

# STAFF REPORT

## PLANNING COMMISSION MEETING

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<b>MEETING DATE:</b>	June 1, 2020
<b>SUBJECT:</b>	Warmington San Marcos LLC, a California Limited Liability Company. Proposed Summary Vacation and Abandonment of Right-of-Way for a Portion of Richland Road within County of San Diego Tract 5570-1
<b>CASE NUMBER:</b>	PA20-0006
<b>APN's:</b>	218-220-10

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### **Recommendation**

ADOPT and APPROVE the following, in the order set forth below:

1. ADOPT Categorical Exemption EX20-068 per CEQA Section 15305, Class 5 (Minor Alterations in Land Use Limitations);
2. APPROVE Resolution PC 20-4881 (Planning Activity 20-0006) for the summary vacation and abandonment of right-of-way for a portion of Richland Road within County of San Diego Tract 5570-1.

### **Background**

Tract 5570-1 is proposed on the northeasterly side of Richland Road, in the County of San Diego and adjacent to the City of San Marcos. An easement for street right-of-way granted to the City of San Marcos, but located within the County of San Diego unincorporated area, exists along the property frontage to Richland Road.

The attached Resolution PC 20-4881 recommends that City Council approve the summary vacation and abandonment of the 24-foot wide easement to the City of San Marcos for Richland Road.

### **Discussion**

Richland Road fronting County of San Diego Tract 5570-1 was subject to the dedication of 24 feet of right-of-way via Document 90-605279 recorded November 7, 1990. The subject dedication is within the jurisdiction of the County of San Diego.

Tract 5570-1, currently in review by the County of San Diego, has been conditioned by the County for the vacation of the 24-foot strip of right-of-way previously granted to the City of San Marcos. With the recordation of the Final Map, the property will dedicate to the County of San Diego a new 10' wide easement over a portion of the vacated property.



**City of San Marcos**  
1 Civic Center Drive  
San Marcos, CA 92069

The vacation of the right-of-way by City of San Marcos and subsequent dedication of right-of-way to the County of San Diego will facilitate widening of County-maintained Richland Road and ensure that the easement rights are conveyed to the appropriate agency.

As shown in Attachment B, this portion of right-of-way for Richland Road is in excess and is not needed for public street purposes by the City of San Marcos. The land to be vacated has never been used by the City. An additional right-of-way dedication ten feet in width is needed by the County of San Diego, and it will be granted to that agency following the vacation by the City. With approval of the summary vacation, the right-of-way for Richland Road that will remain is consistent with the City of San Marcos General Plan.

California Streets and Highways Code (CSHC) Section 8334(a) provides that the legislative body of a local agency may summarily vacate an excess right-of-way or highway not required for street or highway purposes. Staff have determined that the rights-of-way proposed to be vacated are in excess and will not terminate an existing public service easement.

In accordance with Streets and Highways Code Section 8313 and Government Code Section 65402, the local planning agency is required to consider the proposed vacation action and to report on the conformity with the adopted General Plan. After reviewing the limits of the proposed right-of-way vacation, the road infrastructure as existing and as proposed per Tract 5570-1, and the General Plan, staff concluded that a public road maintained by the City of San Marcos is not needed along this portion of Richland Road, which lies within, and is maintained by, the County of San Diego.

Following Planning Commission action, the proposed vacation and abandonment of the excess right-of-way to the adjoining property can be considered by City Council. Ultimately, the portion of the right-of-way still necessary for public street purposes will be dedicated to the County of San Diego.

#### **Environmental Review**

In accordance with the California Environmental Quality Act (CEQA), the proposed summary vacation is deemed Categorically Exempt (EX20-068) pursuant to Section 15305 Class 5 (Minor Alterations in Land Use Limitations), in that this is a minor realignment of right-of-way.

#### **Attachment(s):**

##### **Adopting Resolution:**

1. Resolution PC 20-4881 (Planning Activity 20-0006) - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN MARCOS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A SUMMARY VACATION OF RIGHT-OF-WAY FOR A PORTION OF RICHLAND ROAD WITHIN COUNTY OF SAN DIEGO TRACT 5570-1 INCLUDING EXHIBIT A: STREET VACATION LEGAL DESCRIPTION AND EXHIBIT B: PLAT OF STREET VACATION



**City of San Marcos**  
1 Civic Center Drive  
San Marcos, CA 92069

- A. Vicinity Map
- B. Project Reference Map
- C. County of San Diego Tract 5570-1

Prepared by:



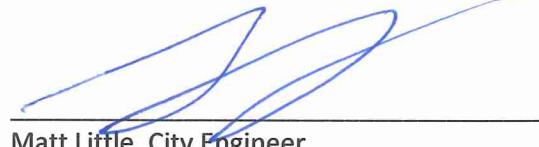
Stephanie Kellar, Principal Civil Engineer

Reviewed by:



Dahvia Lynch, Development Service Director

Reviewed by:



Matt Little, City Engineer

Submitted/Approved by:



Joseph Farace, Planning Division Manager

RESOLUTION PC 20-4881

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF SAN MARCOS RECOMMENDING CITY COUNCIL  
APPROVAL OF THE VACATION OF RIGHT-OF-WAY FOR A  
PORTION OF RICHLAND ROAD WITHIN COUNTY OF SAN  
DIEGO TRACT 5570-1

PA20-0006

Warmington San Marcos, LLC., a California Limited Liability Company

WHEREAS, the City received a request from Warmington San Marcos, LLC, in association with County of San Diego Tract 5570-1, located in the County and adjacent to the City of San Marcos, for the vacation and abandonment of street right-of-way for a portion of Richland Road fronting the project site, located on Richland Road opposite Tide Way and more particularly described as:

