED BY COUNTY OF SAN DIEGO. ALL STORM DRAIN OUTSIDE PUBLIC ROW WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION, EXCEPT WHERE INDICATED ON PLANS.
 - EXISTING STRUCTURES WITHIN DEVELOPMENT FOOTPRINT WILL BE DEMOLISHED, UNLESS OTHERWISE NOTED.
 - STREET NAME SIGNS WILL BE PROVIDED IN ACCORDANCE WITH SAN DIEGO COUNTY DS #13.
 - CONSENT FOR VACATING EXISTING EASEMENT BY EASEMENT HOLDER SHALL BE OBTAINED PRIOR TO FINAL MAP RECORDED.

KEY MAP
 SCALE: 1"=500'

PLANNED DEVELOPMENT RESIDENTIAL ZONING

PLANNING AREA 1A & 1B	PLANNING AREA 2A & 2B	PLANNING AREA 3	EQUESTRIAN FACILITY
USE REGULATIONS	USE REGULATIONS	USE REGULATIONS	USE REGULATIONS
ANIMAL REGULATIONS	ANIMAL REGULATIONS	ANIMAL REGULATIONS	ANIMAL REGULATIONS
DENSITY	DENSITY	DENSITY	DENSITY
LOT SIZE	LOT SIZE	LOT SIZE	LOT SIZE
BUILDING TYPE	BUILDING TYPE	BUILDING TYPE	BUILDING TYPE
MAXIMUM FLOOR AREA	MAXIMUM FLOOR AREA	MAXIMUM FLOOR AREA	MAXIMUM FLOOR AREA
FLOOR AREA RATIO	FLOOR AREA RATIO	FLOOR AREA RATIO	FLOOR AREA RATIO
HEIGHT	HEIGHT	HEIGHT	HEIGHT
LOT COVERAGE	LOT COVERAGE	LOT COVERAGE	LOT COVERAGE
SETBACK	SETBACK	SETBACK	SETBACK
OPEN SPACE	OPEN SPACE	OPEN SPACE	OPEN SPACE
SPECIAL AREA REGULATIONS	SPECIAL AREA REGULATIONS	SPECIAL AREA REGULATIONS	SPECIAL AREA REGULATIONS

LOT SUMMARY

DESCRIPTION	GROSS AREA (AC)	NO. OF LOTS (RESIDENTIAL)	NO. OF DWELLING UNITS	DWELLING UNITS PER ACRE	MINIMUM LOT SIZE	NO. OF LOTS (HOA)
PLANNING AREA 1	66.50*	144	144	2.16	5,000 SF	9
PLANNING AREA 1A	76	76	76		5,000 SF	
PLANNING AREA 1B	68	68	68		5,000 SF	
PLANNING AREA 2	66.47*	235	235	3.52	10	
PLANNING AREA 2A	144	144			4,500 SF	
PLANNING AREA 2B	90	90			5,000 SF	
PLANNING AREA 3	153.56**	14	14	0.10	5 ACRES	16
HILLSIDE ESTATE	24.22	1	1	0.04		
REMAINDER PARCEL	29.82					
LOT EEE (EQUESTRIAN FACILITY)	203.59					
TOTAL	544.16	393	393			34

* AREA INCLUDES HOA LETTERED LOTS ** AREA INCLUDES HOA LETTERED LOTS AND 1 ESTATE LOT

CONSERVATION SUBDIVISION AVOIDANCE CALCULATIONS

DESCRIPTION	RESOURCE AREA (AC)	IMPACTED AREA (AC)	% IMPACTED	AVOIDED AREA (AC)	% AVOIDED	REQ'D ACRES AVOIDANCE	% REQ. AVOIDANCE
SEMI-RURAL RESIDENTIAL (SR-10)	320.11	56.43	17.6	263.68	82.4	240.08	75
RURAL LANDS (RL-20)	509.11	57.43	11.3	451.68	88.7	407.29	80
RURAL LANDS (RL-40)	166.82	33.61	20.1	133.21	79.9	141.88	85
TOTALS	996.14	147.47	14.8	848.67	85.2	789.25	79.2

BASIS OF BEARING:
 THE BASIS OF BEARING IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN G.P.S. STATION NO. SD0PS-02 AND G.P.S. STATION SD0PS-03 PER ROS 14310.
 S 72°07'52" E

BENCHMARK:
 ELEVATIONS ARE BASED UPON A 2" BRASS DISC STAMPED CALIFORNIA DEPARTMENT OF TRANSPORTATION SD0PS-03 NE 15/78 AND 1980" AS LOCATED ON ROS 21563.
 ELEVATION: 308.28 NAVD 88

OWNER'S CERTIFICATE:
 WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

OWNER REPRESENTATIVE:
 BY: JAMES CONRAD DATE
 JAMES CONRAD
 1550 S. COAST HIGHWAY, SUITE 201
 LAGUNA BEACH, CA 92651
 TEL: (949) 497-0200

CONTACT:
 JAMES CONRAD
 1550 S. COAST HIGHWAY, SUITE 201
 LAGUNA BEACH, CA 92651
 TEL: (949) 497-0200

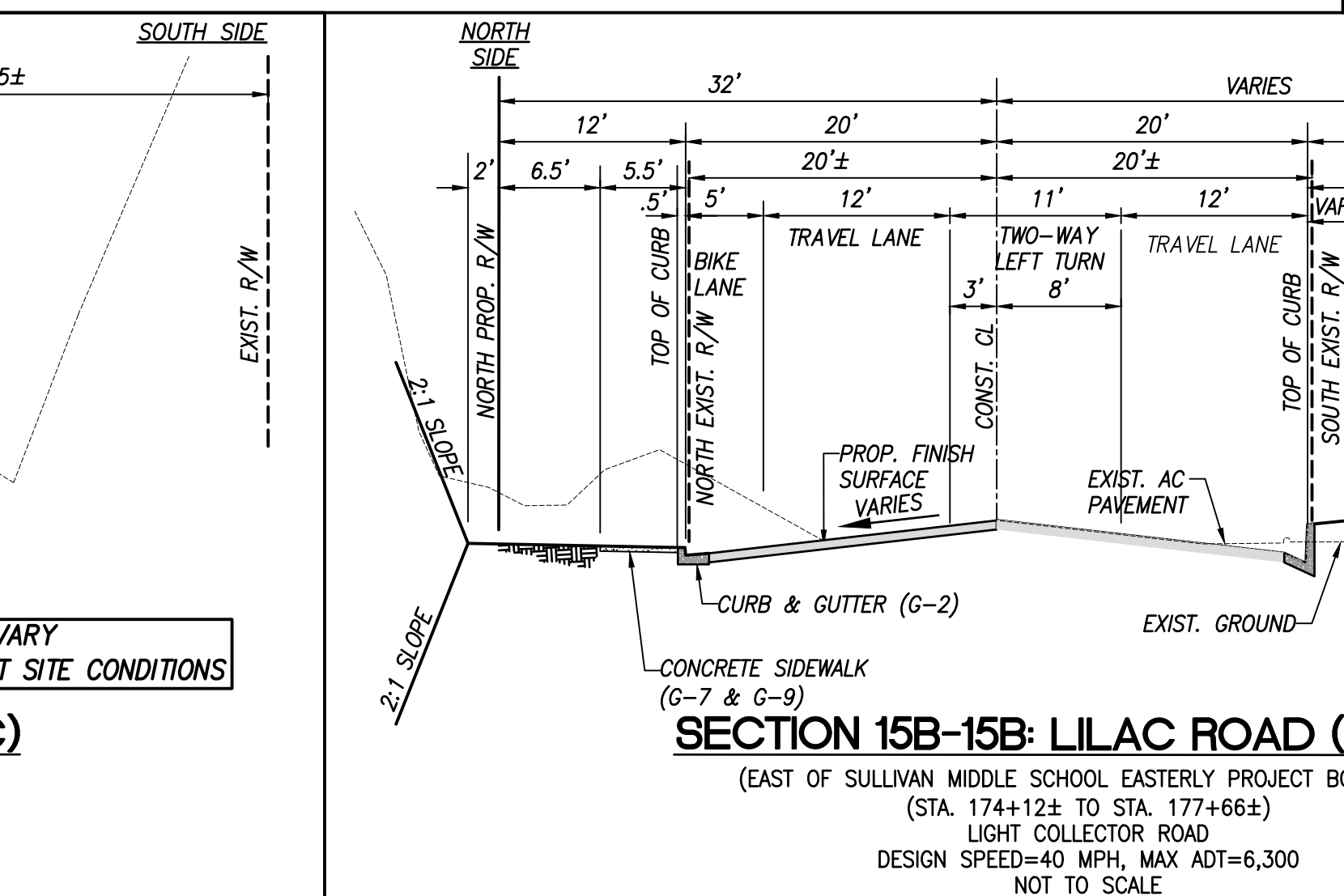
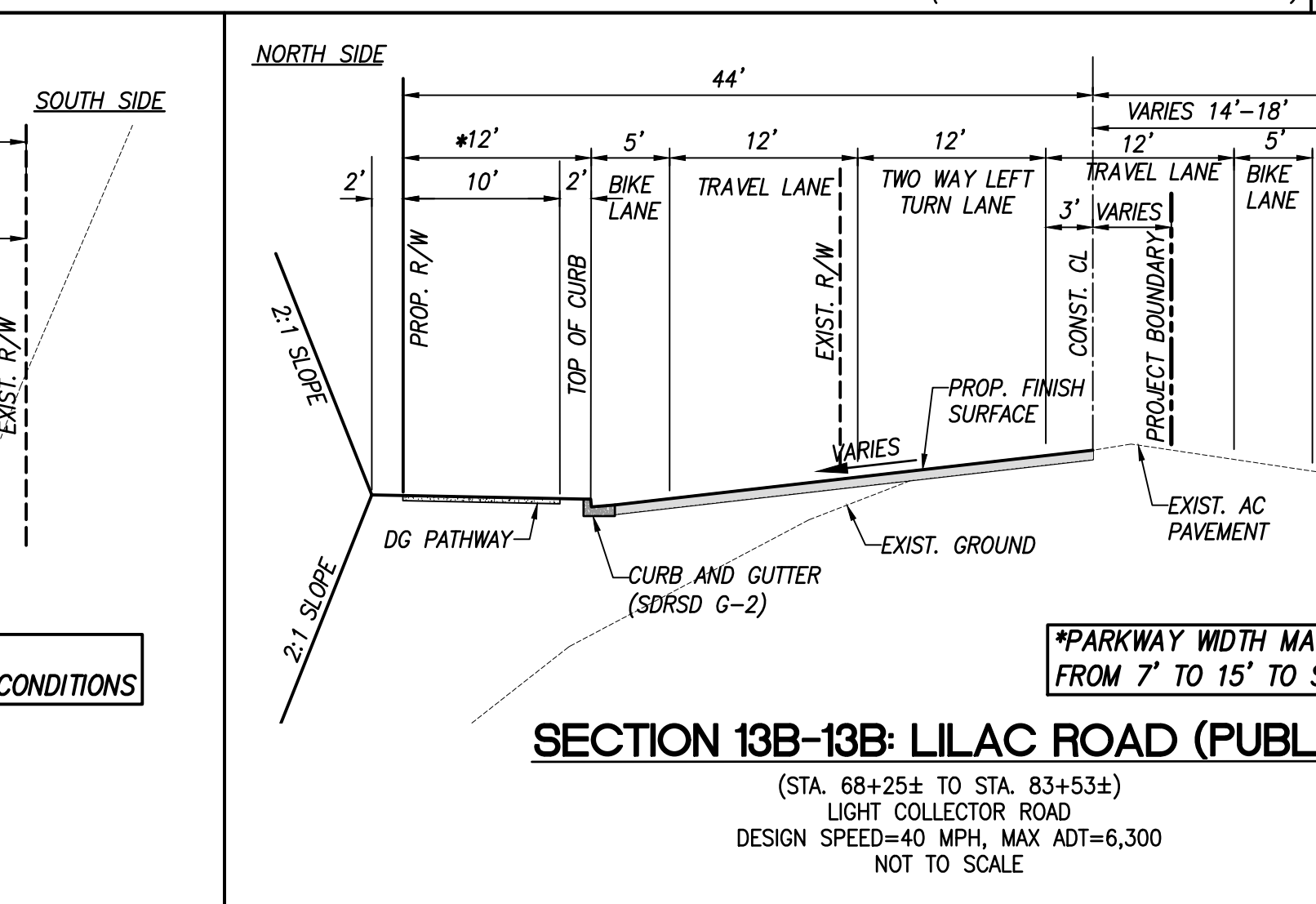
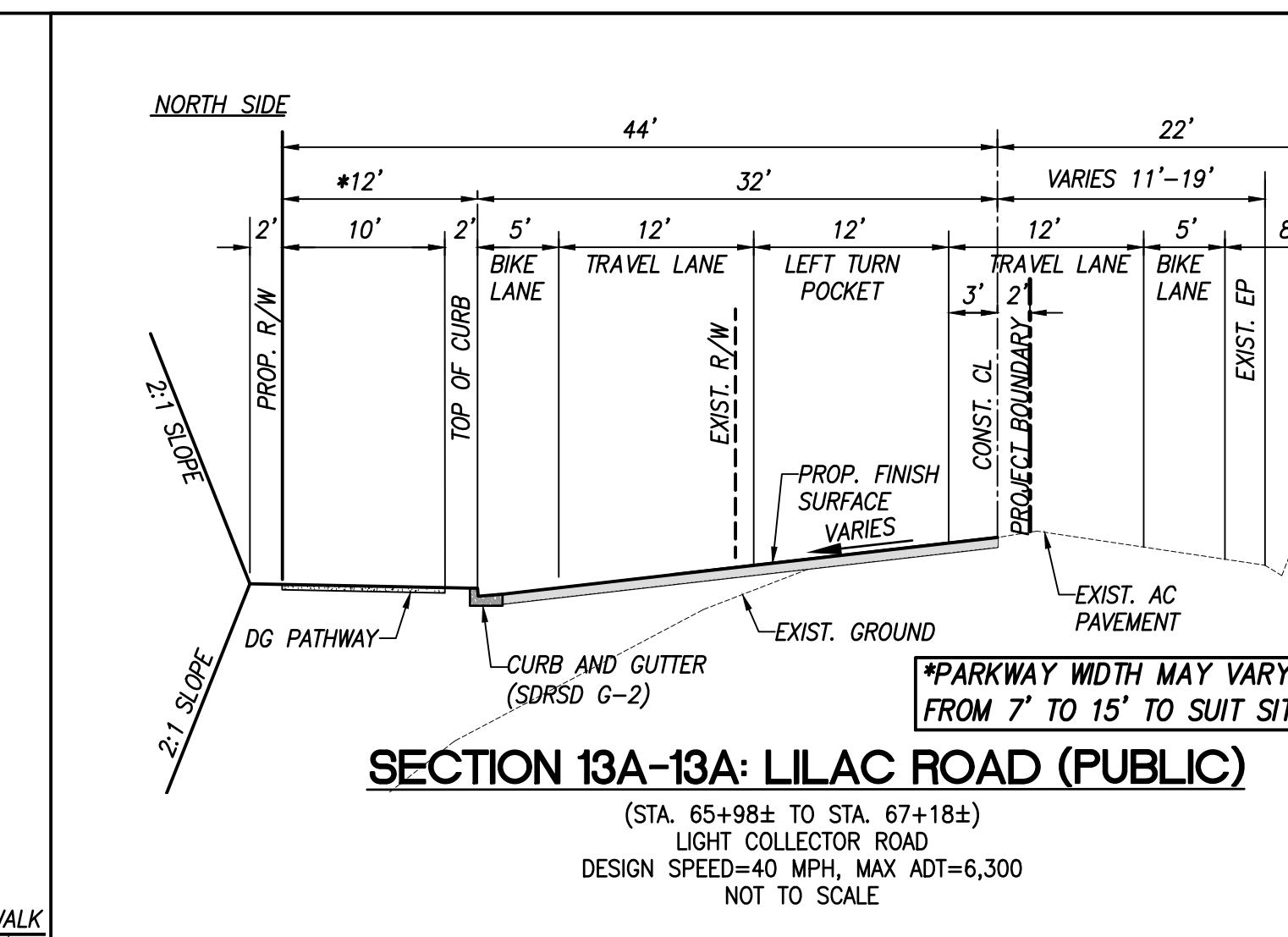
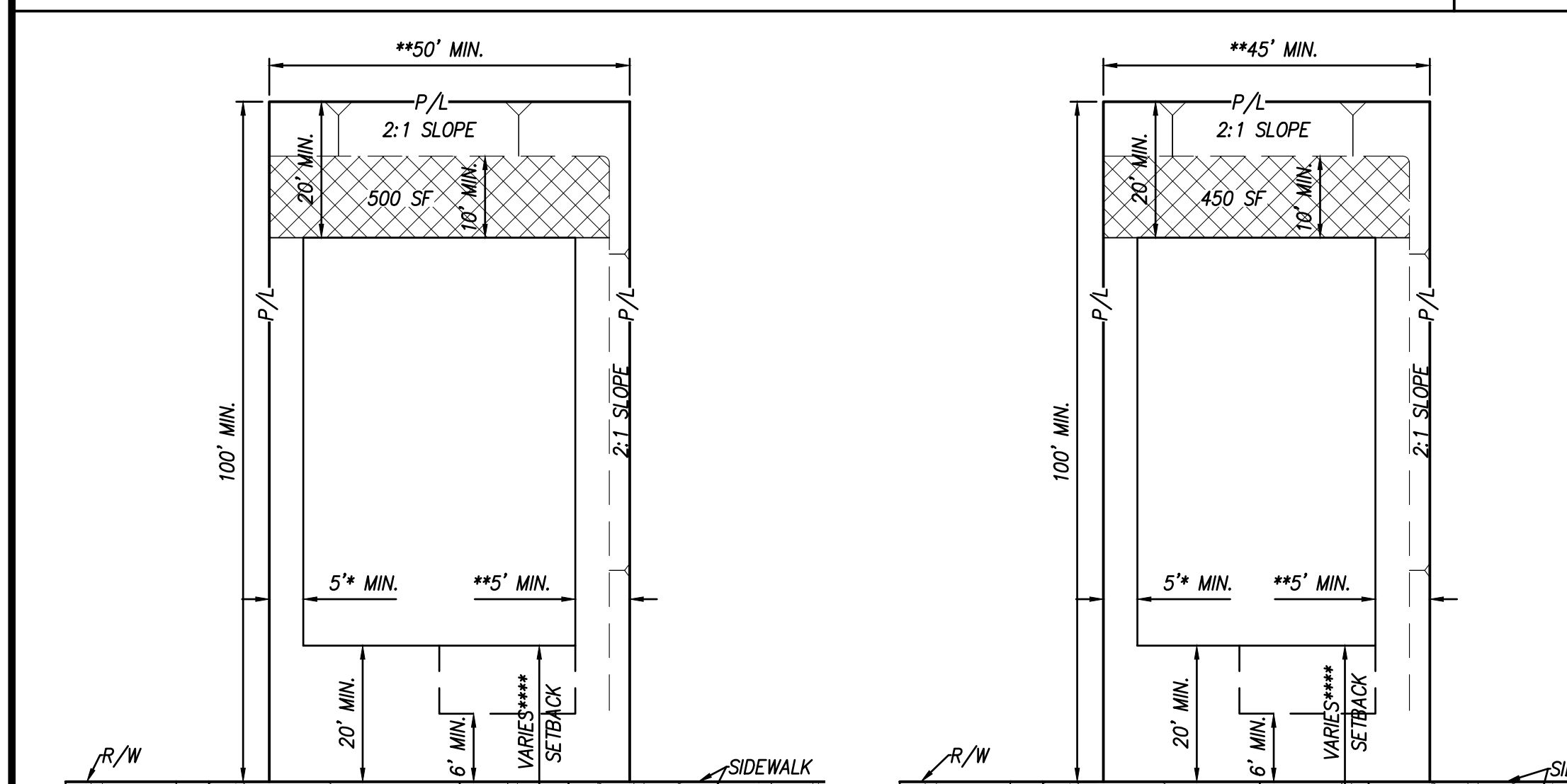
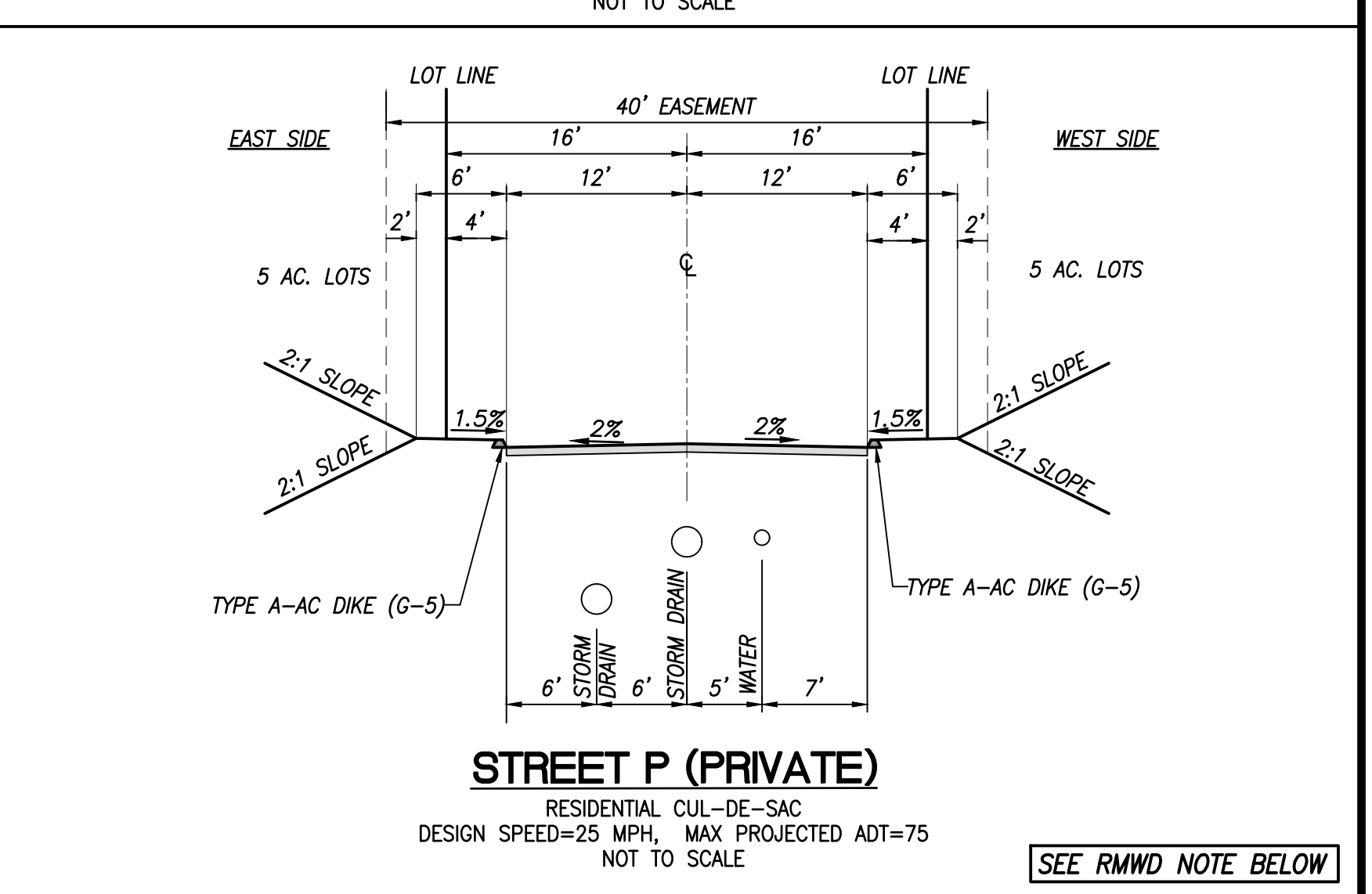
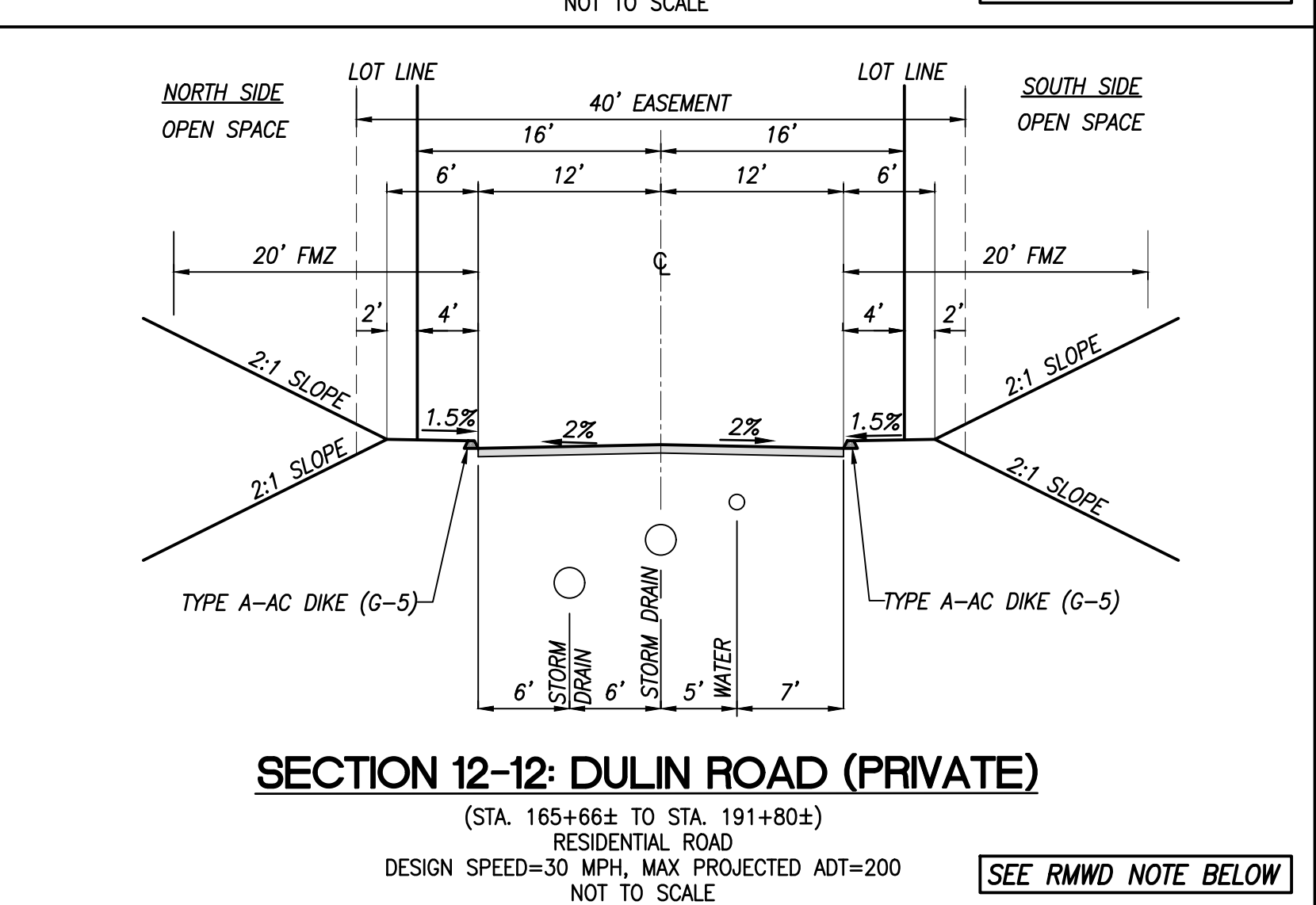
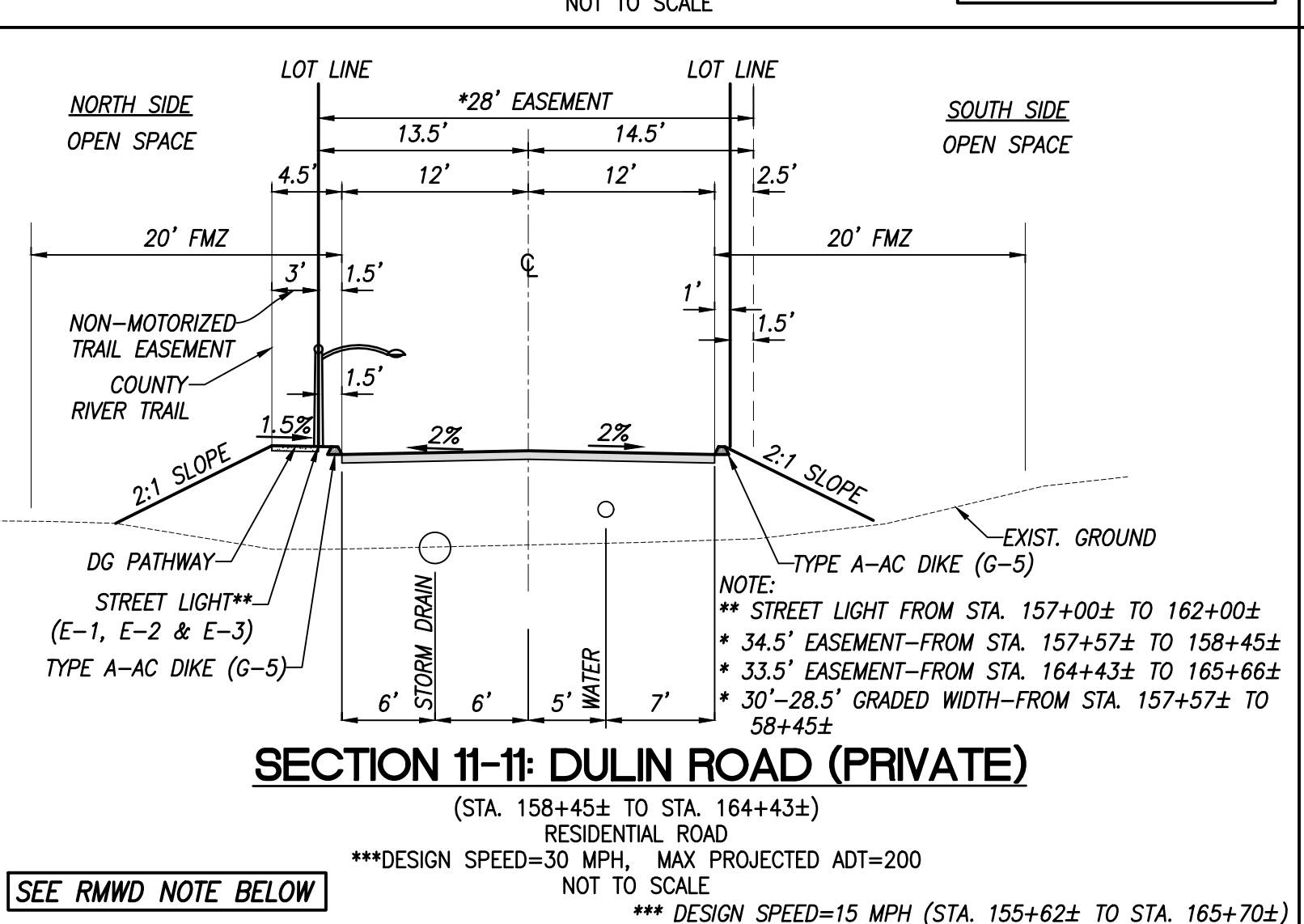