PORTIONS OF THE SOUTHEAST QUARTER OF THE  
NORTHWEST QUARTER, SECTION 1, TOWNSHIP 13 SOUTH,  
RANGE 13 WEST, SAN BERDARDINO MERIDIAN,  
ACCORDINT TO THE OFFICIAL PLAT THEREOF,  
TOGETHER WITH A PORTION OF MONSERATE RACHO AS  
RECORDED IN BOOK 1, PAGE 108 OF PATENTS IN THE  
OFFICE OF THE COUNTY RECORDER OF SAN DIEGO  
COUNTY, STATE OF CALIFORNIA

Assessor's Parcel Numbers: 218-220-10-00

WHEREAS, County of San Diego Tract 5570-1 lies within the County of San Diego and its review and approval is within the jurisdiction of said agency; and

WHEREAS, the portion of Richland Road to be vacated was granted to the City of San Marcos as Document 90-605279 recorded November 7, 1990; and

WHEREAS, said portion of Richland Road to be vacated lies within unincorporated County of San Diego; and

WHEREAS, the portion of additional Richland Road right-of-way still needed for public road purposes is proposed to be granted by separate action to the County of San Diego, which agency is responsible for the maintenance of said portion of Richland Road; and

WHEREAS, California Streets and Highways Code (CSHC) Section 8334(a) provides that the legislative body of a local agency may summarily vacate an excess right-of-way or highway not required for street or highway purposes, and staff have determined that the rights-of-way proposed to be vacated are in excess and will not terminate an existing public service easement; and

WHEREAS, the vacation of said right-of-way by City of San Marcos and subsequent dedication of a portion of said right-of-way to the County of San Diego will facilitate widening of County-maintained Richland Road and ensure that the easement rights are conveyed to the appropriate agency; and

WHEREAS, on at a regularly-scheduled and duly noticed meeting held on May 18, 2020, the Planning Commission did consider the proposed summary vacation of street right-of-way; and and

WHEREAS, the Planning Commission did review and consider a Categorical Exemption (EX20-068) pursuant to the California Environmental Quality Act (CEQA) Section 15305, Class 5 (Minor Alterations in Land Use Limitations) with respect to such proposed summary vacation.

NOW, THEREFORE, the Planning Commission does hereby resolve as follows:

- A. The foregoing recitals are true and correct, and are hereby incorporated by reference into this Resolution.
- B. The Planning Commission hereby recommends that the City Council approve the summary vacation of this public street right-of-way, as described and shown on the attached Exhibits A and B, incorporated by reference and made a part of this Resolution as though fully set forth herein.
- C. The Planning Commission's decision is based on the following findings and determinations:
  1. The proposed right-of-way vacation is consistent with the City's General Plan.
  2. The proposed right-of-way vacation complies with the objectives of the adopted City-wide Land Use Policy Plan.
  3. The affected right-of-way is hereby determined to be excess and not required for street or highway purposes by the City of San Marcos, and there are no public service easements within the affected area.
  4. The proposed right-of-way vacation will not be detrimental to the public health, safety, and welfare.
  5. All requirements of CEQA have been met, in that the proposed project is Categorically Exempt from environmental review pursuant to CEQA Section 15305, Class 5 (Minor Alterations in Land Use Limitations) in that this is a minor realignment of right-of-way.

- D. The proposed right-of-way vacation is Categorically Exempt (EX20-064) from environmental review pursuant to Section 15305, Class 5 (Minor Alterations in Land Use Limitations).
- E. To the extent permitted by law, the applicant/developer shall defend and hold the City of San Marcos, its agents and employees harmless from liability from: (i) any and all actions, claims, damages, injuries, challenges and/or costs of liabilities arising from the City's approval of any and all entitlements or permits arising from the project as defined in the conditions of approval, or issuance of grading or building permits; (ii) any damages, liability and/or claim of any kind for any injury to or death of any person, or damage or injury of any kind to property which may arise from or be related to the direct or indirect operations of the applicant/developer or its contractors, subcontractors, agents, employees or other persons acting on applicant/developer's behalf which relate to the project; and (iii) any and all damages, liability and/or claims of any kind arising from operation of the project. The applicant/developer further agrees that such indemnification and hold harmless shall include all defense related fees and costs associated with the defense of City by counsel selected by the City. This indemnification shall not terminate upon expiration of the conditions of approval or completion of the project, but shall survive in perpetuity.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of San Marcos, California, at a regular meeting thereof, held on this 1<sup>st</sup> day of June, 2020 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

APPROVED:

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Eric Flodine, Chairman

ATTEST:

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Gina Henderson, Senior Office Specialist

Exhibit(s):

Resolution PC 20-4881

PA20-0006

May 18, 2020

Page 4 of 4

Exhibit A – Street Vacation Legal Descriptions

Exhibit B – Plats of Street Vacations

A STRIP OF LAND LYING WITHIN FRACTIONAL SECTION 1, TOWNSHIP 12 SOUTH, RANGE 3 WEST, AN BERNARDINO MERIDIAN, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS MORE PARTICULARLY DESCRIBED IN **EXHIBIT "A"** AND GRAPHICALLY SHOWN ON **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

### **EXHIBIT "A"**

**COMMENCING** AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE WHICH BEARS NORTH 37° 07' 38" WEST, AND HAVING A DISTANCE OF 904.07 FEET, AS SHOWN ON RECORD OF SURVEY MAP NO. 10574, FILED IN BOOK OF RECORD OF SURVEY MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JUNE 12, 1986, SAID POINT ASLO BEING ON THE CENTERLINE OF RICHLAND ROAD:

THENCE NORTH 52° 22' 31" EAST 20.00 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT ASLO BEING AN ANGLE POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RICHLAND ROAD;

THENCE NORTH 38° 07' 21" WEST 477.96 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE NORTH 38° 55' 29" WEST 315.43 FEET ALONG SAID RIGHT-OF-WAY LINE, TO THE BEGINNING OF A 180.00 FEET RADIUS TANGENT CURVE, CONCAVE EASTERLY, SAID CURVE BEING THE EASTERN RIGHT-OF-WAY OF RICHLAND ROAD;

THENCE NORTHWESTERLY ALONG SAID 180.00 FEET RADIUS CURVE 113.13 FEET, THROUGH A CENTRAL ANGLE OF 36° 00' 38", TO A POINT ON SAID ARC WITH A RADIAL BEARING OF NORTH 87° 05' 09" EAST;

THENCE SOUTH 75° 08' 22" EAST 25.41 FEET TO A 156.00 FEET RADIUS NON-TANGENT CURVE, CONCAVE EASTERLY, WITH A RADIAL BEARING OF NORTH 84° 14' 10" EAST;

THENCE SOUTHEASTERLY ALONG SAID 156.00 RADIUS CURVE 90.29 FEET, THROUGH A CENTRAL ANGLE OF 33° 09' 39";

THENCE SOUTH 38° 55' 29" EAST 315.60 FEET;

THENCE SOUTH 38° 07' 21" EAST 478.34 FEET;

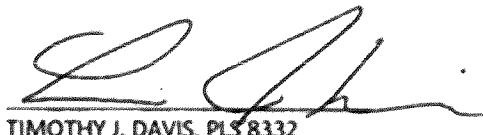
THENCE SOUTH 37° 07' 38" EAST 346.73 FEET;

THENCE SOUTH 52° 52' 22" WEST 24.00 FEET TO A POINT ON THE NORHEASTERLY RIGHT-OF-WAY LINE OF RICHLAND ROAD;

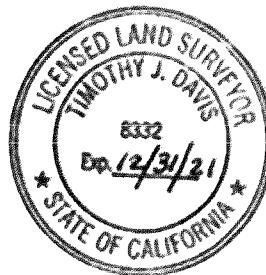
THENCE NORTH 37° 07' 38" WEST 346.52 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE **TRUE POINT OF BEGINNING**.

SAID STRIP OF LAND CONTAINING **29,808** SQUARE FEET.

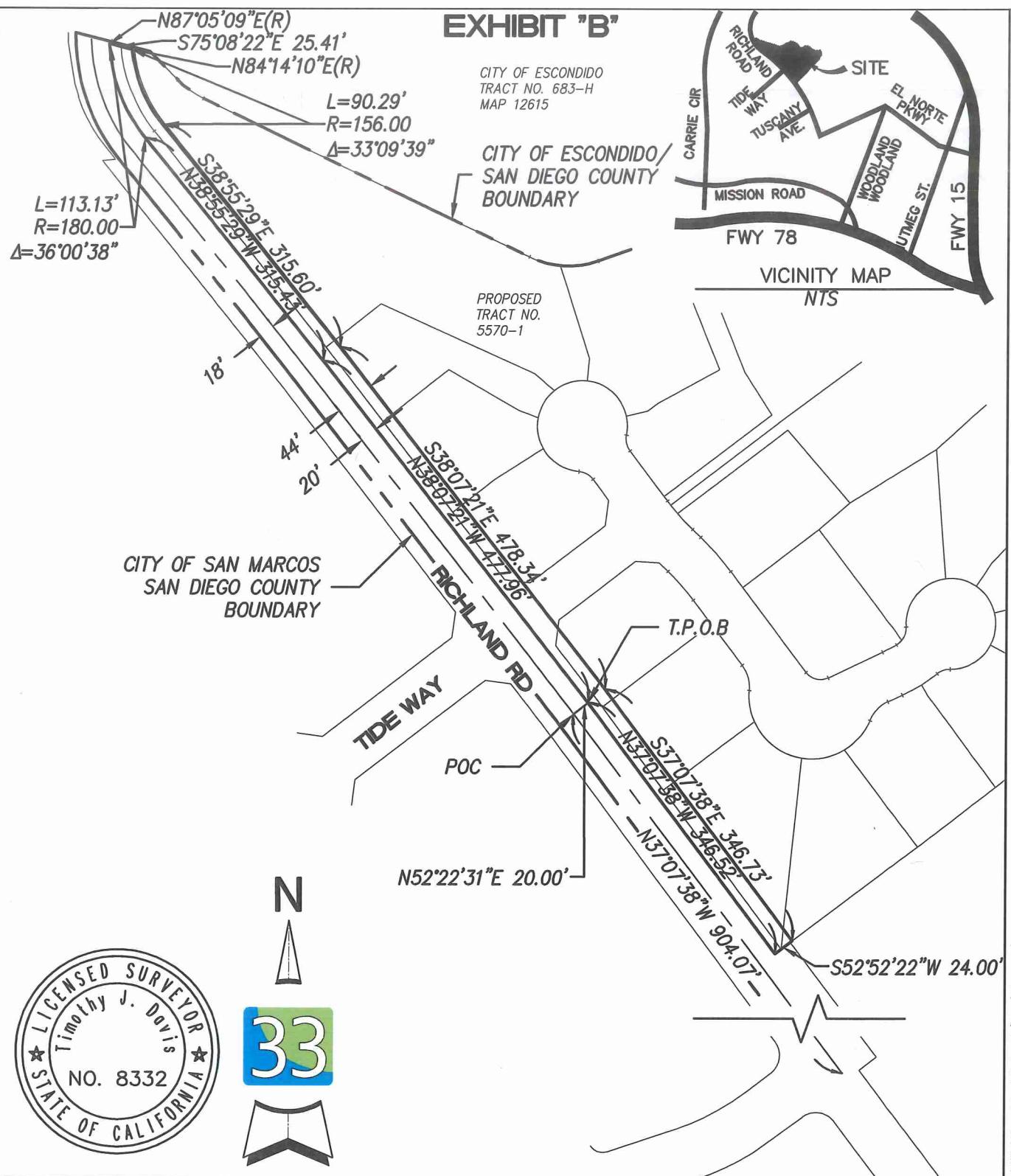
THIS LEGAL DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECTION OF:



TIMOTHY J. DAVIS, PLS 8332



## EXHIBIT "B"



## CITY OF SAN MARCOS

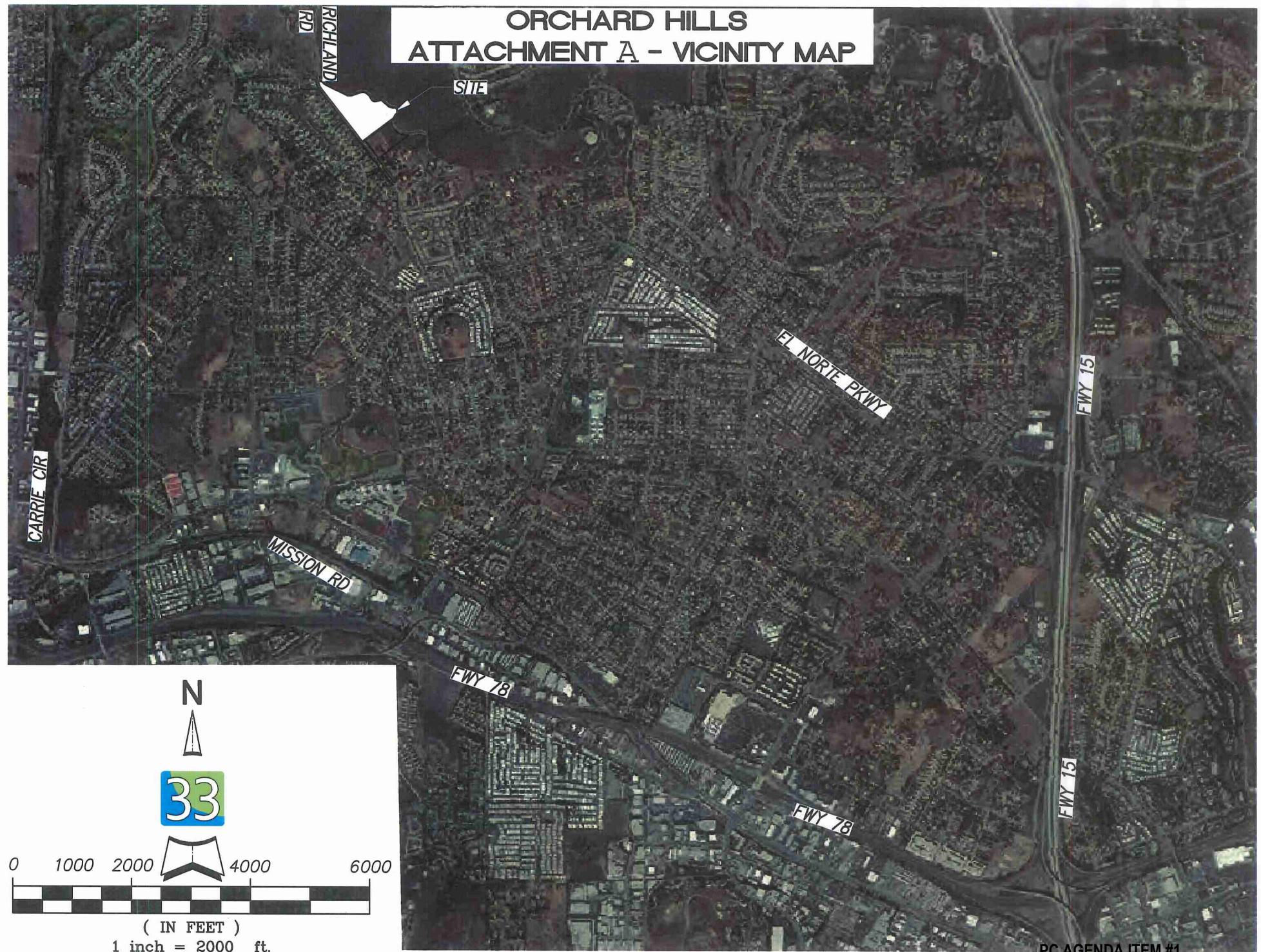
DATE: 2-26-2020	R/W 24' SUMMARY VACATION	DRAWN BY: DP
SCALE 1" = 150'		CHECK BY: TD
TRACT NO. 5570-1	RICHLAND ROAD	APPROVED BY:



**City of San Marcos**  
1 Civic Center Drive  
San Marcos, CA 92069

ATTACHMENT A  
Vicinity Map

# ORCHARD HILLS ATTACHMENT A - VICINITY MAP





**City of San Marcos**  
1 Civic Center Drive  
San Marcos, CA 92069

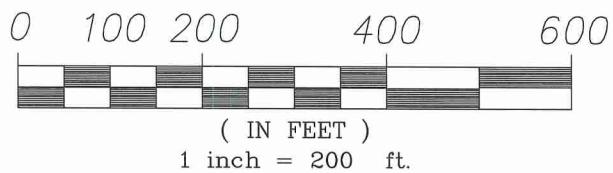
**ATTACHMENT B**  
**Project Reference Map**