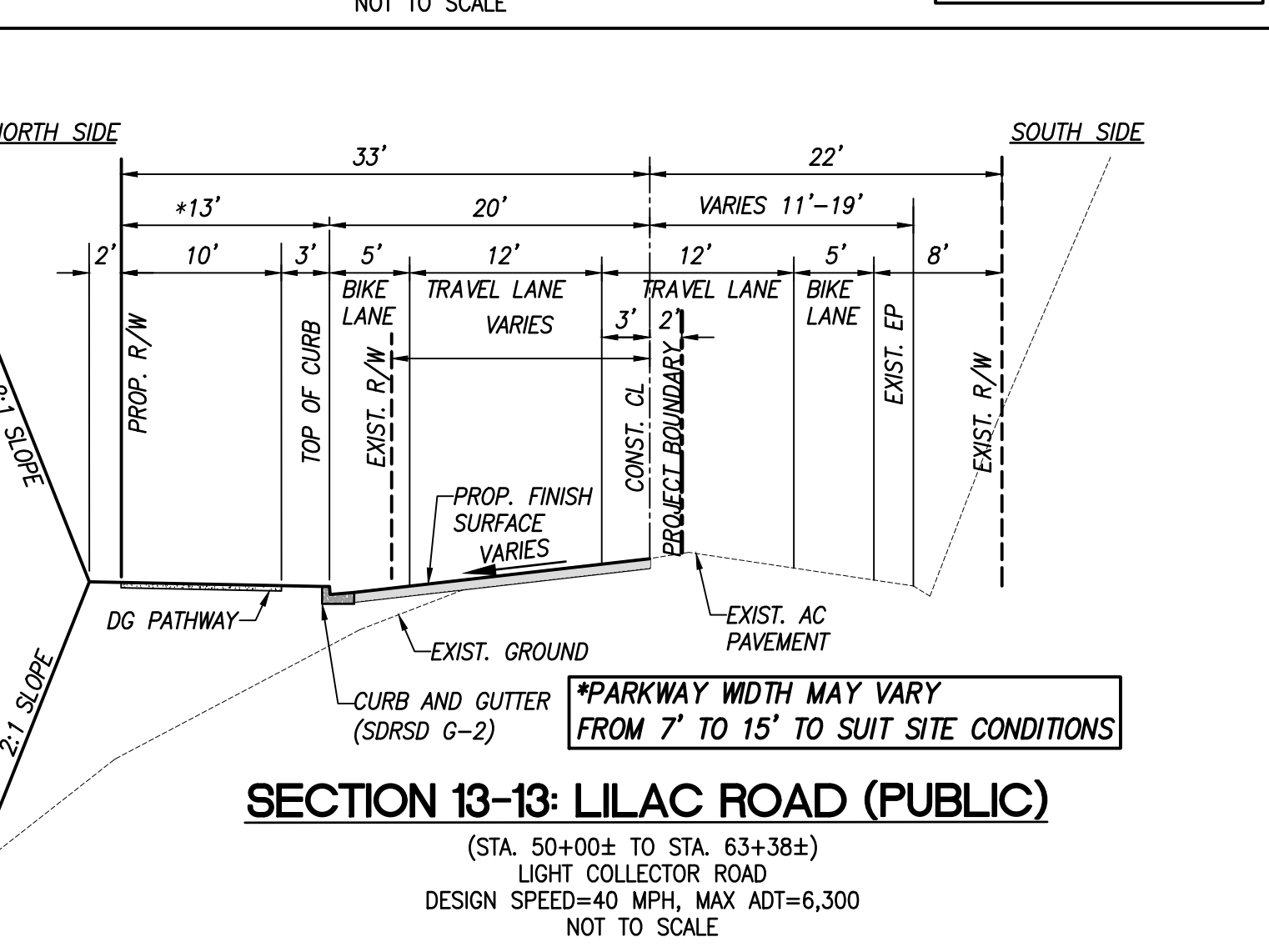
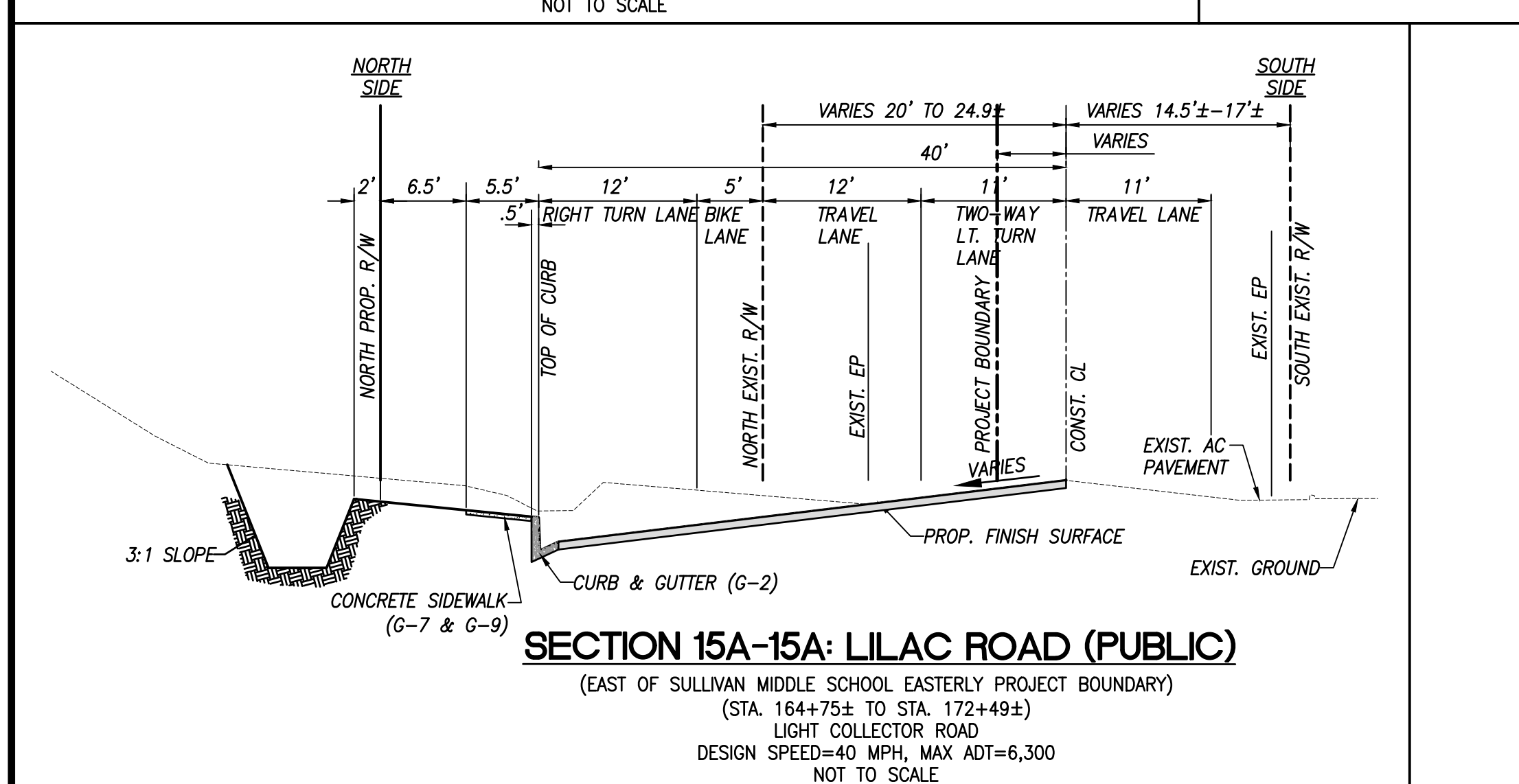
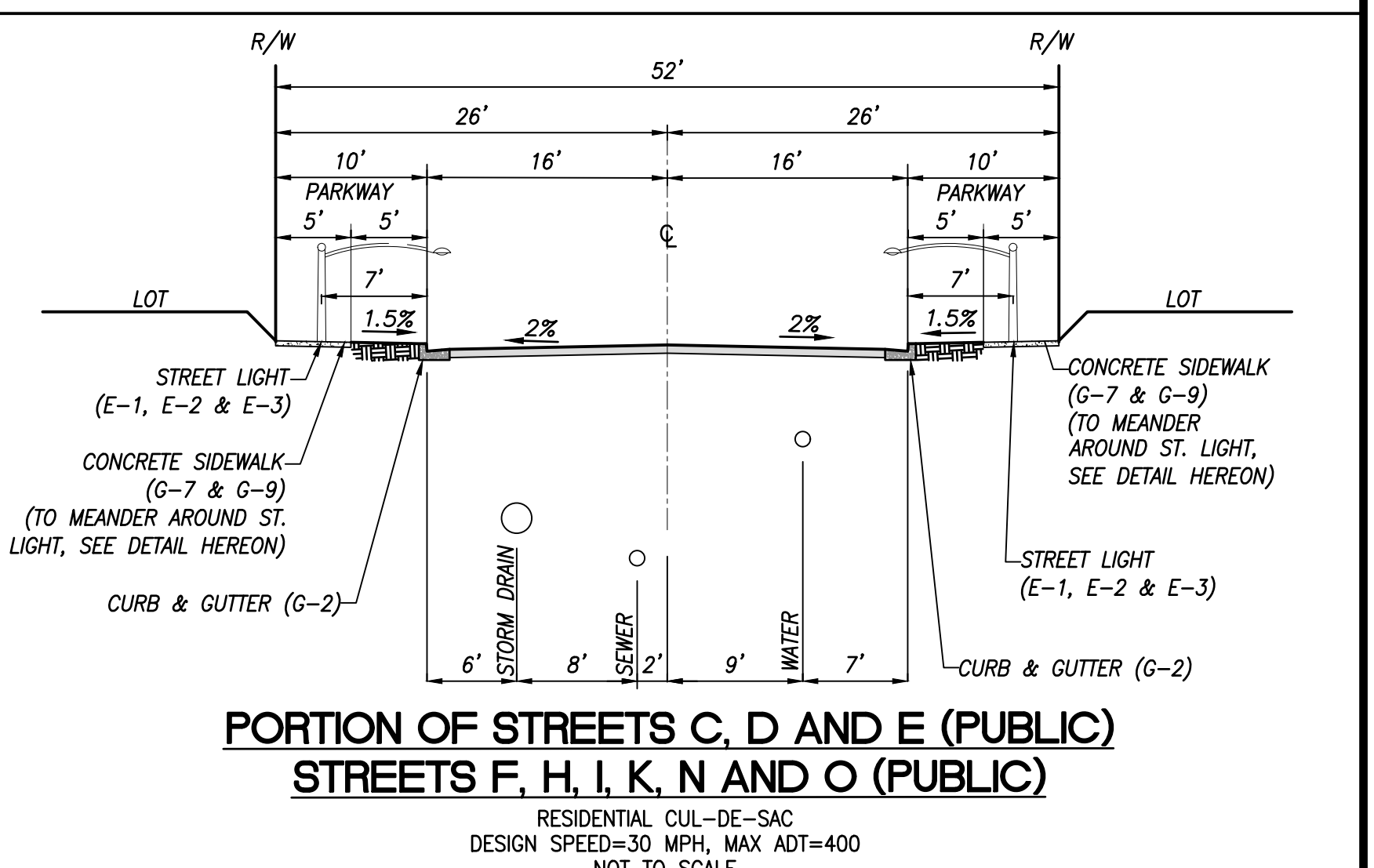
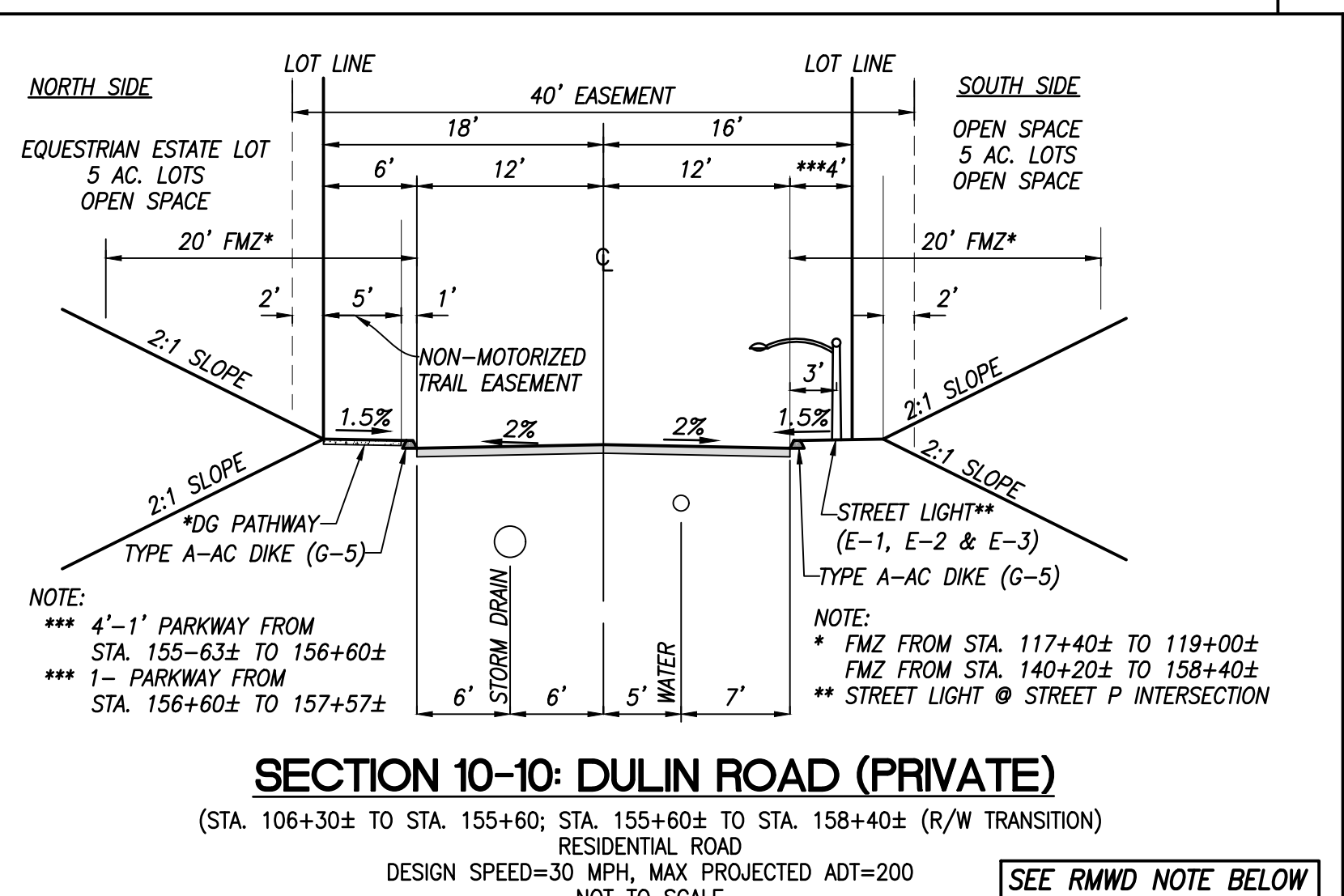
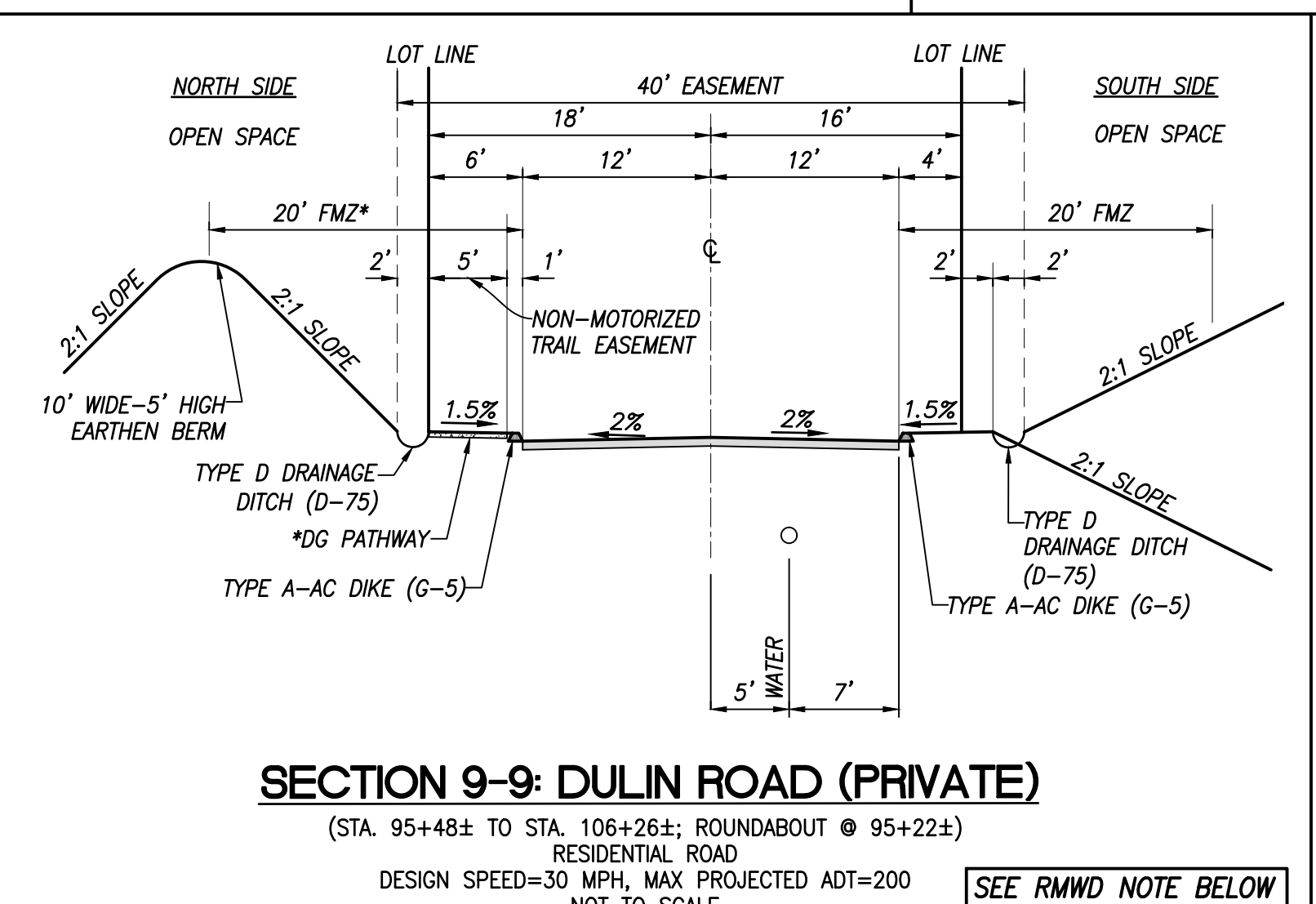
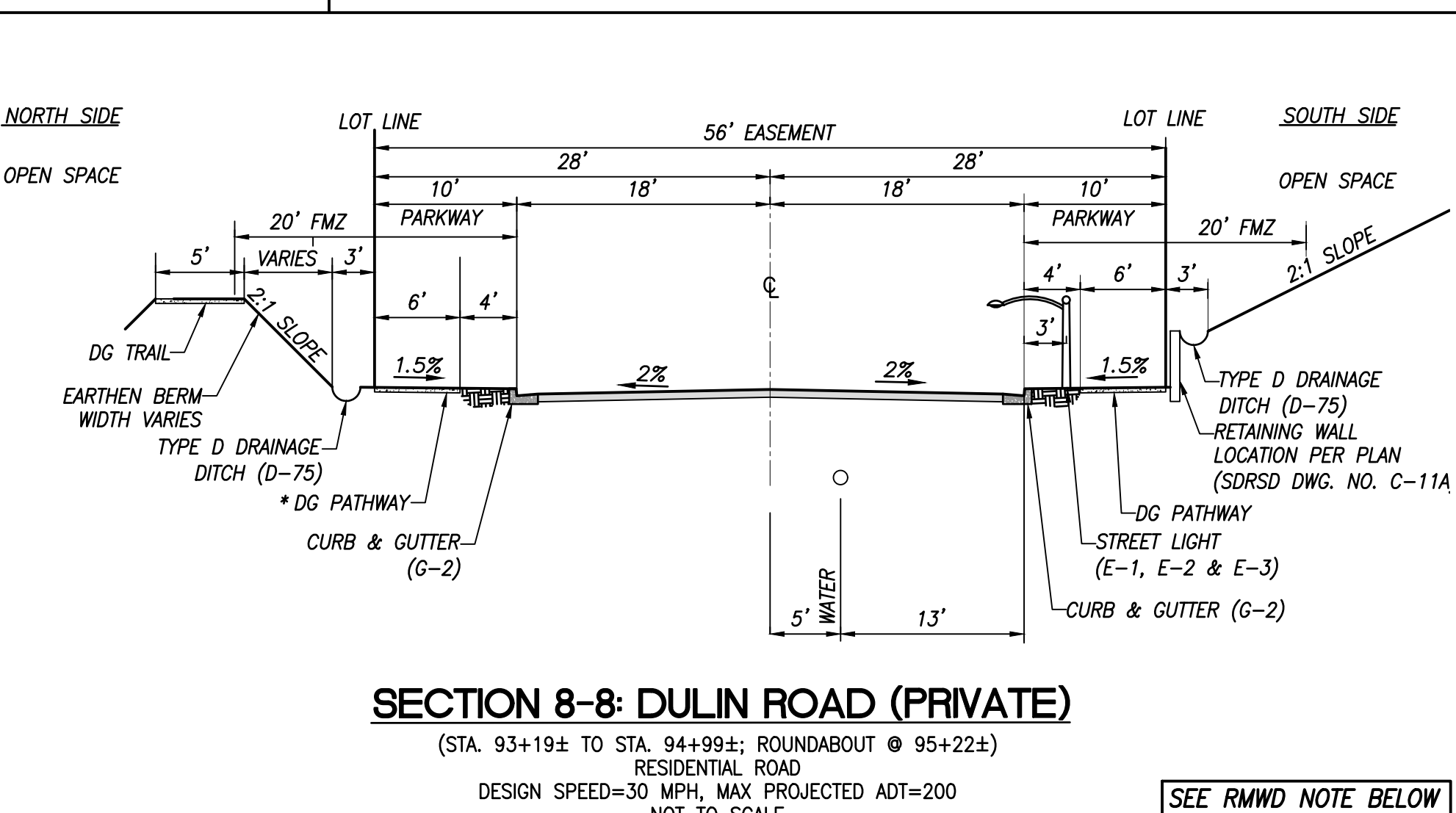
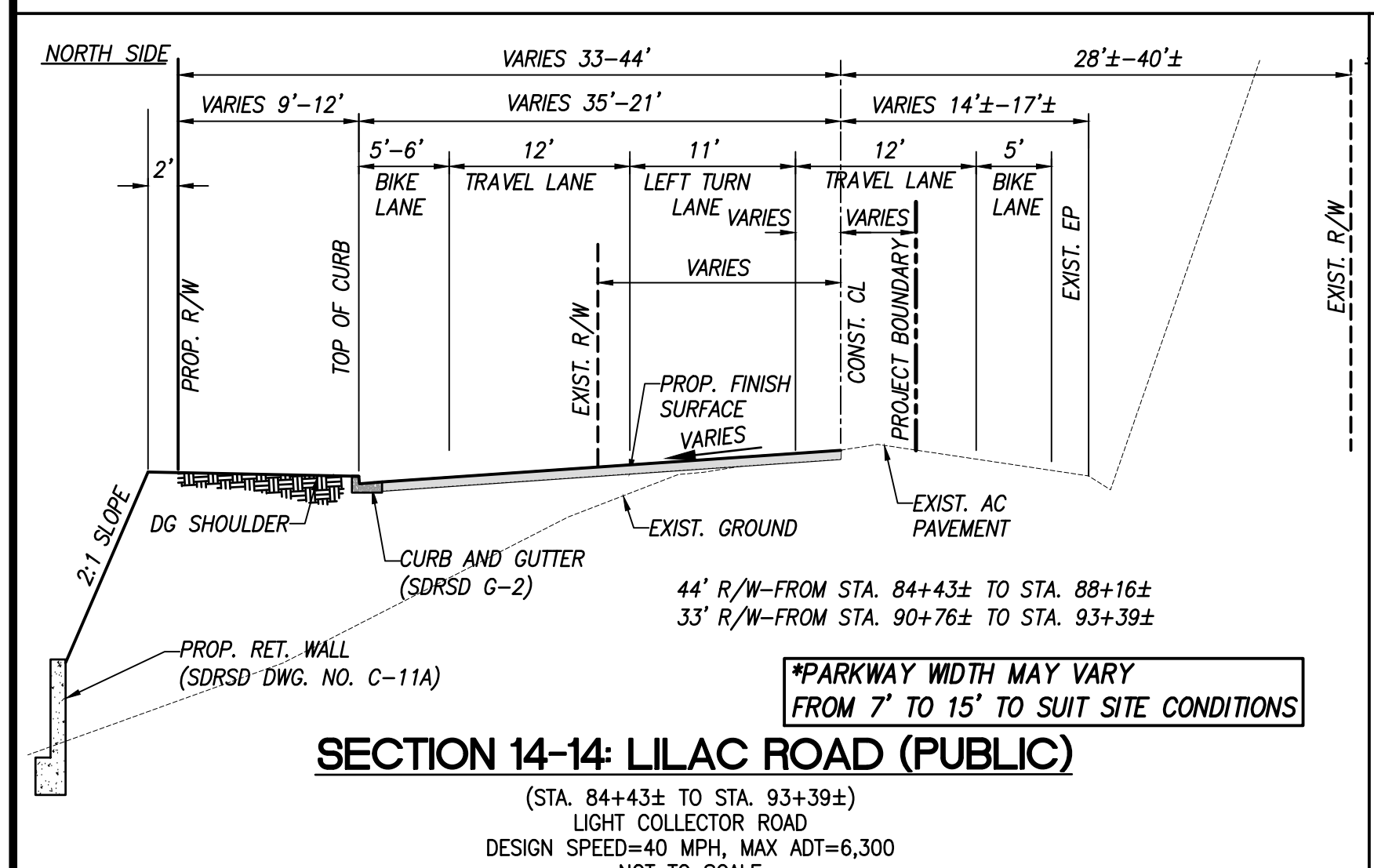
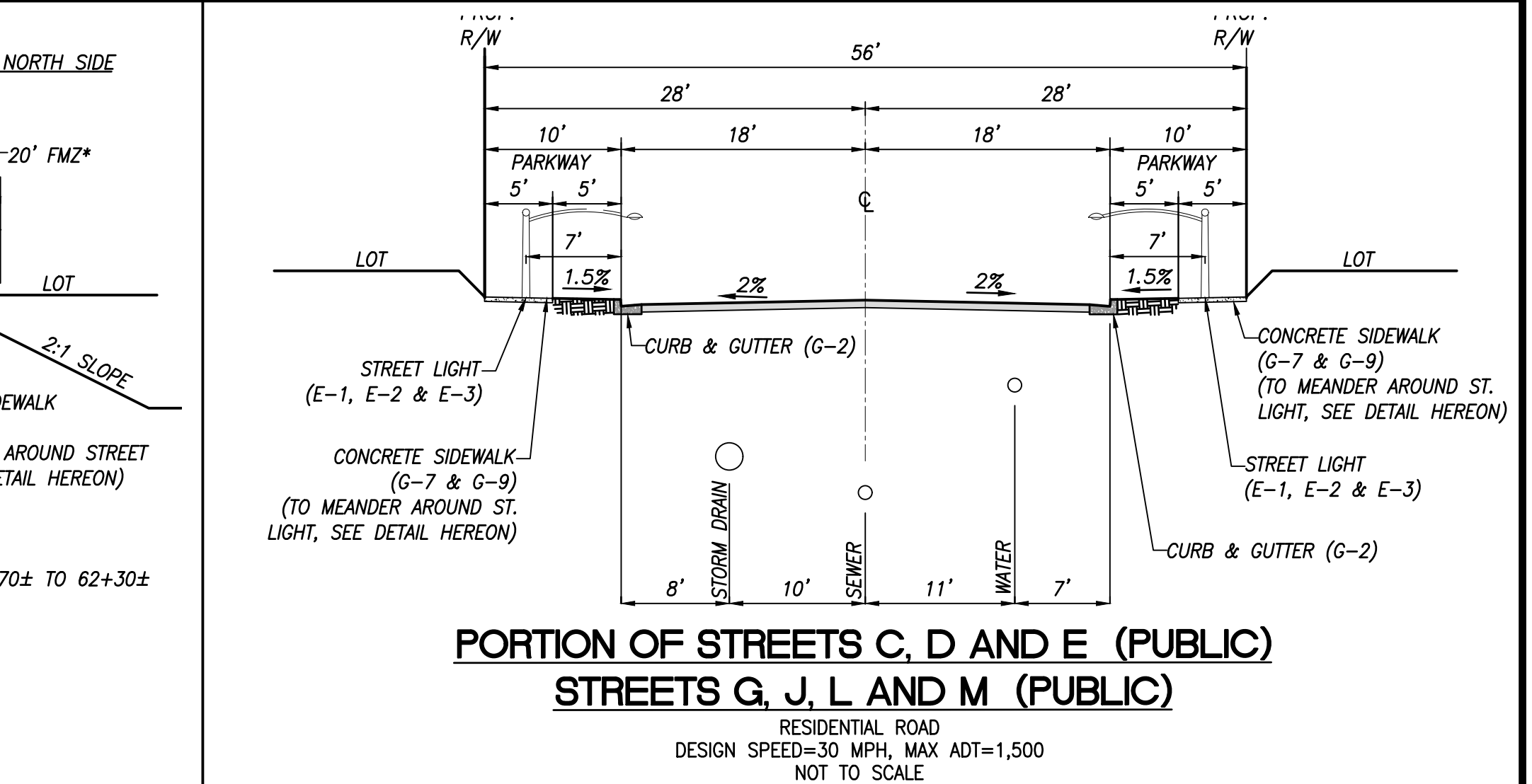
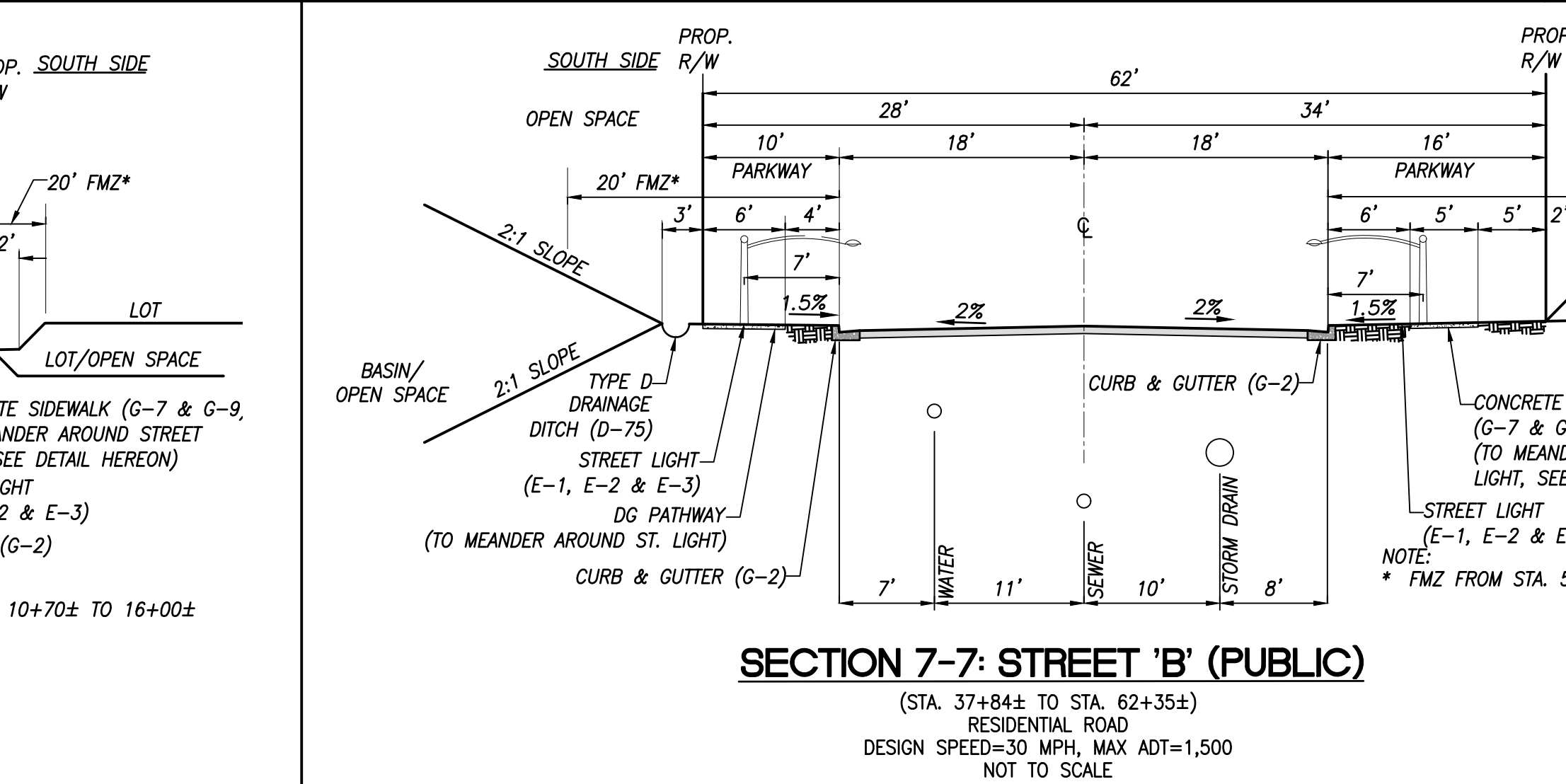
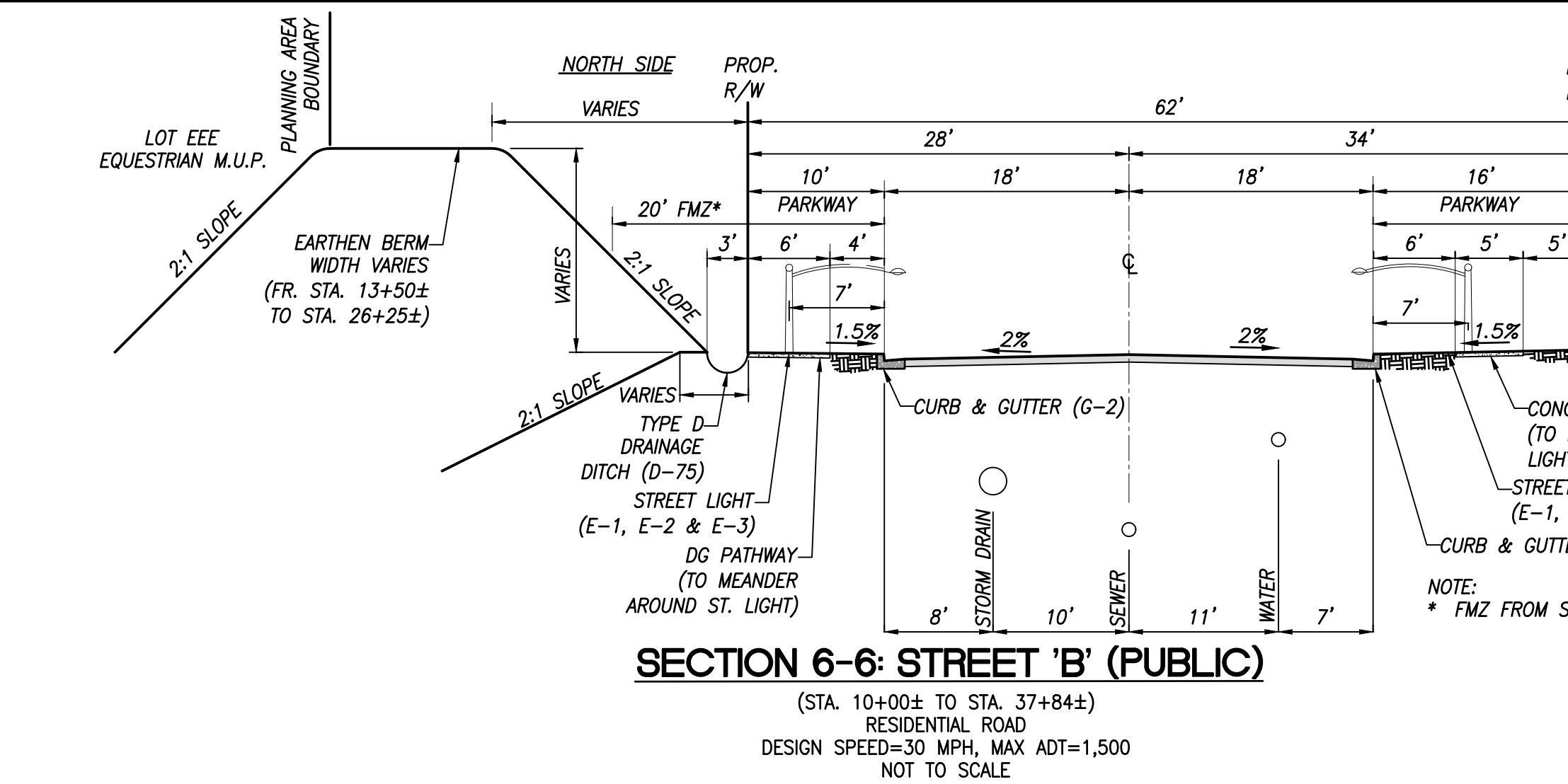