## ORCHARD HILLS ATTACHMENT B



N

33





**City of San Marcos**  
1 Civic Center Drive  
San Marcos, CA 92069

ATTACHMENT C  
County of San Diego Tract 5570-1

## COUNTY OF SAN DIEGO TRACT NO. 5570-1

## OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

WE HEREBY DEDICATE TO THE PUBLIC TIDE WAY, GABLE COURT AND A PORTION OF RICHLAND ROAD FOR USE AS PUBLIC STREETS AS SHOWN ON SAID MAP TOGETHER WITH THE RIGHTS TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT-OF-WAY, AND RELINQUISH AND WAIVE ALL ACCESS RIGHTS TO AND FROM RICHLAND ROAD AS SHOWN ON SAID MAP.

WARMINGTON SAN MARCOS ASSOCIATES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS OWNER  
BY: WRG BUILDER V. LP.,  
A CALIFORNIA LIMITED PARTNERSHIP, ITS MANAGER

BY: WARMINGTON RESIDENTIAL CALIFORNIA, INC.,  
A CALIFORNIA CORPORATION, ITS GENERAL PARTNER

JAMES J. DECKARD SENIOR VICE PRESIDENT DATE

MECHANICS BANK, A CALIFORNIA BANKING INSTITUTION, AS LENDER

RON DEL TORO SENIOR VICE PRESIDENT DATE

## VISTA IRRIGATION DISTRICT STATEMENT

THE UNDERSIGNED, VISTA IRRIGATION DISTRICT, A SPECIAL DISTRICT, HEREBY CERTIFIES THAT IT IS INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP BY VIRTUE OF EASEMENTS RECORDED OCTOBER 2, 1925, IN BOOK 127 PAGE 156 OF DEEDS AND CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP WITHOUT RELINQUISHING ANY PRIOR RIGHTS THE DISTRICT HAS BY SAID EASEMENTS.

BY: PRESIDENT DATE SECRETARY DATE

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO  
ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR SIGNATURES ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS SAN DIEGO COUNTY

MY COMMISSION NUMBER IS: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## BOND AND ASSESSMENT CERTIFICATE

WE, COUNTY TREASURER-TAX COLLECTOR OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND DIRECTOR OF PUBLIC WORKS OF SAID COUNTY, HEREBY CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR BONDS WHICH MAY BE PAID IN FULL, SHOWN BY THE BOOKS OF OUR OFFICES, AGAINST THE TRACT OF SUBDIVISION OR ANY PART THEREOF SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

DAN MCALLISTER  
COUNTY TREASURER-TAX COLLECTOR  
BY: DEPUTY  
DATED: \_\_\_\_\_

BRIAN ALBRIGHT  
DIRECTOR OF PUBLIC WORKS  
BY: FOR DIRECTOR  
DATED: \_\_\_\_\_

## ACCEPTANCE CERTIFICATE

I, ANDREW POTTER, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CERTIFY THAT SAID BOARD OF SUPERVISORS HAS APPROVED THIS MAP AND HAS VACATED THAT PORTION OF RICHLAND ROAD AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC SUBJECT TO IMPROVEMENT, THAT PORTION OF RICHLAND ROAD, TIDE WAY AND GABLE WAY ALL AS DEDICATED ON SAID MAP TOGETHER WITH THE ACCESS RELINQUISHED RIGHTS TO AND FROM RICHLAND ROAD ALL AS SHOWN RELINQUISHED AND WAIVED ON SAID MAP, AND HAS VACATED A PORTION OF RICHLAND ROAD PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT.

ANDREW POTTER,  
CLERK OF THE BOARD OF SUPERVISORS

BY: DEPUTY  
DATED: \_\_\_\_\_

## SURVEYOR STATEMENT

I, CLIFFORD JOHN EARDENSOHN, A PROFESSIONAL LAND SURVEYOR, STATE THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN 4/15/2019 AND 4/17/2019 AND SAID SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT MONUMENTS OF THE CHARACTER INDICATED HAVE BEEN SET OR FOUND AT THE SUBDIVISION CORNERS, AND WILL SET ALL OTHER MONUMENTS OF THE SAME DESCRIPTION AT THE POSITION INDICATED BY LEGEND IN THIS MAP WITHIN 30 DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED (SEE LEGEND ON SHEET 2) AND THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

TIMOTHY J. DAVIS DATE  
PLS 8332  
LICENSE EXPIRES 12/31/21



## COUNTY SURVEYOR STATEMENT

I, RAYMOND L. MATHE, COUNTY SURVEYOR, STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL THE PROVISIONS CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH, I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

RAYMOND L. MATHE, P.L.S. 6185 DATE  
SAN DIEGO COUNTY SURVEYOR



## TAX DEPOSIT CERTIFICATE

I, ANDREW POTTER, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OF SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

ANDREW POTTER,  
CLERK OF THE BOARD OF SUPERVISORS

BY: DEPUTY  
DATE

## COUNTY RECORDER CERTIFICATE

FILE NO.  
I, ERNEST J. DRONENBURG JR., RECORDED OF THE COUNTY OF SAN DIEGO, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF TIMOTHY J. DAVIS THIS \_\_\_\_ DAY OF \_\_\_\_ 2019, AT \_\_\_\_ O'CLOCK, \_\_\_\_.

FEES: \$2100 ERNEST J. DRONENBURG JR., COUNTY RECORDER  
BY: DEPUTY

MAP NO.