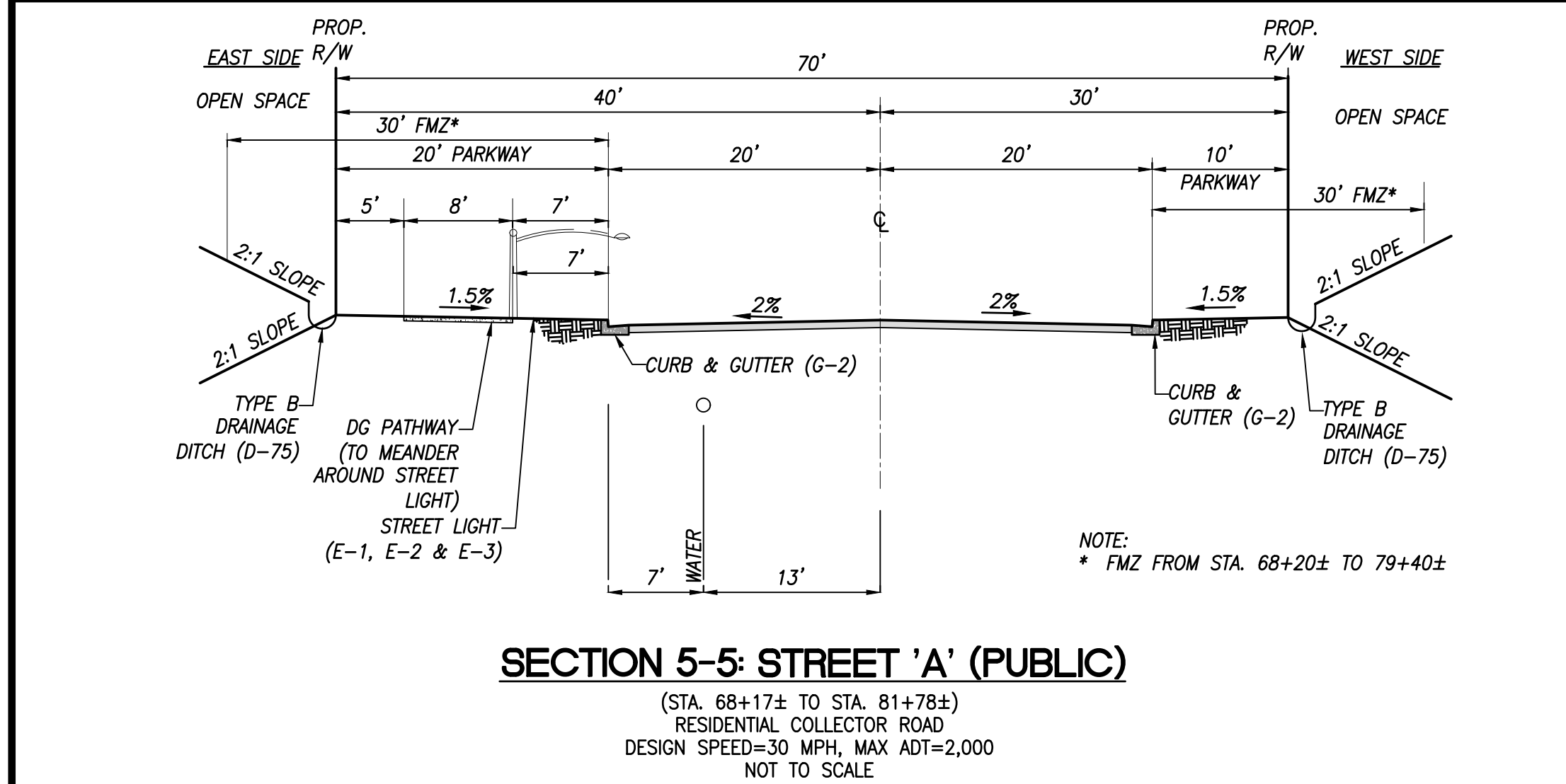
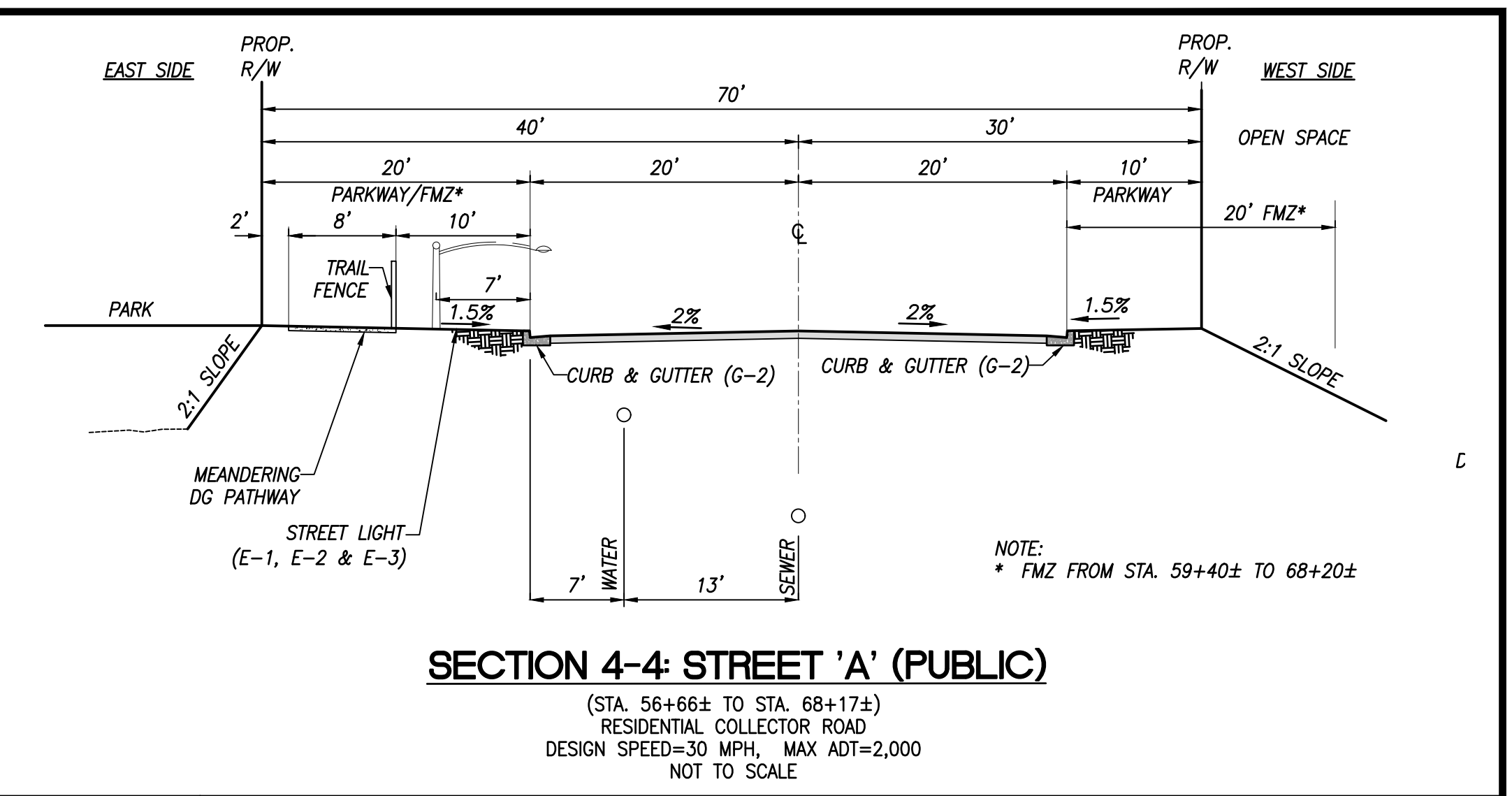
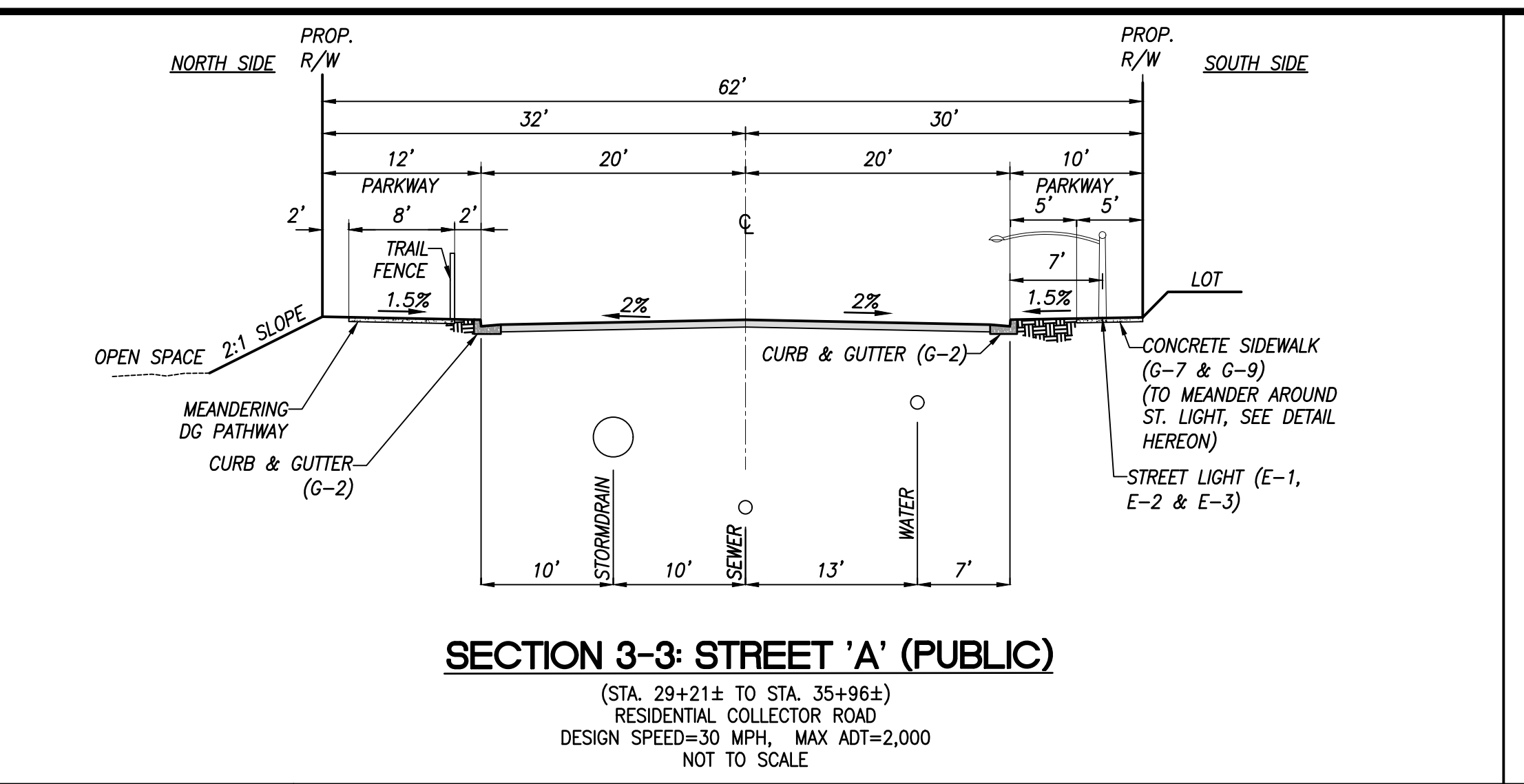
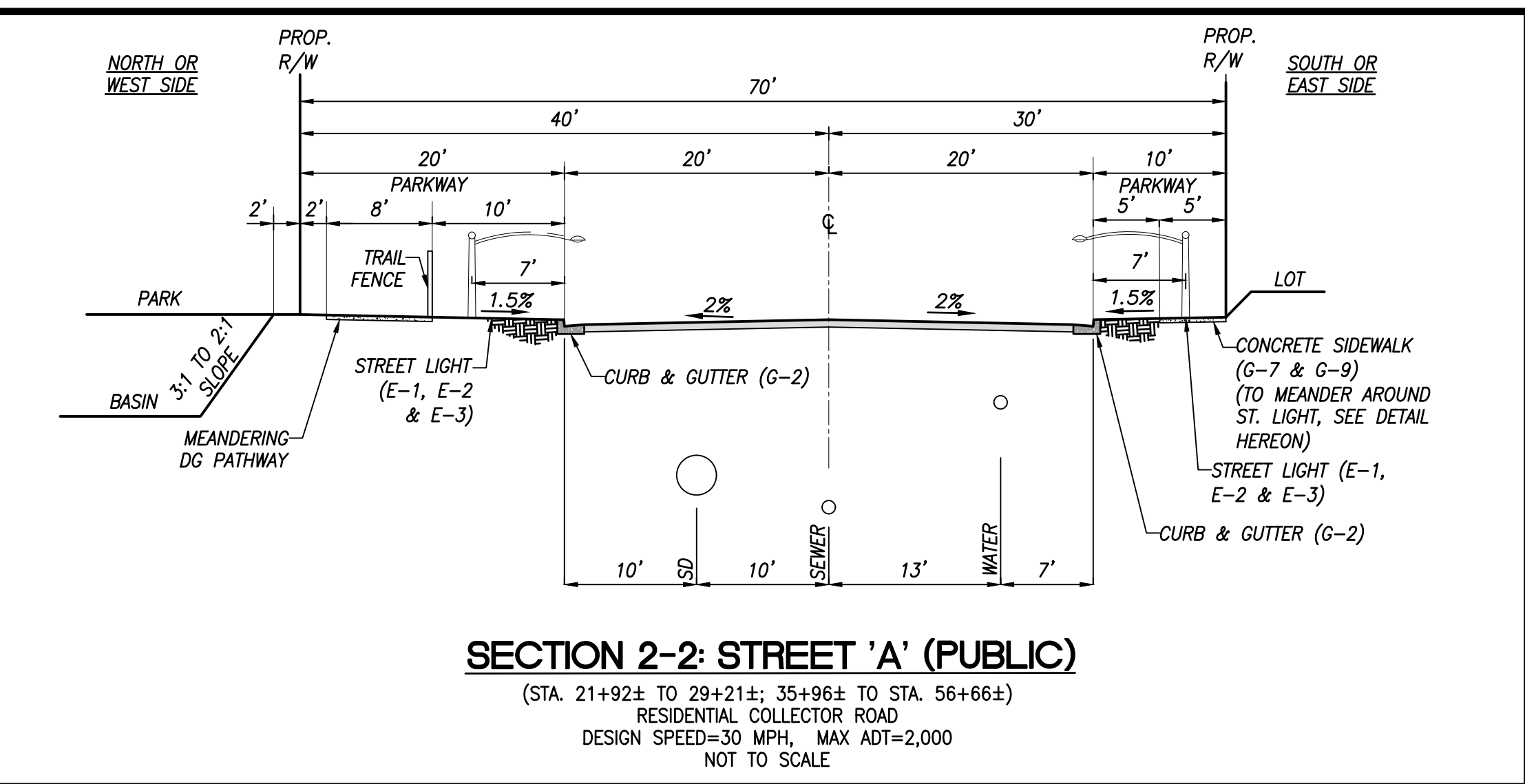
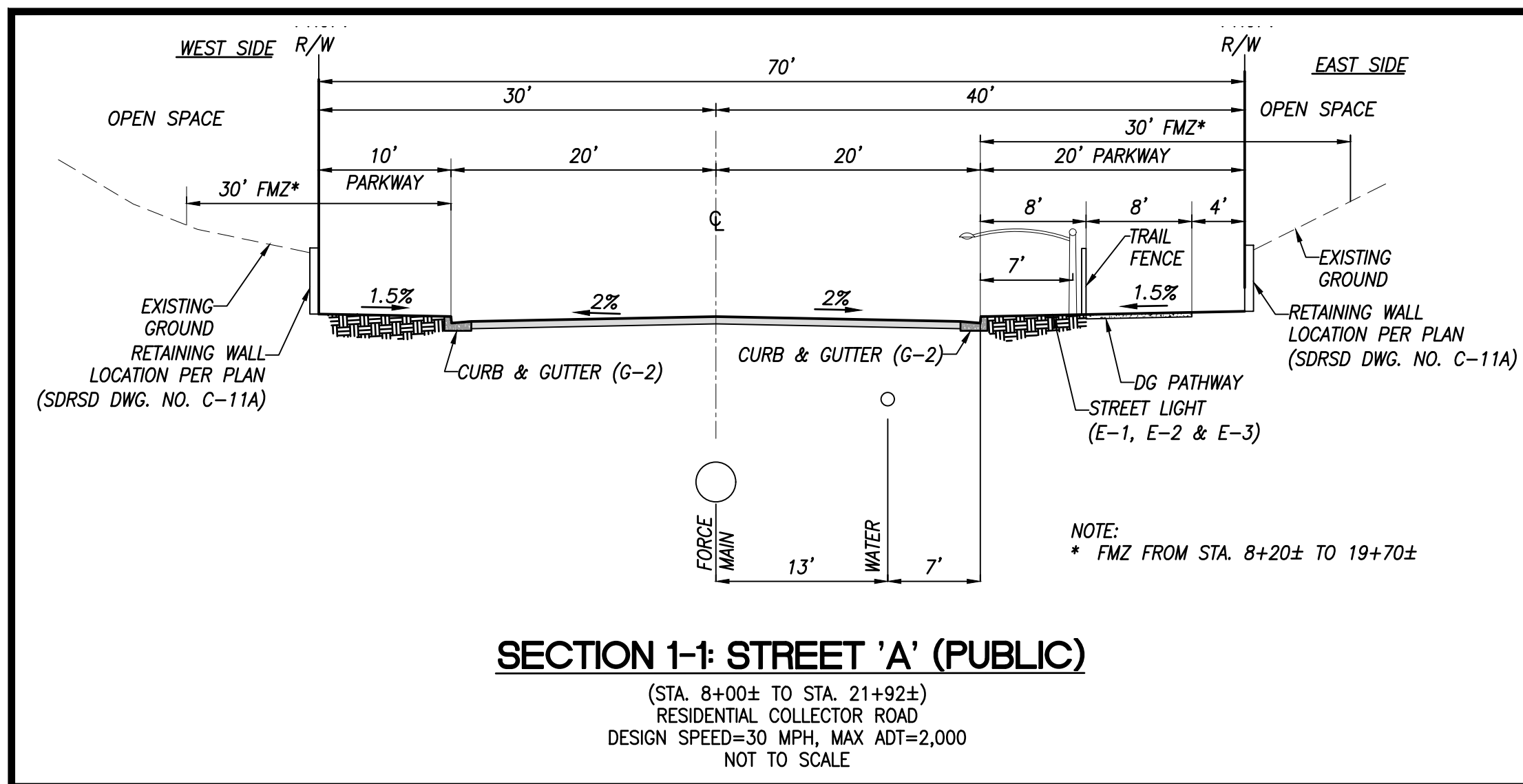
PERMIT NUMBER: PDS2023-TM-5615TER
 COUNTY OF SAN DIEGO TRACT 5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
 TENTATIVE MAP PLANS
OCEAN BREEZE RANCH
 TITLE SHEET

PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Engineering | Survey
 701 B Street, Suite 800
 San Diego, CA 92101
 619.235.8474
 619.234.0349

ENGINEER OF WORK
 PROJECT DESIGN CONSULTANTS, A BOWMAN COMPANY
 701 B STREET, SUITE 800
 SAN DIEGO, CALIFORNIA 92101
 TEL: 619-235-8471

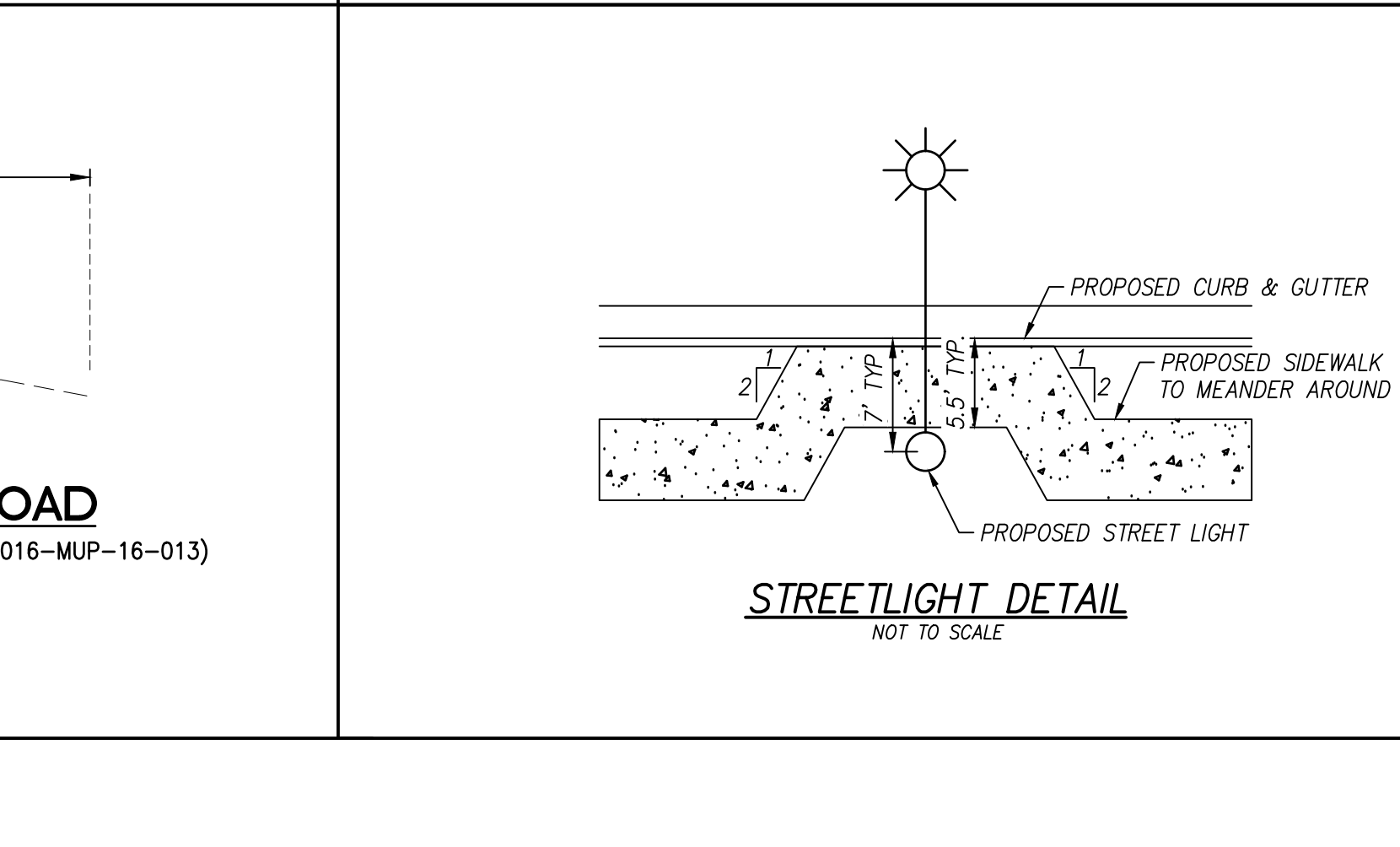
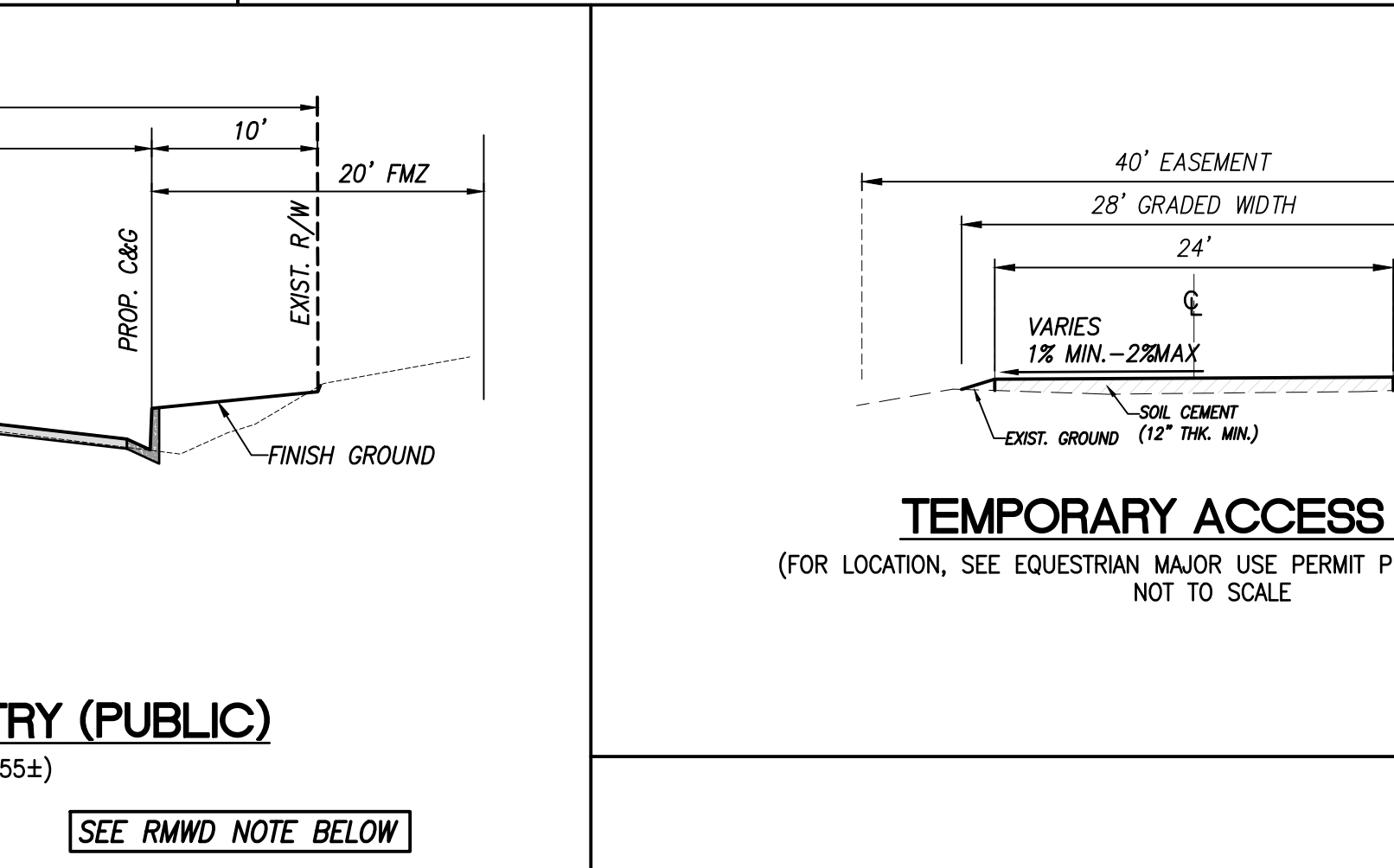
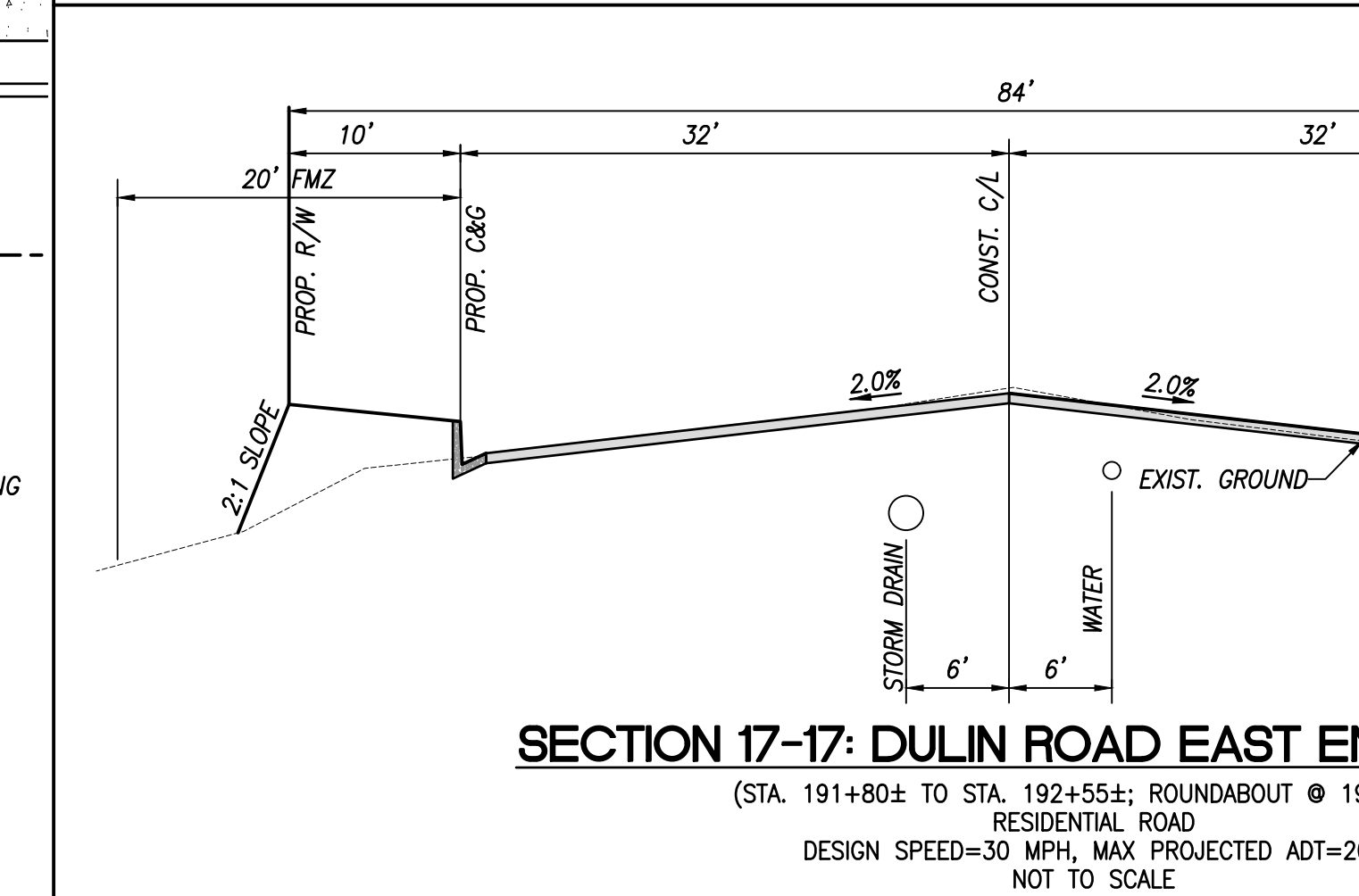
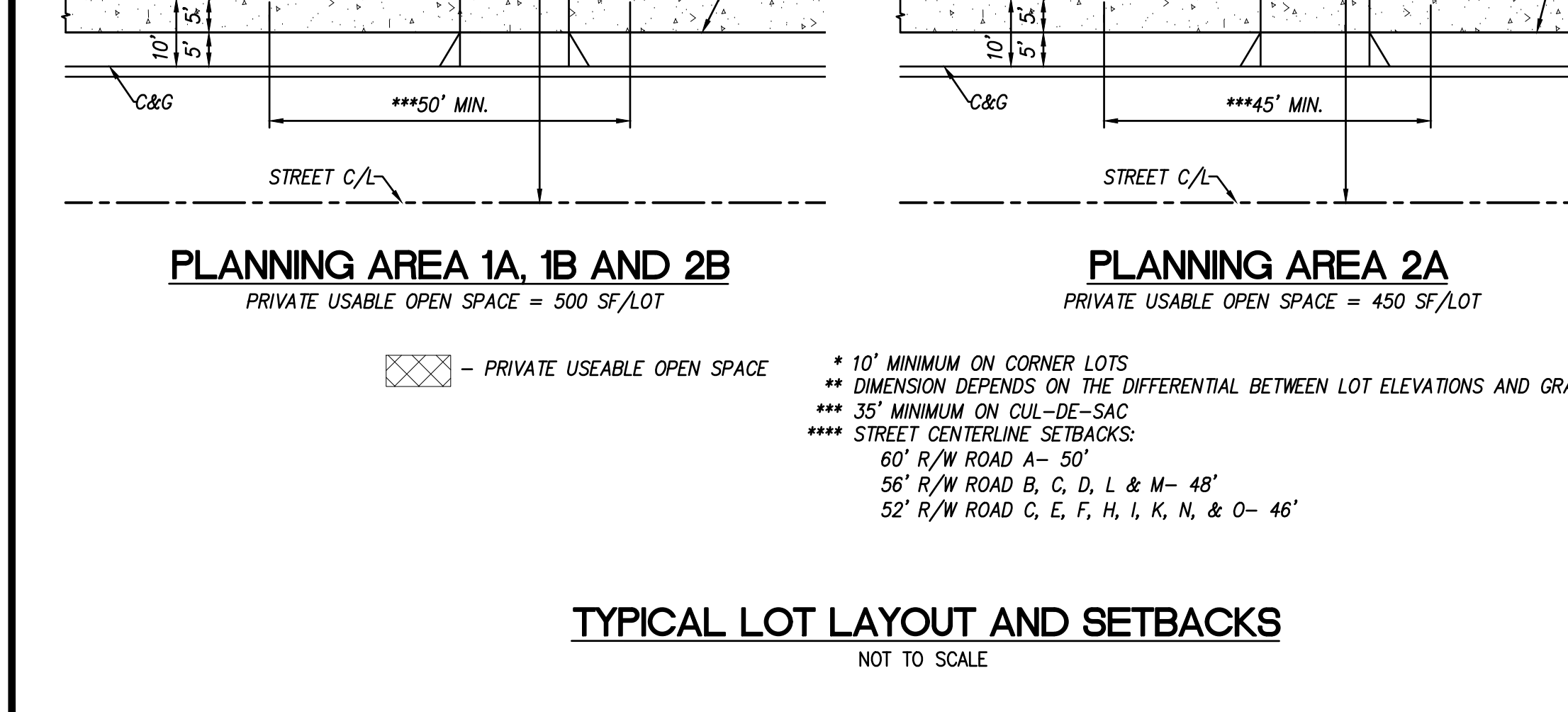
NO.	REVISIONS	DATE	BY
1	SECOND SUBMITTAL ORIGINAL SUBMITTAL	03-04-2024 07-10-2023	POC POC

SHEET: 1 OF 17



PLANNED DEVELOPMENT REGULATIONS

PLANNING AREA 1A & 1B		PLANNING AREA 2A	
LOT SIZE	5,000 SF	LOT SIZE	4,500 SF
LOT DIMENSION	50'x100'	LOT DIMENSION	45'x100'
HOUSING TYPE	SINGLE FAMILY DETACHED	HOUSING TYPE	SINGLE FAMILY DETACHED
SETBACKS:		SETBACKS:	
FRONT YARD	52' R/W=46', 56' R/W=48'	FRONT YARD	52' R/W=46', 56' R/W=48'
INTERIOR SIDE YARD	5'	INTERIOR SIDE YARD	5'
REAR YARD	20'	REAR YARD	20'
PARKING	288	PARKING	288
BUILDING HEIGHT	35'	BUILDING HEIGHT	35'



PERMIT NUMBER: PDS2023-TM-5615TER
 COUNTY OF SAN DIEGO TRACT 5615TER
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
 TENTATIVE MAP PLANS
 OCEAN BREEZE RANCH
 TYPICAL DESIGN SECTIONS

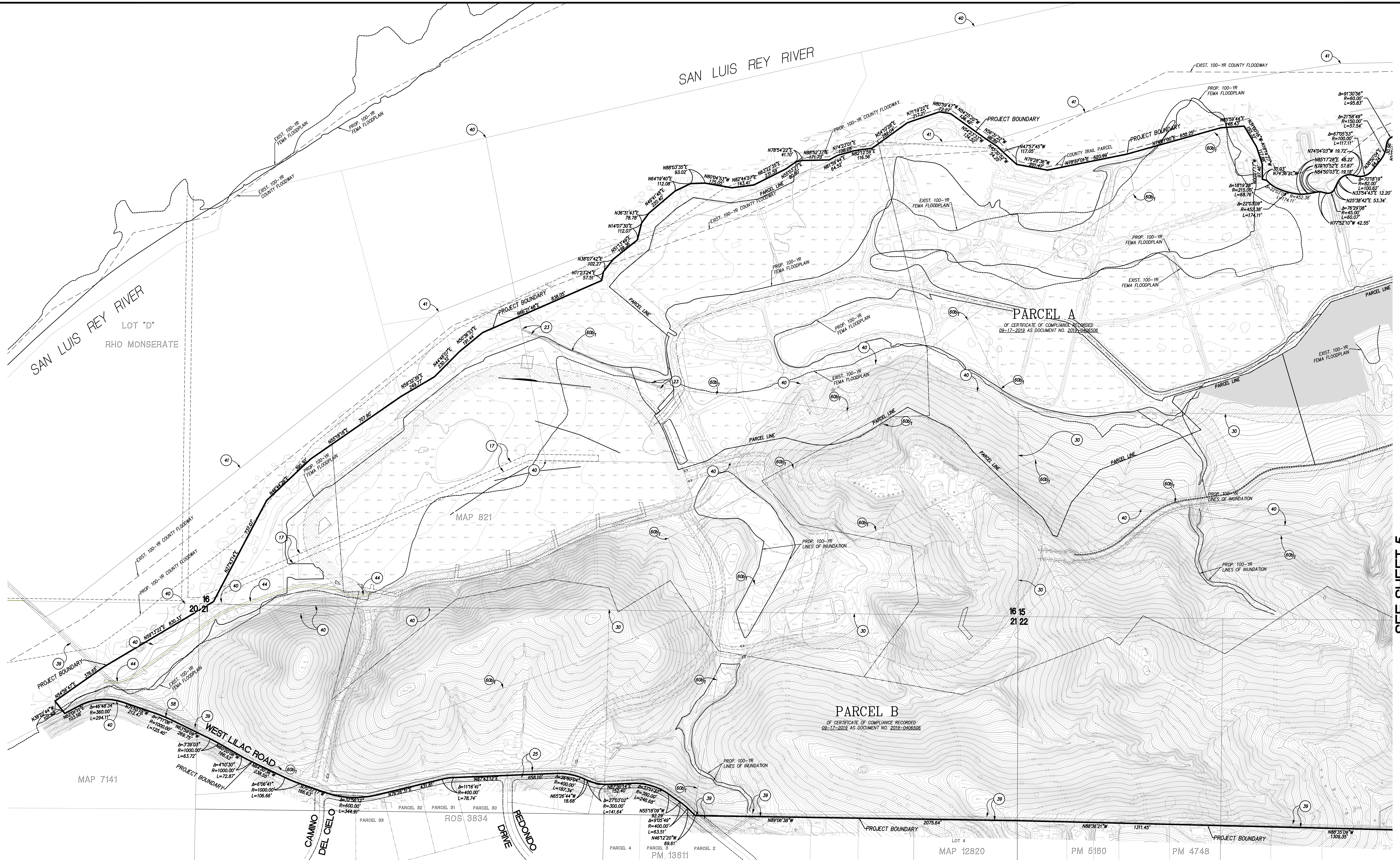
PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Engineering | Survey

PROJECT INFORMATION
 701 S. Street, Suite 800
 San Diego, CA 92101
 619.236.8474
 619.236.0876

SHEET: 2 OF 17

SAN LUIS REY RIVER

SAN LUIS REY RIVER
LOT "D"
RHO MONSERATE



SEE SHEET 5

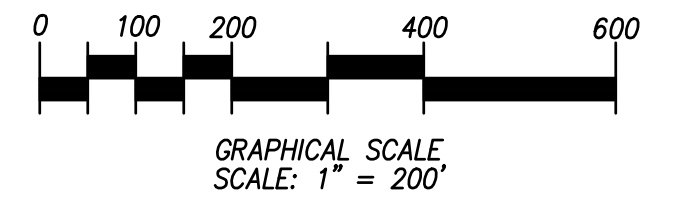
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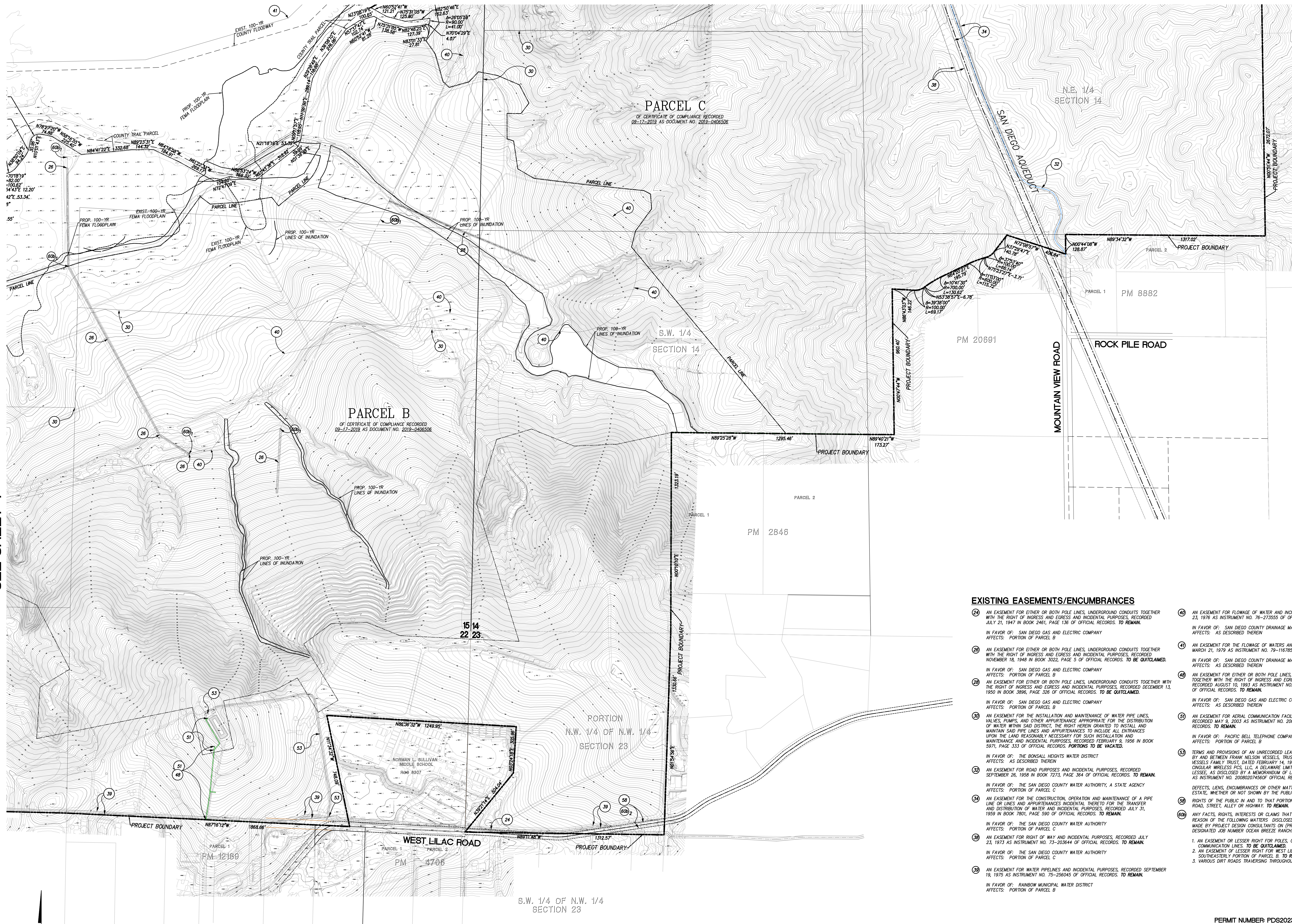
- 17 A RIGHT OF WAY FOR PRIVATE ROAD OVER THAT PORTION OF THE STRIP OF LAND DESIGNATED ON MAP NO. 821, AS "ROAD", LYING WITHIN THAT PORTION OF LOTS 112 AND 113 OF THE SUBDIVISION OF TRACT "D" IN PARCEL 1, AS APPURTENANT TO THE REMAINDER OF TRACT "D" AND ALSO UNTO PERRY EDWARDS, HIS HEIRS AND ASSIGNS AS APPURTENANT TO LOTS 108 AND 109, ACCORDING TO MAP NO. 821, AS EXCEPTED AND RESERVED IN VARIOUS DEEDS OF RECORDS. TO BE VACATED.
- 18 AFFECTS PARCELS A AND B
- 19 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 16, 1945 IN BOOK 1874, PAGE 141 OF OFFICIAL RECORDS. TO BE OUTCLAIMED.
- IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL B
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- 20 AN EASEMENT FOR PUBLIC ROAD PURPOSES OVER AND ACROSS ROAD SURVEY NO. 1136 (REALIGNMENT OF COUNTY ROAD B-4) ACCORDING TO MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 20, 1947 IN BOOK 2534, PAGE 483 OF OFFICIAL RECORDS. TO REMAIN.
- IN FAVOR OF: THE COUNTY OF SAN DIEGO
AFFECTS: PORTION OF PARCEL B
- 21 BY A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO PASSED AND ADOPTED DECEMBER 6, 1948, A CERTIFIED COPY OF WHICH WAS RECORDED DECEMBER 9, 1948 IN BOOK 3045, PAGE 47 OF OFFICIAL RECORDS, A PORTION OF SAID COUNTY ROAD B-4 AS IT EXISTED IN AUGUST 1947 IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, WAS VACATED AND ABANDONED, EXCEPT THAT PORTION LYING WITHIN SAID ROAD SURVEY NO. 1136.
- SAID INSTRUMENT ALSO GRANTS THE PRIVILEGE AND RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT OF WAY WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.
- 22 AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPE LINES, VALVES, PUMPS, AND OTHER APPURTENANCES APPROPRIATE FOR THE DISTRIBUTION OF WATER WITHIN SAID DISTRICT, THE RIGHT HEREIN GRANTED TO INSTALL AND MAINTAIN SAID PIPE LINES AND APPURTENANCES TO INCLUDE ALL ENTRANCES UPON THE LAND REASONABLY NECESSARY FOR SUCH INSTALLATION AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1956 IN BOOK 5971, PAGE 333 OF OFFICIAL RECORDS. PORTIONS TO BE VACATED.
- IN FAVOR OF: THE BONSDALE HEIGHTS WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN
- 23 AN EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 19, 1975 AS INSTRUMENT NO. 75-256043 OF OFFICIAL RECORDS. TO REMAIN.
- IN FAVOR OF: RAINBOW MUNICIPAL WATER DISTRICT
AFFECTS: PORTION OF PARCEL B
- 24 AN EASEMENT FOR FLOWAGE OF WATER AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1976 AS INSTRUMENT NO. 76-273555 OF OFFICIAL RECORDS. TO BE VACATED.
- IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT NO. 1
AFFECTS: AS DESCRIBED THEREIN
- 25 AN EASEMENT FOR THE FLOWAGE OF WATERS AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1979 AS INSTRUMENT NO. 79-116785 OF OFFICIAL RECORDS. TO BE VACATED.
- IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT
AFFECTS: AS DESCRIBED THEREIN
- 26 AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 23, 1979 AS INSTRUMENT NO. 791928207 OF OFFICIAL RECORDS. TO BE VACATED.
- IN FAVOR OF: SAN LUIS REY CO., A CALIFORNIA CORPORATION
AFFECTS: PORTION OF PARCEL B
- 27 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY. TO REMAIN.
- 28 ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS: DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY PROJECT DESIGN CONSULTANTS ON (PRELIMINARY), DESIGNATED JOB NUMBER OCEAN BREEZE RANCH:

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TENTATIVE MAP PLANS
OCEAN BREEZE RANCH
EXISTING EASEMENTS/ENCUMBRANCES PLAT

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Surveying | Engineering | Interiors

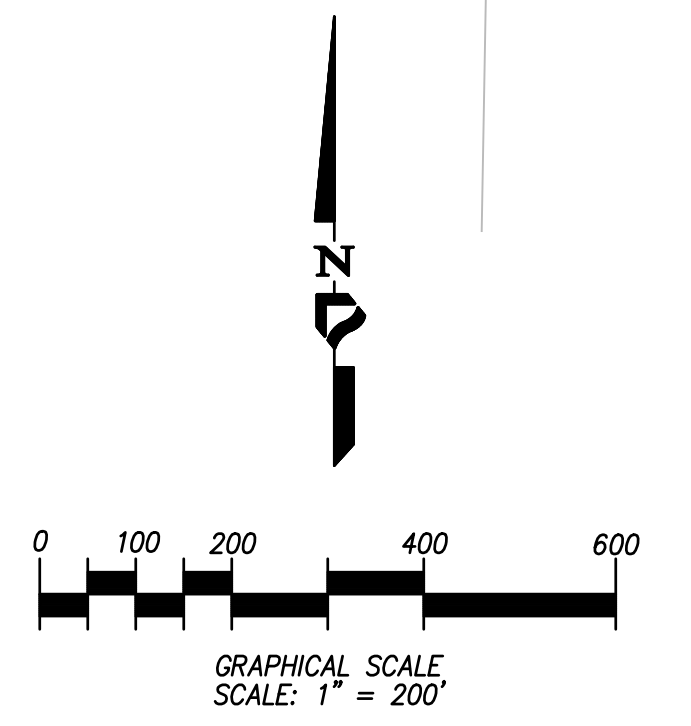
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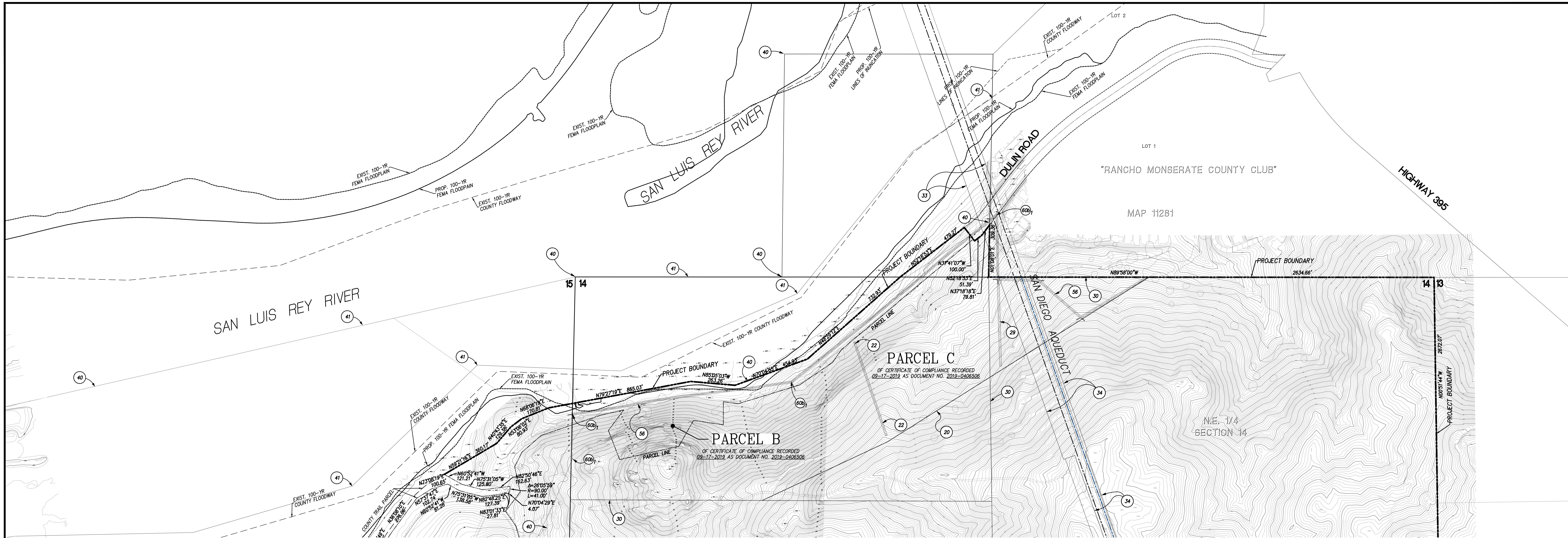
EXISTING EASEMENTS/ENCUMBRANCES

- 24 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 21, 1947 IN BOOK 2461, PAGE 136 OF OFFICIAL RECORDS. TO BE VACATED.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL B
- 25 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 16, 1948 IN BOOK 3022, PAGE 5 OF OFFICIAL RECORDS. TO BE QUITCLAIMED.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL B
- 26 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 13, 1950 IN BOOK 3896, PAGE 326 OF OFFICIAL RECORDS. TO BE QUITCLAIMED.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL B
- 27 AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPE LINES, VALVES, PUMPS, AND OTHER APPURTENANCES APPROPRIATE FOR THE DISTRIBUTION OF WATER WITHIN SAID DISTRICT, THE RIGHT HERIN GRANTED TO INSTALL AND MAINTAIN SAID PIPE LINES AND APPURTENANCES TO INCLUDE ALL ENTRANCES UPON THE LAND REASONABLY NECESSARY FOR SUCH INSTALLATION AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1956 IN BOOK 5971, PAGE 333 OF OFFICIAL RECORDS. PORTIONS TO BE VACATED.
IN FAVOR OF: THE BONSAI HEIGHTS WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN
- 28 AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 1958 IN BOOK 7273, PAGE 364 OF OFFICIAL RECORDS. TO REMAIN.
IN FAVOR OF: THE SAN DIEGO COUNTY WATER AUTHORITY, A STATE AGENCY
AFFECTS: PORTION OF PARCEL C
- 29 AN EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A PIPE LINE OR LINES AND APPURTENANCES INCIDENTAL THERETO FOR THE TRANSFER AND DISTRIBUTION OF WATER AND INCIDENTAL PURPOSES, RECORDED JULY 31, 1959 IN BOOK 7801, PAGE 590 OF OFFICIAL RECORDS. TO REMAIN.
IN FAVOR OF: THE SAN DIEGO COUNTY WATER AUTHORITY
AFFECTS: PORTION OF PARCEL C
- 30 AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED JULY 23, 1973 AS INSTRUMENT NO. 73-203644 OF OFFICIAL RECORDS. TO REMAIN.
IN FAVOR OF: THE SAN DIEGO COUNTY WATER AUTHORITY
AFFECTS: PORTION OF PARCEL C
- 31 AN EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 19, 1975 AS INSTRUMENT NO. 75-256045 OF OFFICIAL RECORDS. TO REMAIN.
IN FAVOR OF: RAINBOW MUNICIPAL WATER DISTRICT
AFFECTS: PORTION OF PARCEL B
- 40 AN EASEMENT FOR FLOWAGE OF WATER AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1976 AS INSTRUMENT NO. 76-273555 OF OFFICIAL RECORDS. TO BE VACATED.
IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT NO. 1
AFFECTS: AS DESCRIBED THEREIN
- 41 AN EASEMENT FOR THE FLOWAGE OF WATERS AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1979 AS INSTRUMENT NO. 79-116785 OF OFFICIAL RECORDS. TO BE VACATED.
IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT
AFFECTS: AS DESCRIBED THEREIN
- 42 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 10, 1993 AS INSTRUMENT NO. 19930517943 OF OFFICIAL RECORDS. TO REMAIN.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: AS DESCRIBED THEREIN
- 43 AN EASEMENT FOR AERIAL COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 9, 2003 AS INSTRUMENT NO. 2003-0545528 OF OFFICIAL RECORDS. TO REMAIN.
IN FAVOR OF: PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION
AFFECTS: PORTION OF PARCEL B
- 44 TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED FEBRUARY 5, 2008, BY AND BETWEEN FRANK NELSON VESSELS, TRUSTEE OF THE FRANK NELSON VESSELS FAMILY TRUST, DATED FEBRUARY 14, 1992 AS LESSOR AND NEW CINGULAR WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED APRIL 18, 2008 AS INSTRUMENT NO. 200802074560F OF OFFICIAL RECORDS. TO REMAIN.
DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 45 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY. TO REMAIN.
- 60A ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS: DISCLOSED BY AN ALTA/LACSM SURVEY MADE BY PROJECT DESIGN CONSULTANTS (ON PRELIMINARY), DESIGNATED JOB NUMBER OCEAN BREEZE RANCH:
1. AN EASEMENT OR LESSER RIGHT FOR POLES, OVERHEAD POWER AND COMMUNICATION LINES. TO BE QUITCLAIMED.
2. AN EASEMENT OF LESSER RIGHT FOR WEST LILAC ROAD SITUATED IN THE SOUTHEASTERLY PORTION OF PARCEL B. TO REMAIN.
3. VARIOUS DIRT ROADS TRAVERSING THROUGHOUT THE PROPERTY.



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 OCEAN BREEZE RANCH
 EXISTING EASEMENTS/ENCUMBRANCES PLAT

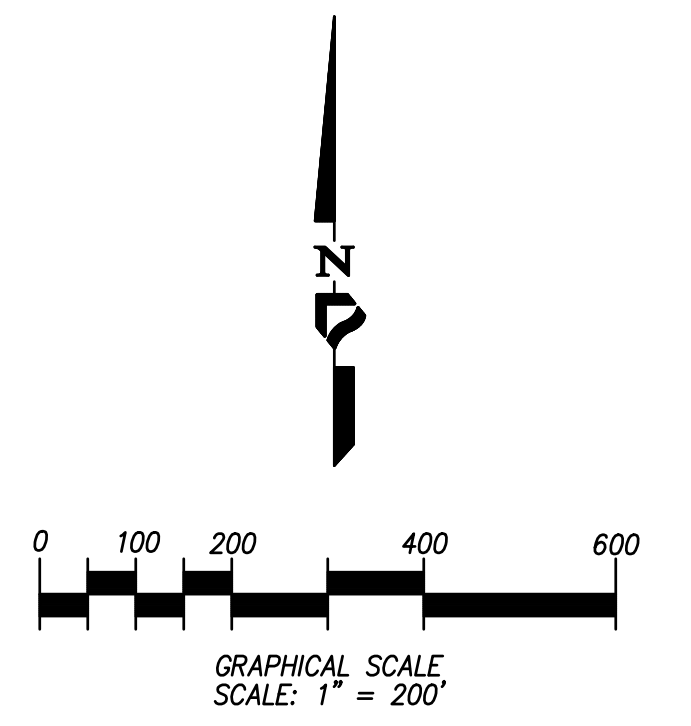
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EXISTING EASEMENTS/ENCUMBRANCES

- 20 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 8, 1926 IN BOOK 1152 OF DEEDS, PAGE 399. TO BE **OUTLINED**.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL C
- 22 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JUNE 6, 1940 IN BOOK 1045, PAGE 8 OF OFFICIAL RECORDS. TO BE **OUTLINED**.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL C
- 26 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 29, 1954 IN BOOK 5442, PAGE 467 OF OFFICIAL RECORDS. TO BE **OUTLINED**.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL C
- 30 AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPE LINES, VALVES, PUMPS, AND OTHER APPURTENANCE APPROPRIATE FOR THE DISTRIBUTION OF WATER WITHIN SAID DISTRICT, THE RIGHT HEREBY GRANTED TO INSTALL AND MAINTAIN SAID PIPE LINES AND APPURTENANCES TO INCLUDE ALL ENTRANCES UPON THE LAND REASONABLY NECESSARY FOR SUCH INSTALLATION AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1956 IN BOOK 5971, PAGE 333 OF OFFICIAL RECORDS. PORTIONS TO BE **VACATED**.
IN FAVOR OF: THE BONSAILL HEIGHTS WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN
- 33 AN EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A PIPE LINE OR LINES AND APPURTENANCES INCIDENTAL THERETO FOR THE TRANSFER AND DISTRIBUTION OF WATER AND INCIDENTAL PURPOSES, RECORDED JULY 29, 1959 IN BOOK 7797, PAGE 242 OF OFFICIAL RECORDS. TO **REMAIN**.
IN FAVOR OF: THE SAN DIEGO COUNTY WATER AUTHORITY
AFFECTS: PORTION OF PARCEL C
- 34 AN EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A PIPE LINE OR LINES AND APPURTENANCES INCIDENTAL THERETO FOR THE TRANSFER AND DISTRIBUTION OF WATER AND INCIDENTAL PURPOSES, RECORDED JULY 31, 1959 IN BOOK 7801, PAGE 590 OF OFFICIAL RECORDS. TO **REMAIN**.
IN FAVOR OF: THE SAN DIEGO COUNTY WATER AUTHORITY
AFFECTS: PORTION OF PARCEL C
- 40 AN EASEMENT FOR FLOWAGE OF WATER AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1976 AS INSTRUMENT NO. 76-273555 OF OFFICIAL RECORDS. TO BE **VACATED**.
IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT NO. 1
AFFECTS: AS DESCRIBED THEREIN
- 41 AN EASEMENT FOR THE FLOWAGE OF WATERS AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1979 AS INSTRUMENT NO. 79-116783 OF OFFICIAL RECORDS. TO BE **VACATED**.
IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT
AFFECTS: AS DESCRIBED THEREIN
- 50 AN EASEMENT FOR POLES, WIRES, CABLES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATION FACILITIES, AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 14, 2014 AS INSTRUMENT NO. 2014-0444956 OF OFFICIAL RECORDS. TO BE **OUTLINED**.
IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
AFFECTS: PORTION OF PARCEL B
- 600 ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS: DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY PROJECT DESIGN CONSULTANTS ON (PRELIMINARY), DESIGNATED JOB NUMBER OCEAN BREEZE RANCH:
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2. AN EASEMENT OF LESSER RIGHT FOR WEST LILAC ROAD SITUATED IN THE SOUTHEASTERLY PORTION OF PARCEL B. TO **REMAIN**.
3. VARIOUS DIRT ROADS TRAVERSING THROUGHOUT THE PROPERTY.



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 OCEAN BREEZE RANCH
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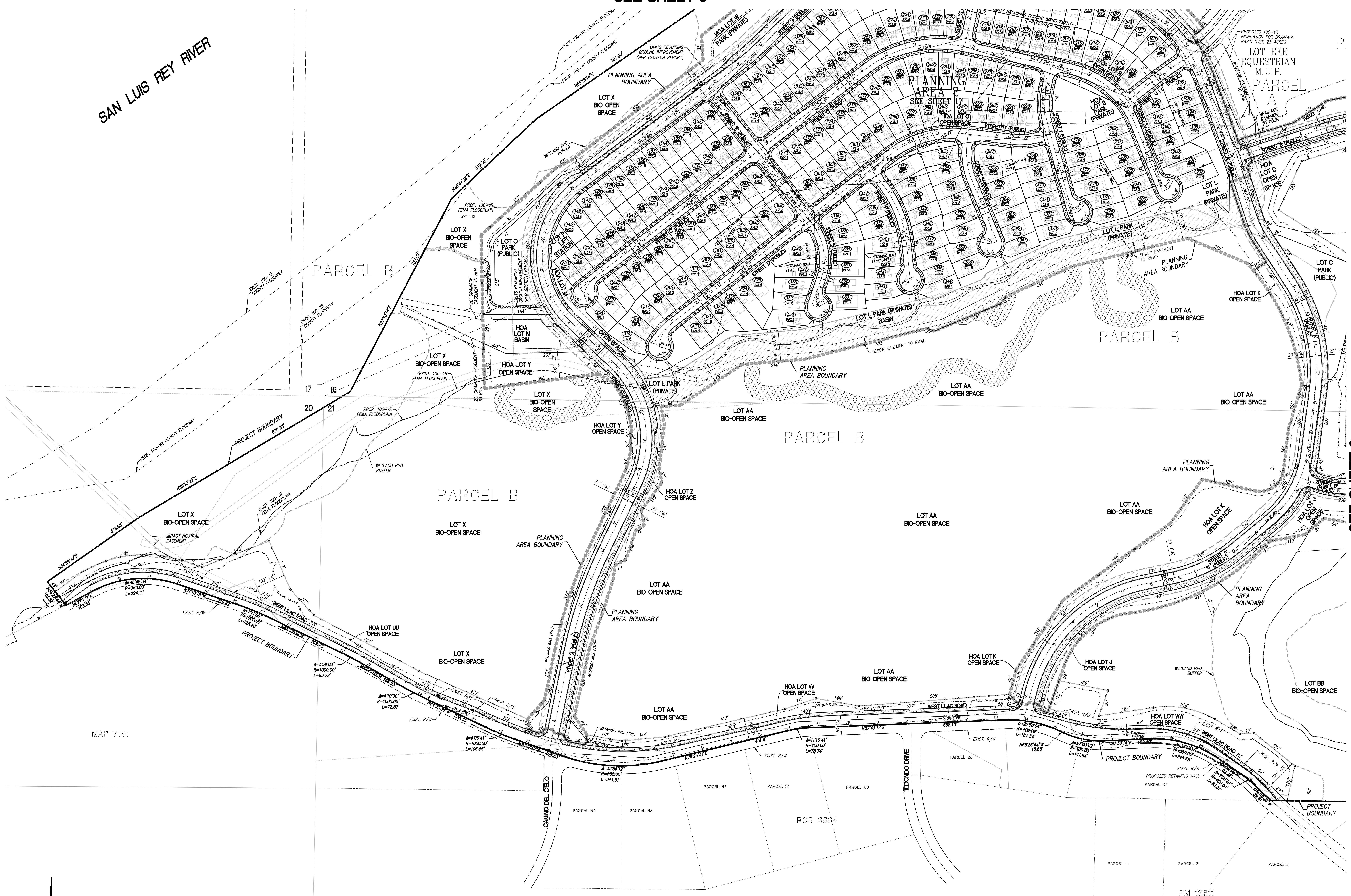
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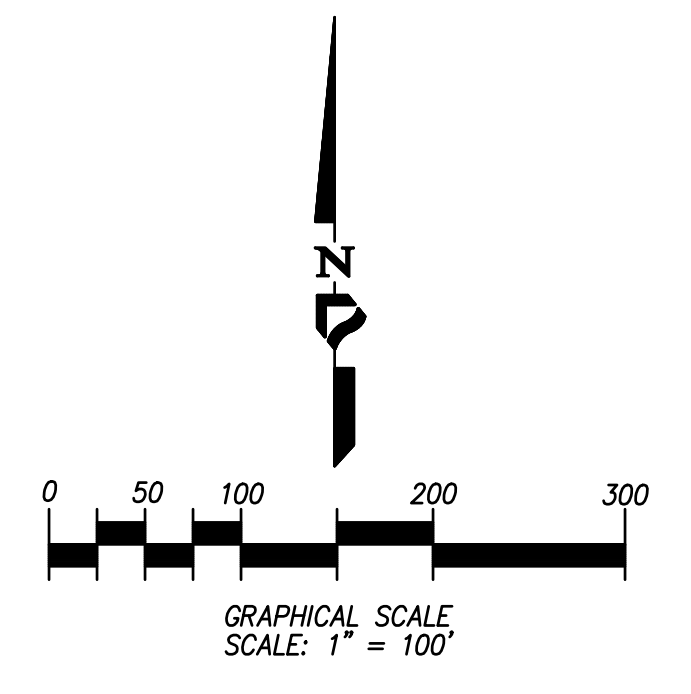
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MAP 7141



PM 13611
 PERMIT NUMBER: PDS2023-TM-5615TER
 COUNTY OF SAN DIEGO TRACT 5615TER
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
 TENTATIVE MAP PLANS
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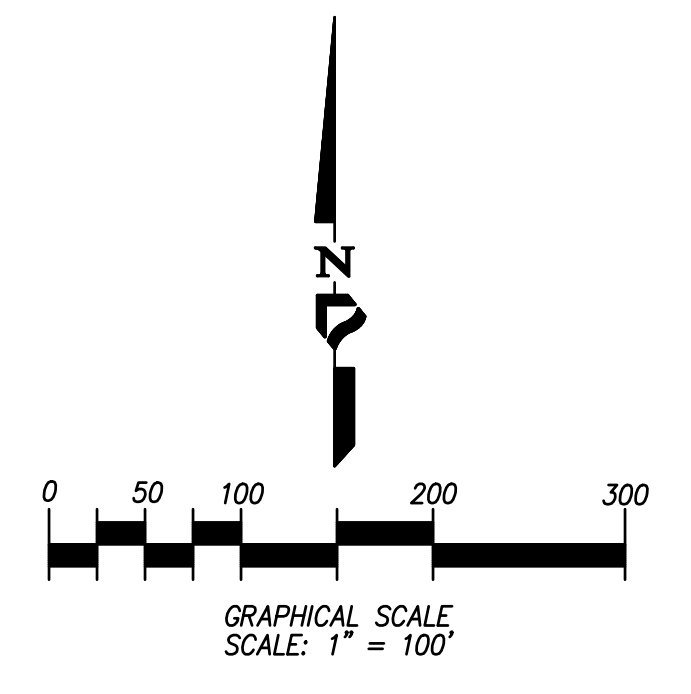
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SHEET: 7 OF 17