SHEET 2 OF 7 SHEETS

# COUNTY OF SAN DIEGO TRACT NO. 5570-1

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES  
ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH  
THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR  
VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO  
ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY  
PUBLIC, PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE  
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT  
AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN  
HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR  
SIGNATURES ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF  
OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF  
CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.  
SIGNATURE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS SAN DIEGO COUNTY

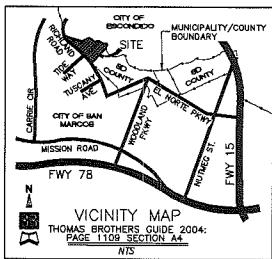
MY COMMISSION NUMBER IS: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

MAP NO.

SHEET 3 OF 7 SHEETS

**COUNTY OF SAN DIEGO TRACT NO. 5570-1**  
**PROCEDURE OF SURVEY**



SHEET 5

STATION '3032'  
FOUND 3" BRASS DISC CONTROL MONUMENT  
PER RECORD OF SURVEY 15376 (CCS83)  
N: 2010720.817  
E: 6284323.185

$(L=78.37')$   
 $(R=100.00)$   
 $(\Delta=44.5704^\circ)$   
 $L=78.46'$   
 $R=100.00$   
 $\Delta=44.5709^\circ$

CITY OF ESCONDIDO  
TRACT NO. 683-H  
MAP 12615

SHEET 6

SEE DETAIL  
SHEET 4

CITY OF ESCONDIDO  
TRACT NO. 683-H  
MAP 12615

LEGEND.

- INDICATES FOUND 1/2" X 18" REBAR W/ CAP TAGGED "REC 31794" PER RECORD OF SURVEY 10574 UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1/2" X 18" REBAR W/ BROKEN OR ILLEGIBLE CAP. ACCEPTED AS MONUMENT PER RECORD OF SURVEY 10574. REPLACE BROKEN OR ILLEGIBLE CAP WITH A CAP MARKED "LS. 5278".
- INDICATES FOUND 4" IRON PIPE W/ DISC STAMPED "LS 3788" PER PARCEL MAP 3973. UNLESS OTHERWISE NOTED.
- INDICATES SET 2"X24" IRON PIPE W/ DISC STAMPED "LS. 5278".
- INDICATES SET CENTERLINE MONUMENT PER SORSO M-10.
- ( ) INDICATES RECORD DATA PER RECORD OF SURVEY 10574.
- INDICATES ROAD CENTERLINE.
- INDICATES LOT LINE.
- INDICATES SUBDIVISION BOUNDARY.
- ||||| INDICATES ACCESS RIGHTS REINQUISITIONED, WAIVED, AND ACCEPTED HEREON.
- INDICATES MUNICIPALITY/SAN DIEGO COUNTY BOUNDARY.
- INDICATES EXISTING LOT LINE.
- INDICATES EXISTING ROAD CENTERLINE.

### BASIS OF BEARING

THE BASIS OF BEARINGS IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (CCS83) ZONE 6 [EPOCH 1991.35] GRID BEARING BETWEEN STATIONS 3032 AND 3059 (BOTH HAVING CALIFORNIA COORDINATE VALUE OF FIRST ORDER OR BETTER) AS SAID STATIONS ARE DESCRIBED IN CERTIFICATE OF CORRECTION 2004-0586547, I.E. N24°10'35"E

FD 3" BRASS DISC IN  
M10 WELL PER MAP  
13643

(N37°07'38"W 557.53')

#### GENERAL NOTES:

GENERAL NOTES:

- A. THE COMBINED SCALE FACTOR AT STATION 'A' IS 0.99992375.  
GRID DISTANCE=GROUND DISTANCE X COMBINED SCALE FACTOR
- B. UNLESS OTHERWISE SHOWN ON THIS MAP, A 2" X 18" IRON PIPE, WITH DISC MARKED "L.S. 5278", WILL BE SET AT ALL REAR LOT CORNERS, ALL FRONT LOT CORNERS AND ALL POINTS OF CURVE ALONG THE SIDELINES OF STREETS (SEE DEFERRED MONUMENTATION STATEMENT ON SHEET NO. 1).
- C. THE BEGINNING AND ENDING LOT NUMBERS ARE 1 AND 20 RESPECTIVELY.
- D. THE TOTAL NUMBER OF LOTS IS 20 RESIDENTIAL LOTS.
- E. THE TOTAL GROSS AREA IS 12.54 ACRES.
- F. ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED.

(IN FEET)

ITION '3059'  
IND 2 1/2" BRASS DISC CONTROL MONUMENT  
RECORD OF SURVEY 15376 (CCS83)  
1996919.266  
6278127.349

H:\1500\1586.10 - WARMINGTON - ORCHARD HILL SCR AND FINAL ENGINEERING\MAPS\FINAL\1586.10 MAP03 AND 04.DWG

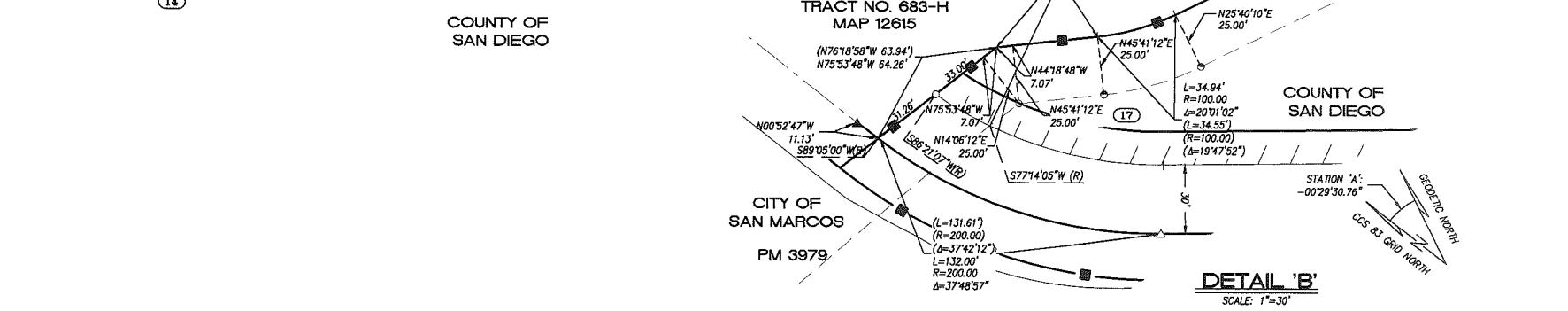
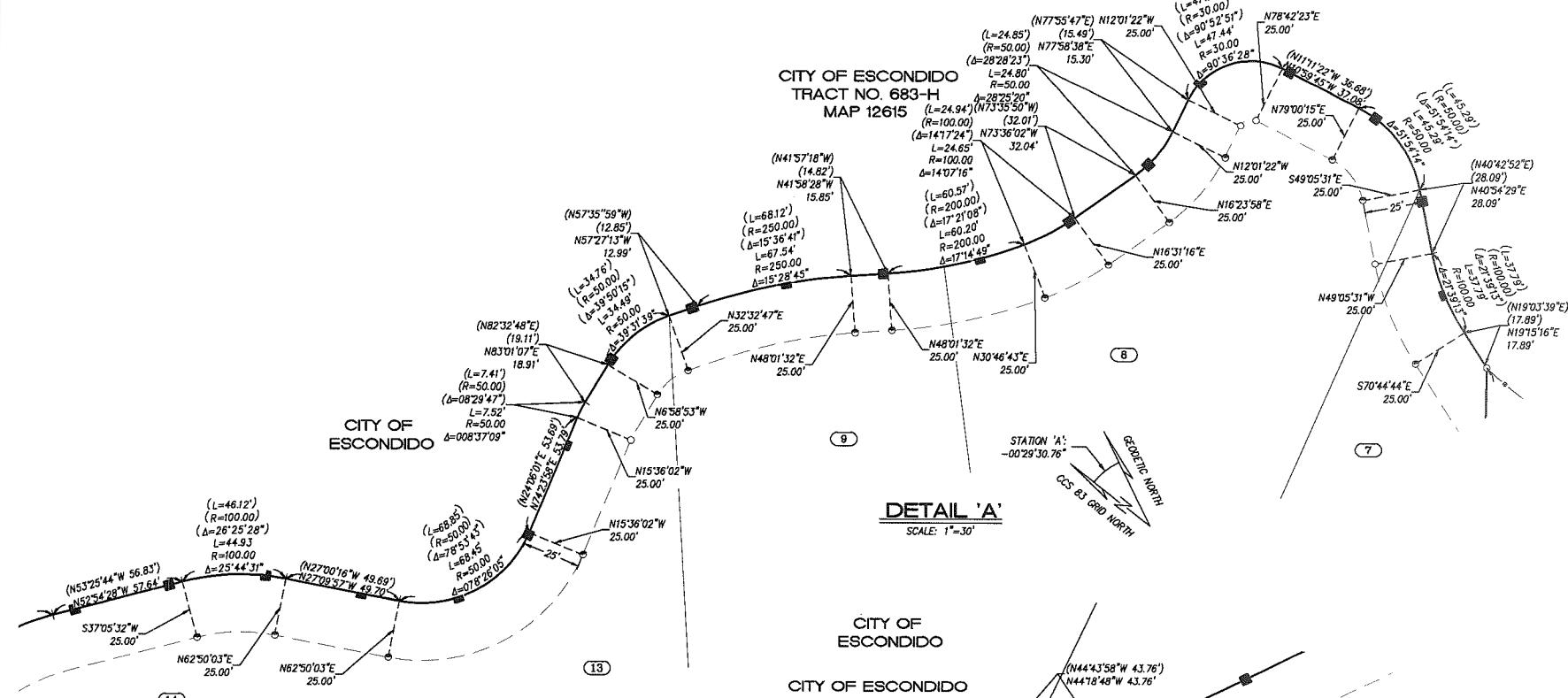
GRADING PLAN L-PDS2019-LDGRM.J-30209 COUNTY TM 5570R  
CALIFORNIA COORDINATE INDEX 200-6287 (CCS83) PDS2019-LDMAP-00331

## PC AGENDA ITEM #1

MAP NO.

SHEET 4 OF 7 SHEETS

# COUNTY OF SAN DIEGO TRACT NO. 5570-1



MAP NO.