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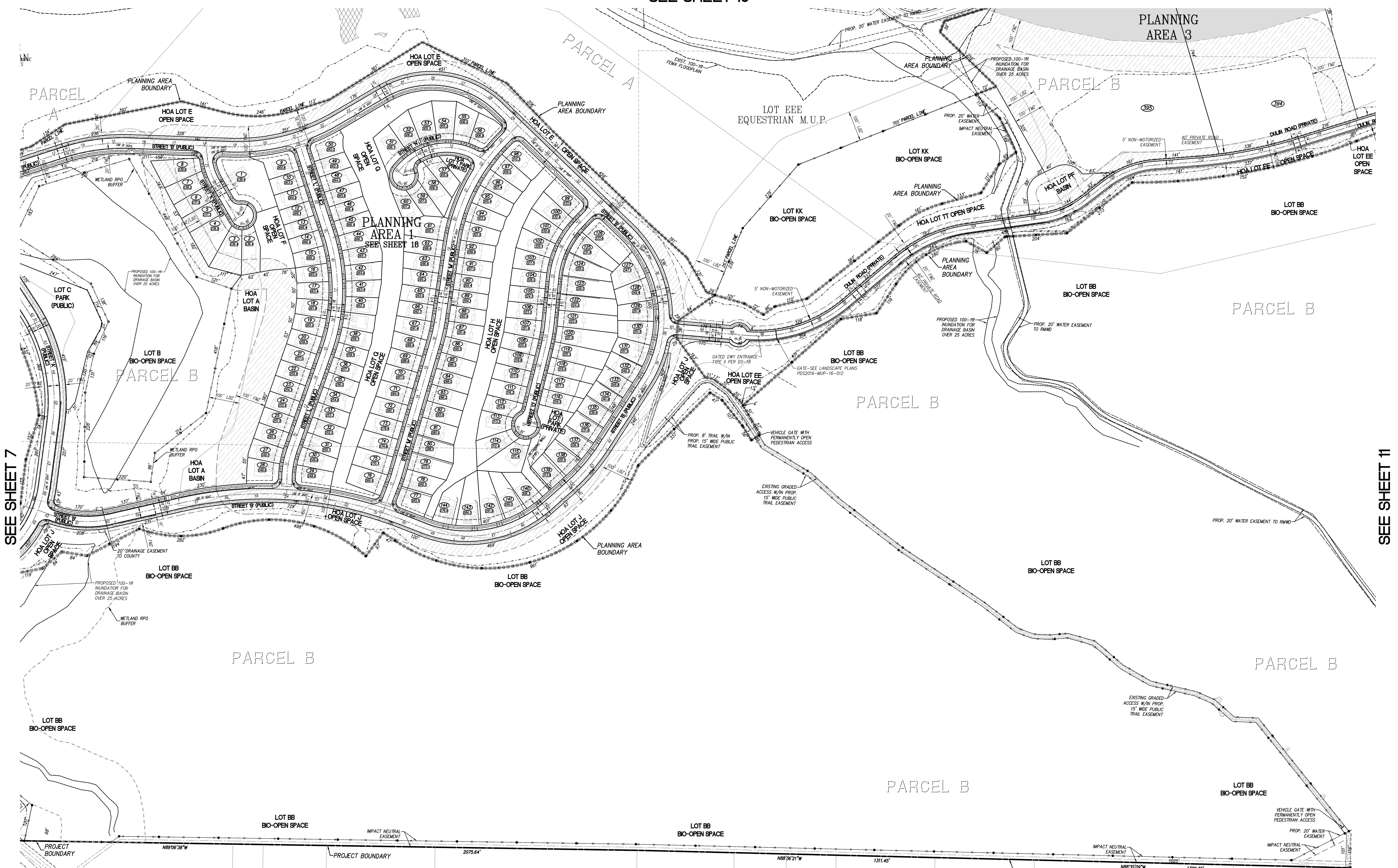
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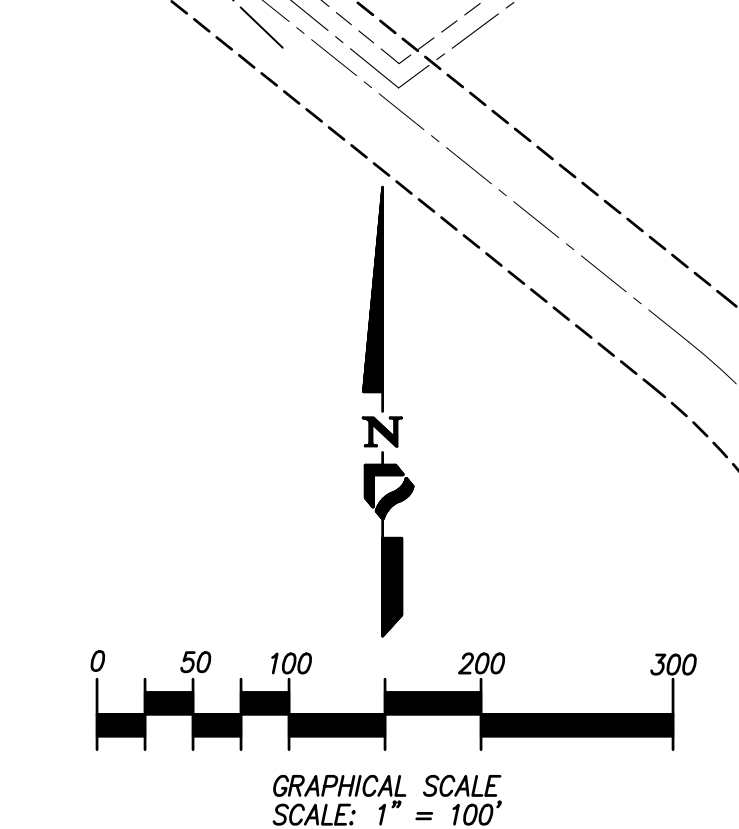
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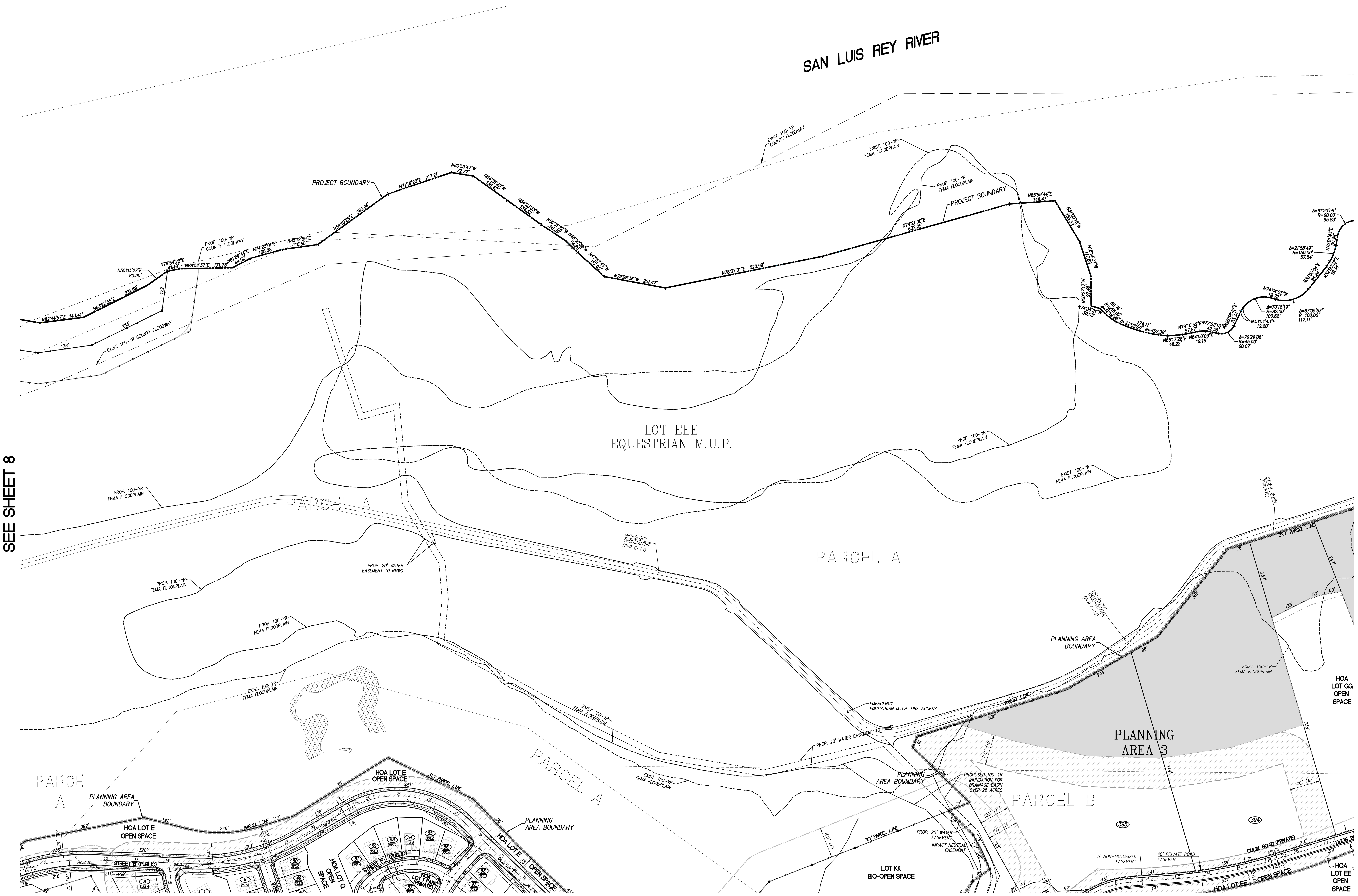
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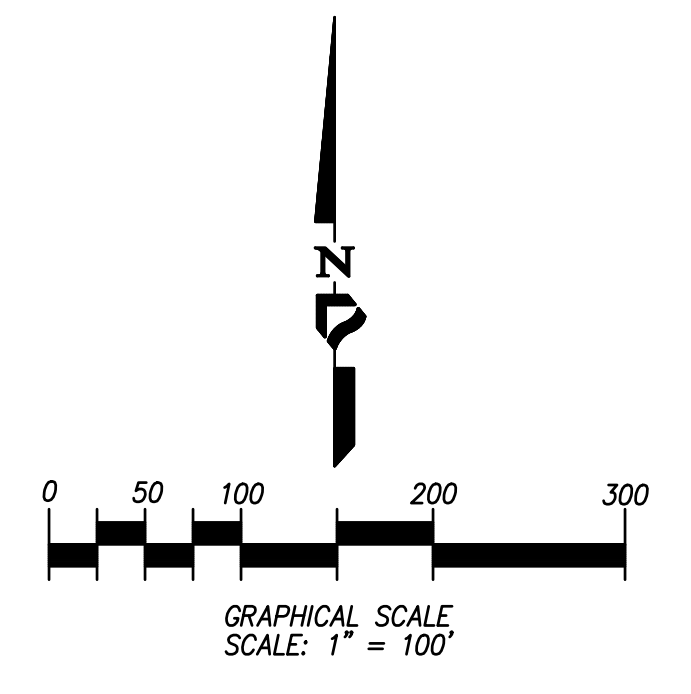
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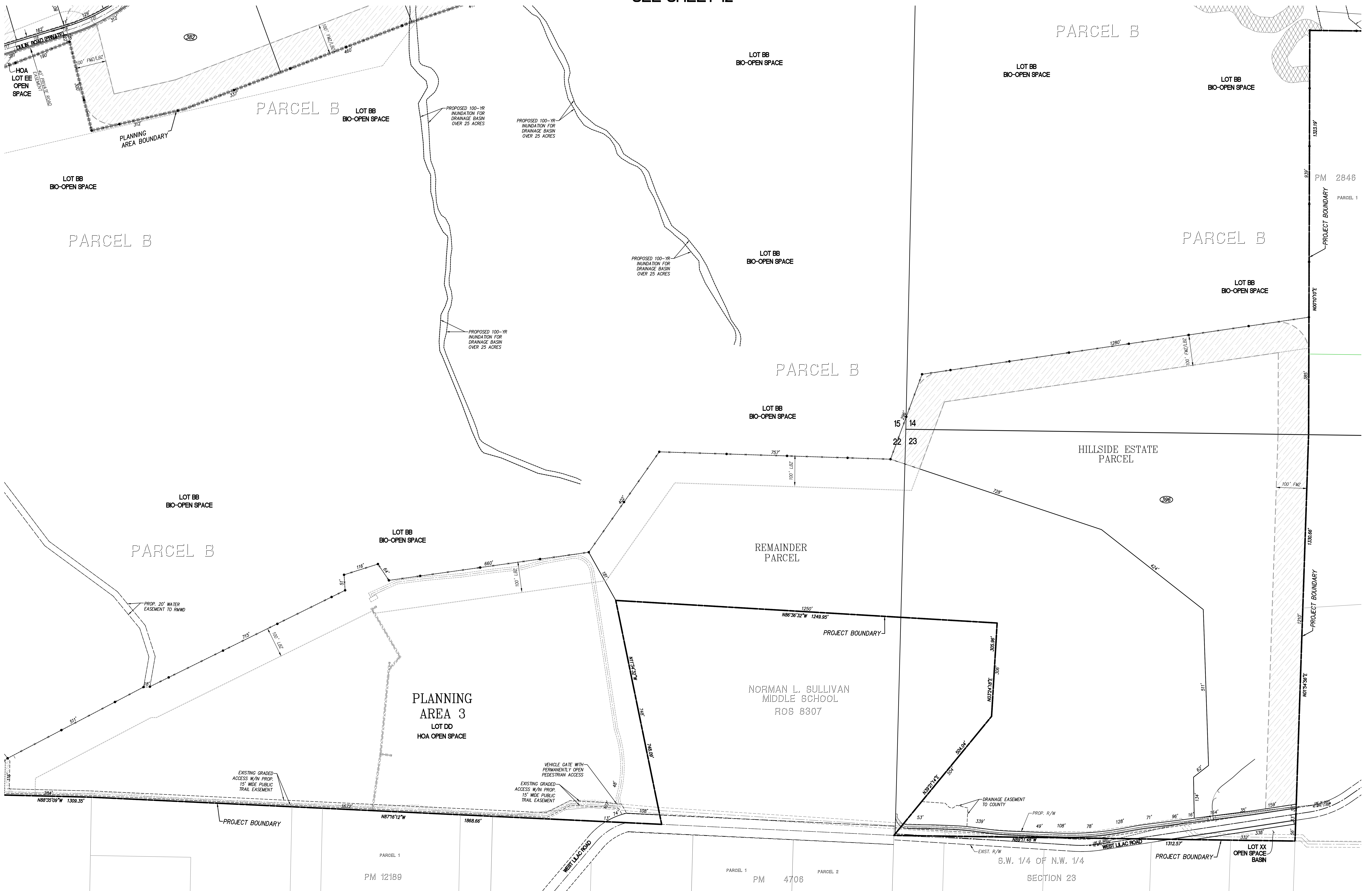


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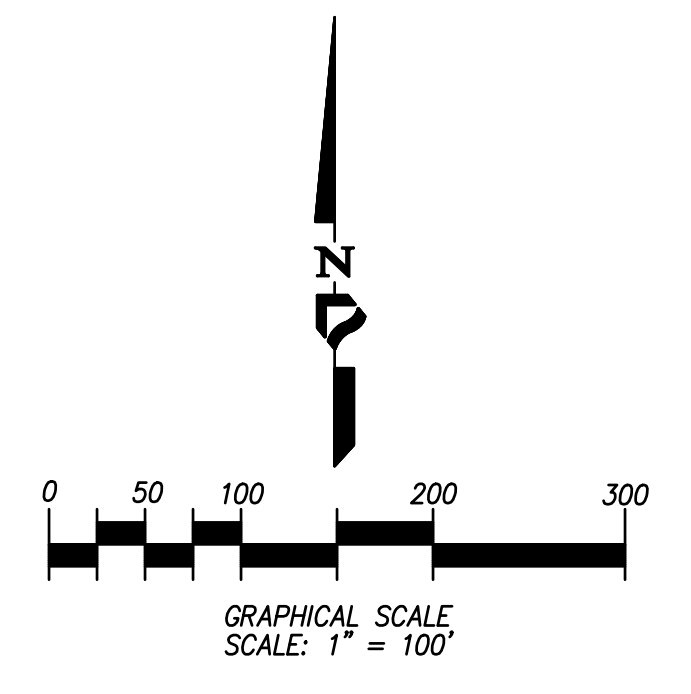
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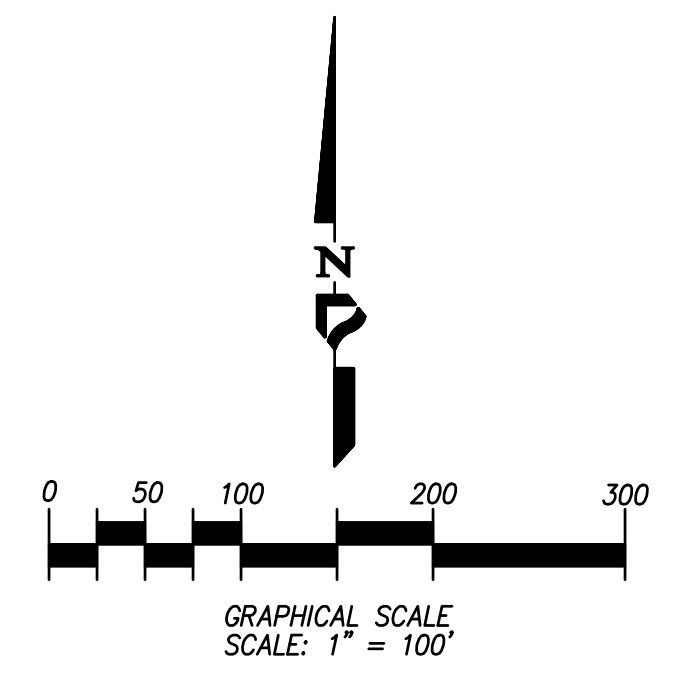
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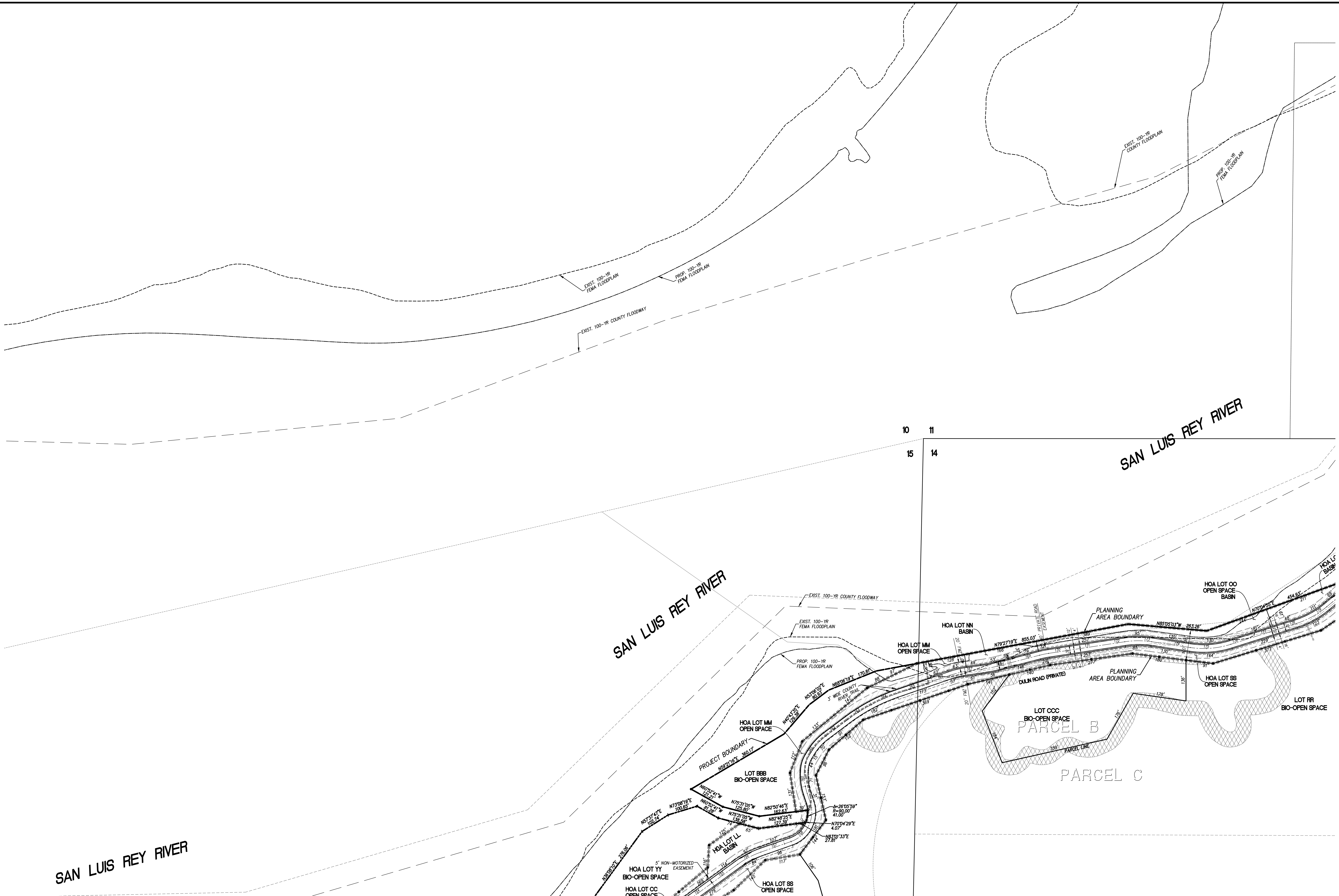
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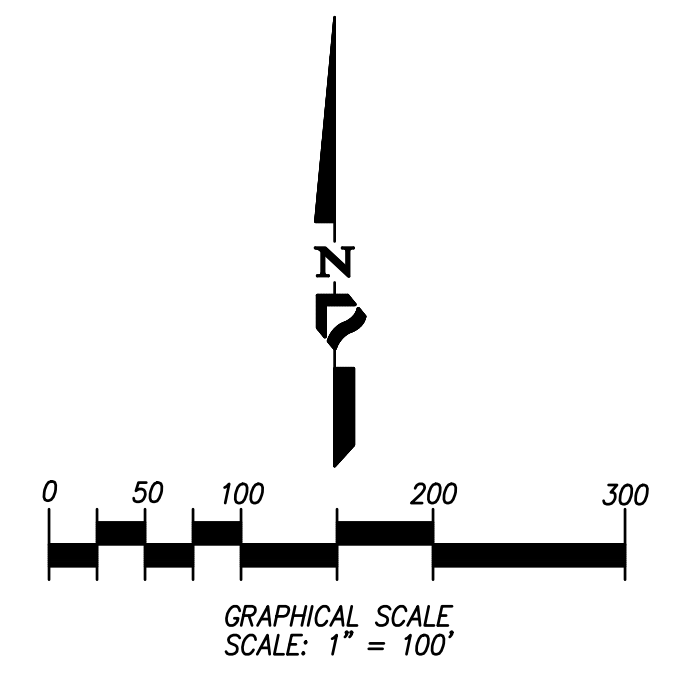
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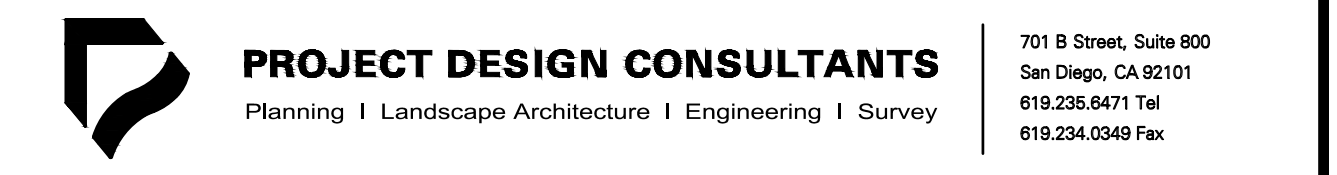
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LOT RR
BIO-OPEN SPACE

LOT FFF
BIO-OPEN SPACE

LOT RR
BIO-OPEN SPACE

LOT RR
BIO-OPEN SPACE

PARCEL C

N.E. 1/4
SECTION 14

PARCEL C

LOT RR
BIO-OPEN SPACE

LOT FFF
BIO-OPEN SPACE

PARCEL C

LOT RR
BIO-OPEN SPACE

LOT RR
BIO-OPEN SPACE

SEE SHEET 12

PARCEL C

LOT RR
BIO-OPEN SPACE

PROJECT BOUNDARY

LOT BB
BIO-OPEN SPACE

LOT RR
BIO-OPEN SPACE

PARCEL C

PM 20891

PM 8882

ROCK PILE ROAD

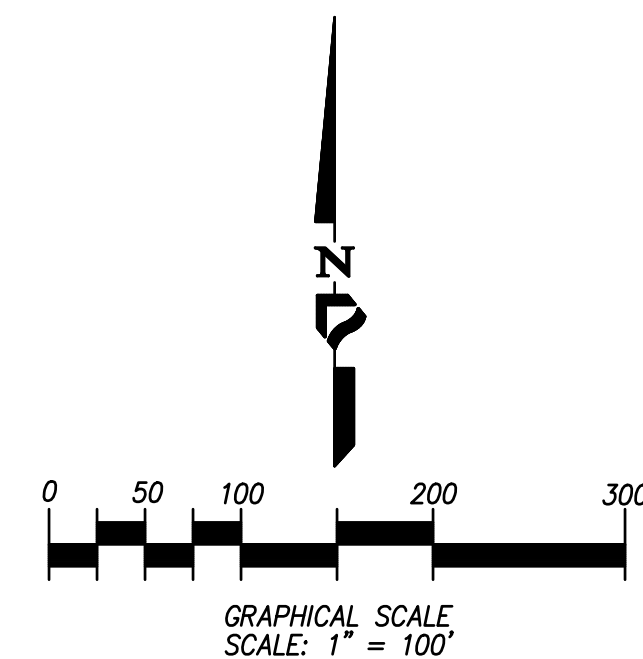
PARCEL B

LOT BB
BIO-OPEN SPACE

LOT RR
BIO-OPEN SPACE

PM 2846

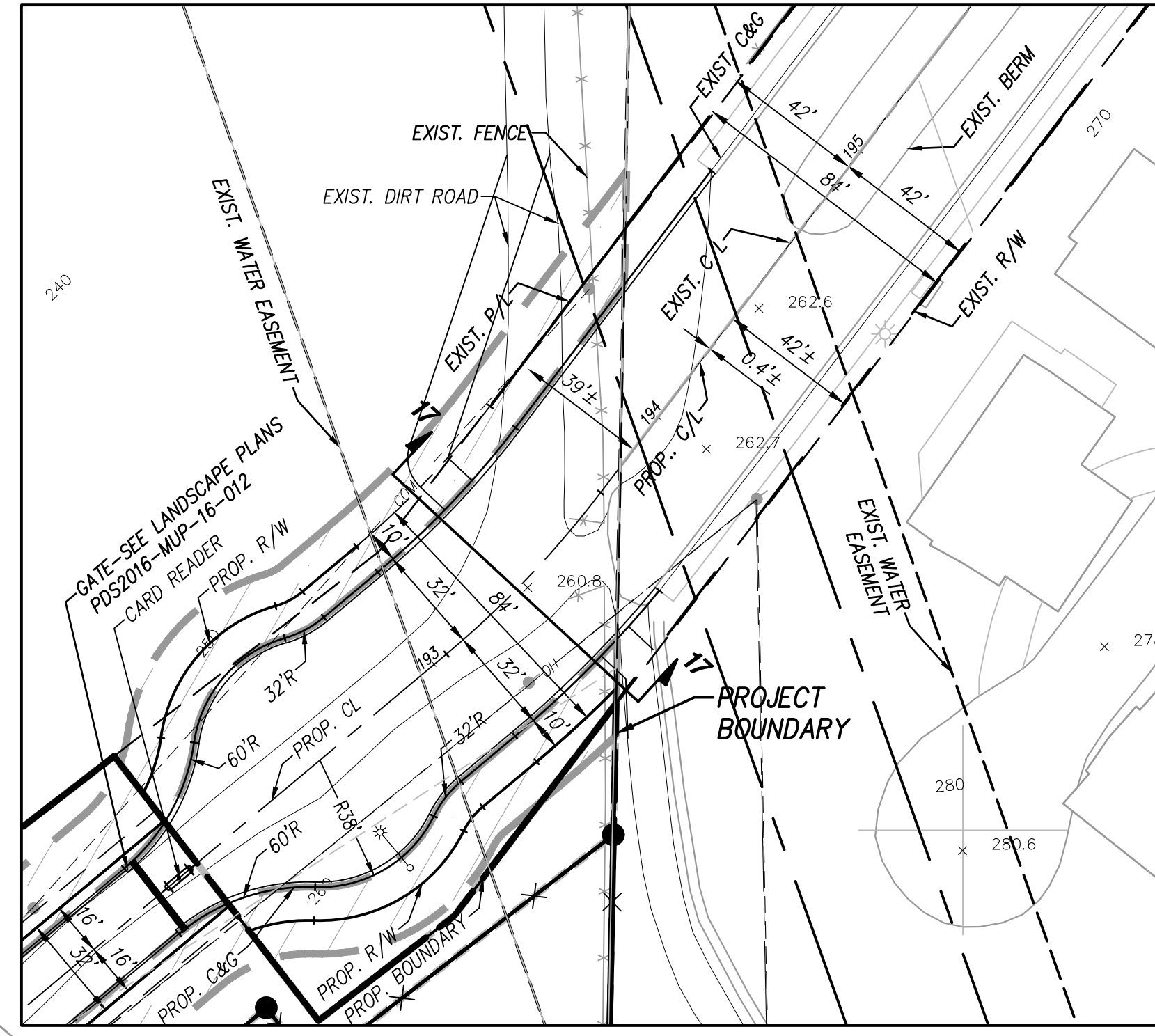
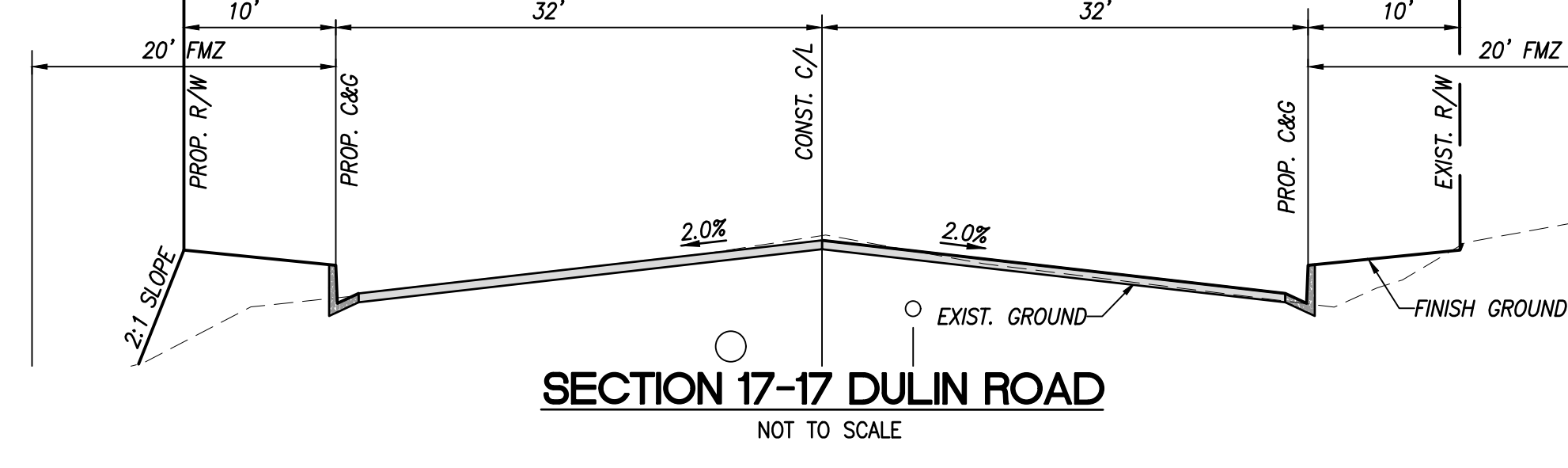
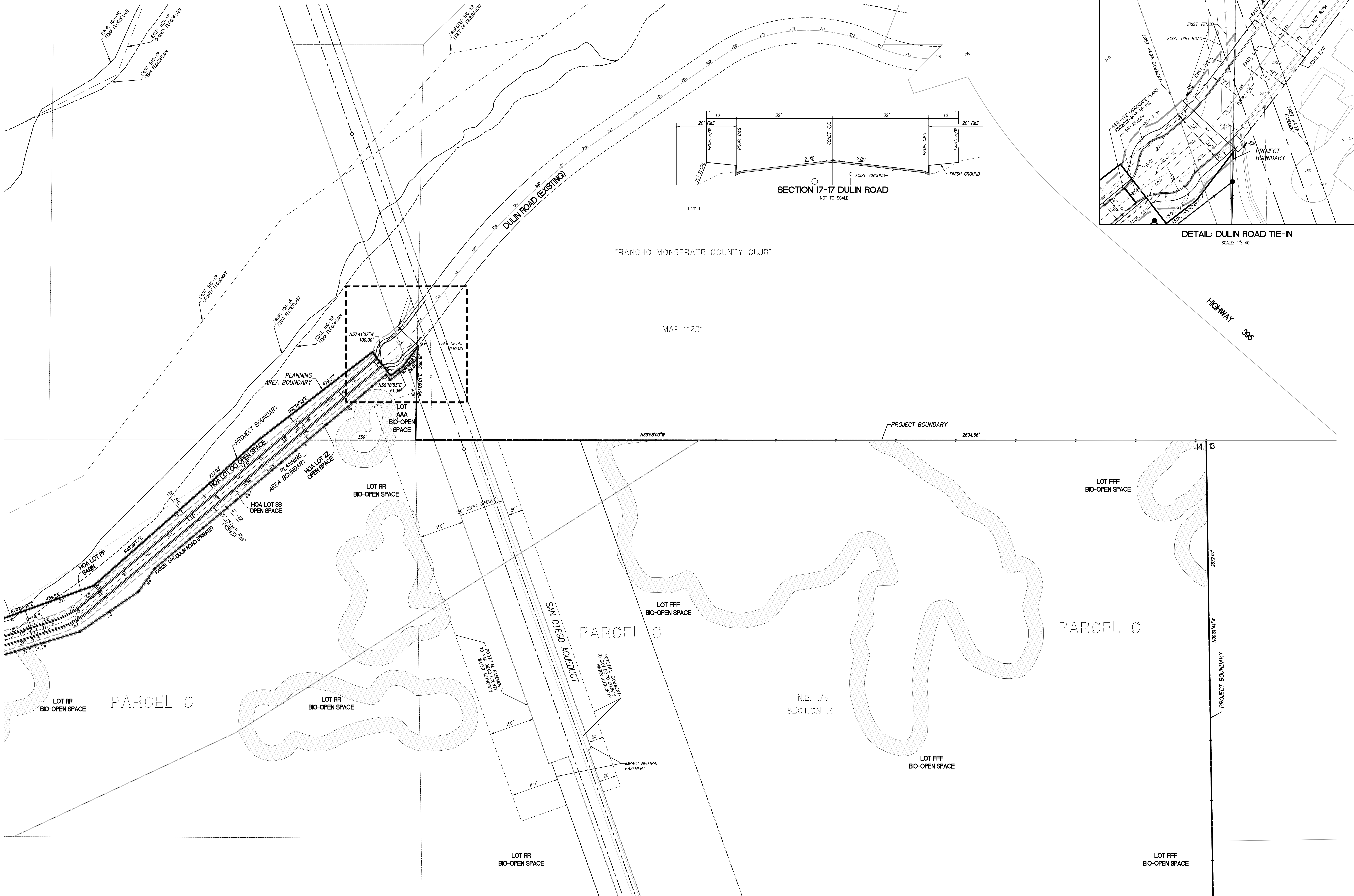
PARCEL 2



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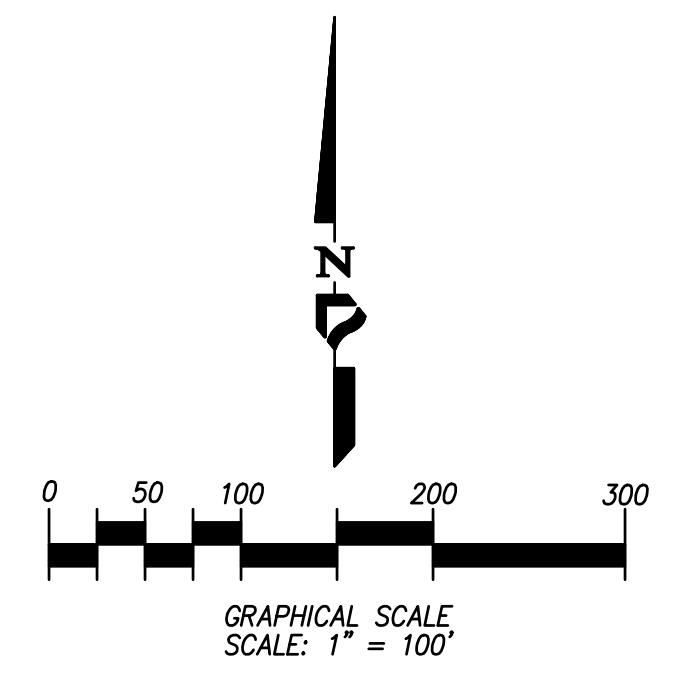
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LOT EEE
EQUESTRIAN
M.U.P.

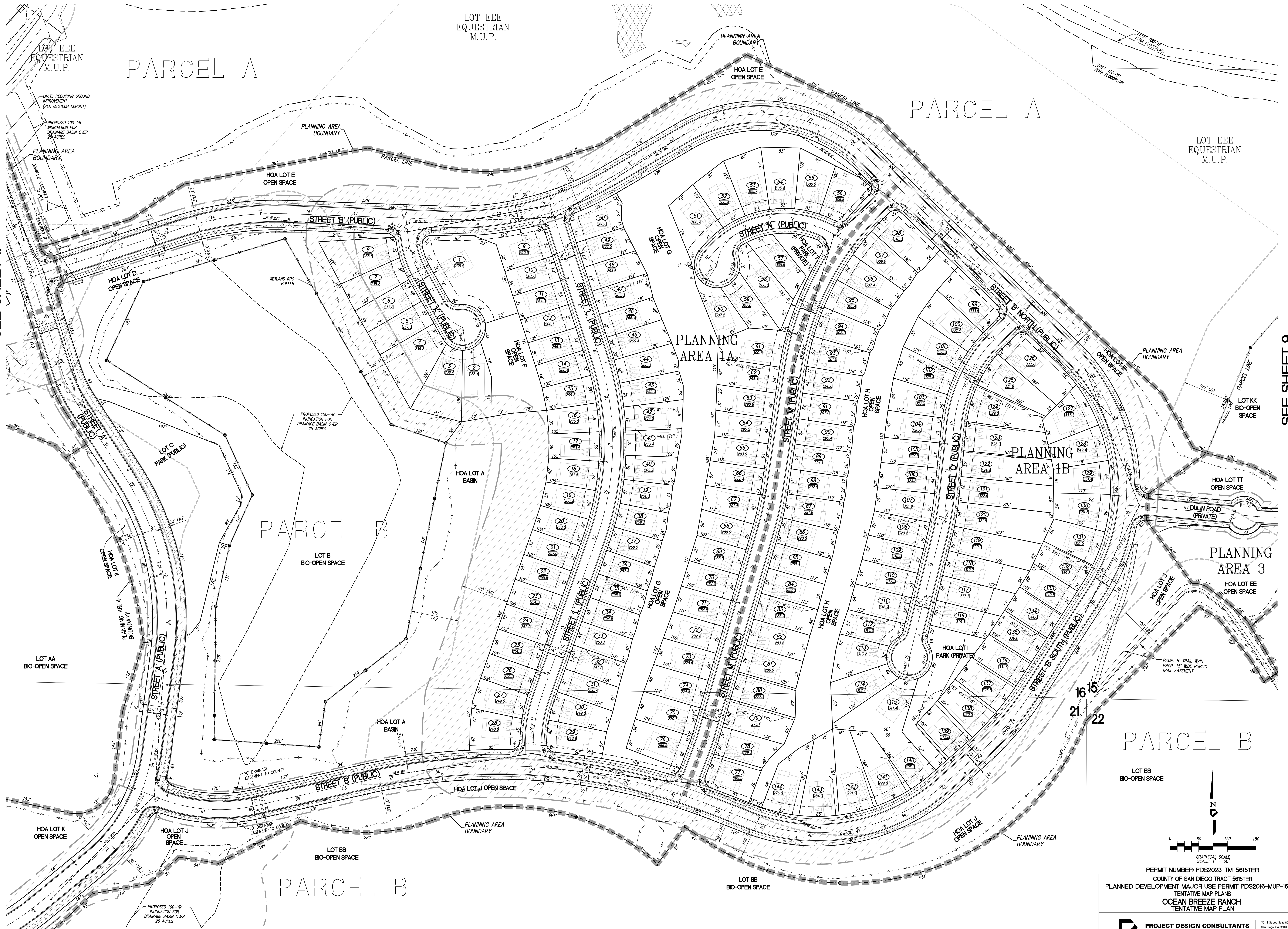
PARCEL A

PARCEL A

LOT EEE
EQUESTRIAN
M.U.P.

SEE SHEET 17

SEE SHEET 9

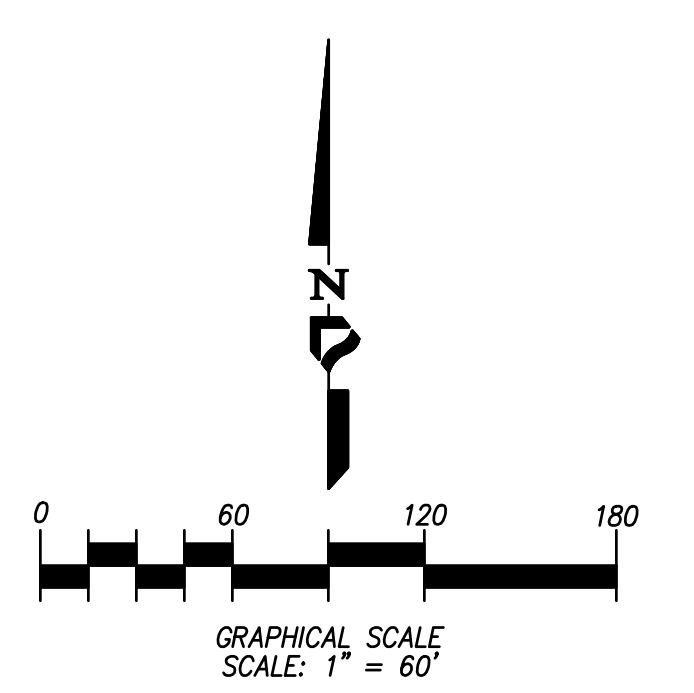


PARCEL B

LOT BB
BIO-OPEN SPACE

PARCEL B

LOT BB
BIO-OPEN SPACE



PERMIT NUMBER: PDS2023-TM-5615TER
 COUNTY OF SAN DIEGO TRACT 5615TER
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
 TENTATIVE MAP PLANS
 OCEAN BREEZE RANCH
 TENTATIVE MAP PLAN

PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Surveying | Engineering | Survey

717 B Street, Suite 800
 San Diego, CA 92101
 619.236.8411 Tel
 619.236.0989 Fax

SHEET: 16 OF 17

SAN LUIS REY RIVER

PARCEL B

LOT X BIO-OPEN SPACE

LOT X BIO-OPEN SPACE

LOT 102

LOT X BIO-OPEN SPACE

LOT 102

LOT X BIO-OPEN SPACE

HOA LOT DDD LIFT STATION

HOA LOT V BASIN

HOA LOT Y OPEN SPACE

LOT X BIO-OPEN SPACE

LOT EEE EQUESTRIAN M.U.P.

PLANNING AREA 2A

STREET A' (PUBLIC)

STREET J' (PUBLIC)

HOA LOT R OPEN SPACE

HOA LOT B PARK (PRIVATE)

STREET D' (PUBLIC)

HOA LOT SS OPEN SPACE

PLANNING AREA 2B

LOT L PARK (PRIVATE)

PLANNING AREA BOUNDARY

LOT AA BIO-OPEN SPACE

PARCEL B

LOT AA BIO-OPEN SPACE

LOT AA BIO-OPEN SPACE

LOT AA BIO-OPEN SPACE

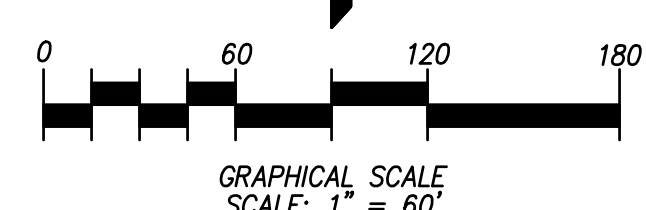
LOT X BIO-OPEN SPACE

HOA LOT Y OPEN SPACE

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SEE SHEET 16