SHEET 5 OF 7 SHEETS

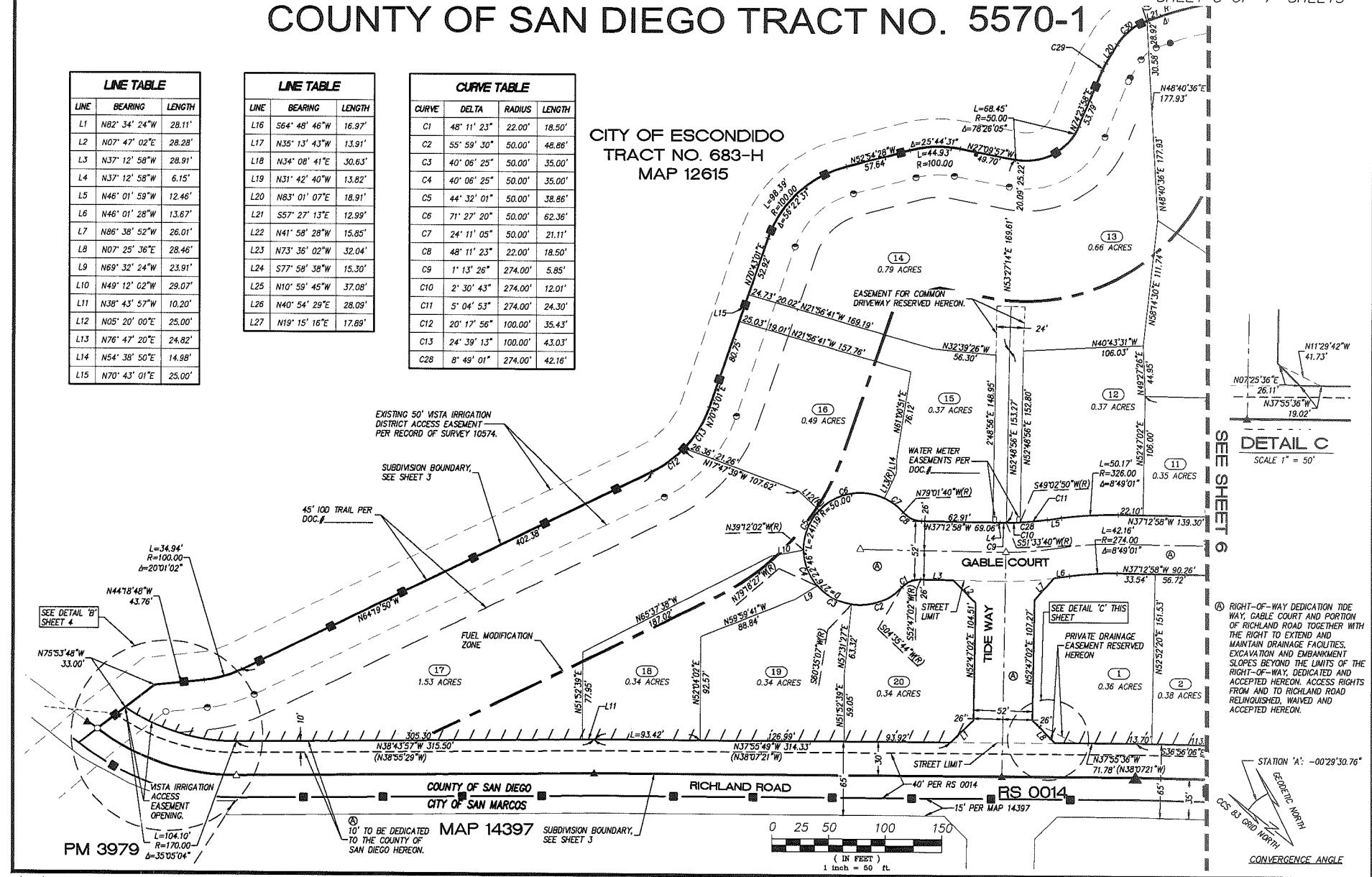
COUNTY OF SAN DIEGO TRACT NO. 5570-1

LINE TABLE		
LINE	BEARING	LENGTH
L1	N82° 34' 24"W	28.11'
L2	N07° 47' 02"E	28.28'
L3	N37° 12' 58"W	28.91'
L4	N37° 12' 58"W	6.15'
L5	N46° 01' 53"W	12.46'
L6	N46° 01' 28"W	13.67'
L7	N86° 38' 52"W	26.01'
L8	N07° 25' 36"E	28.46'
L9	N69° 32' 24"W	23.91'
L10	N49° 12' 02"E	29.07'
L11	N38° 43' 57"W	10.20'
L12	N05° 20' 00"E	25.00'
L13	N76° 47' 20"E	24.82'
L14	N54° 38' 50"E	14.98'
L15	N70° 43' 01"E	25.00'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S64° 48' 46"W	16.97'
L17	N35° 13' 43"W	13.91'
L18	NJ4° 08' 41"E	30.63'
L19	NJ1° 42' 40"W	13.82'
L20	N83° 01' 07"E	18.91'
L21	S57° 27' 13"E	12.99'
L22	N41° 58' 28"W	15.85'
L23	N73° 36' 02"W	32.04'
L24	S77° 58' 38"W	15.30'
L25	N10° 59' 45"W	37.08'
L26	N40° 54' 29"E	28.09'
L27	N19° 15' 16"E	17.89'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	48° 11' 23"	22.00'	18.50'
C2	55° 59' 30"	50.00'	48.86'
C3	40° 06' 25"	50.00'	35.00'
C4	40° 06' 25"	50.00'	35.00'
C5	44° 32' 01"	50.00'	38.86'
C6	71° 27' 20"	50.00'	62.36'
C7	24° 11' 05"	50.00'	21.11'
C8	48° 11' 23"	22.00'	18.50'
C9	1° 13' 26"	274.00'	5.85'
C10	2° 30' 43"	274.00'	12.01'
C11	5° 04' 53"	274.00'	24.30'
C12	20° 17' 56"	100.00'	35.43'
C13	24° 39' 13"	100.00'	43.03'
C28	8° 49' 01"	274.00'	42.16'

CITY OF ESCONDIDO  
TRACT NO. 683-H  
MAP 12615



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GRADING PLAN L-PDS2019-LDGRMJ-30209 COUNTY TM 5570R  
CALIFORNIA COORDINATE INDEX 200-628Z (CCS83) PDS2019-LDMAP-00331

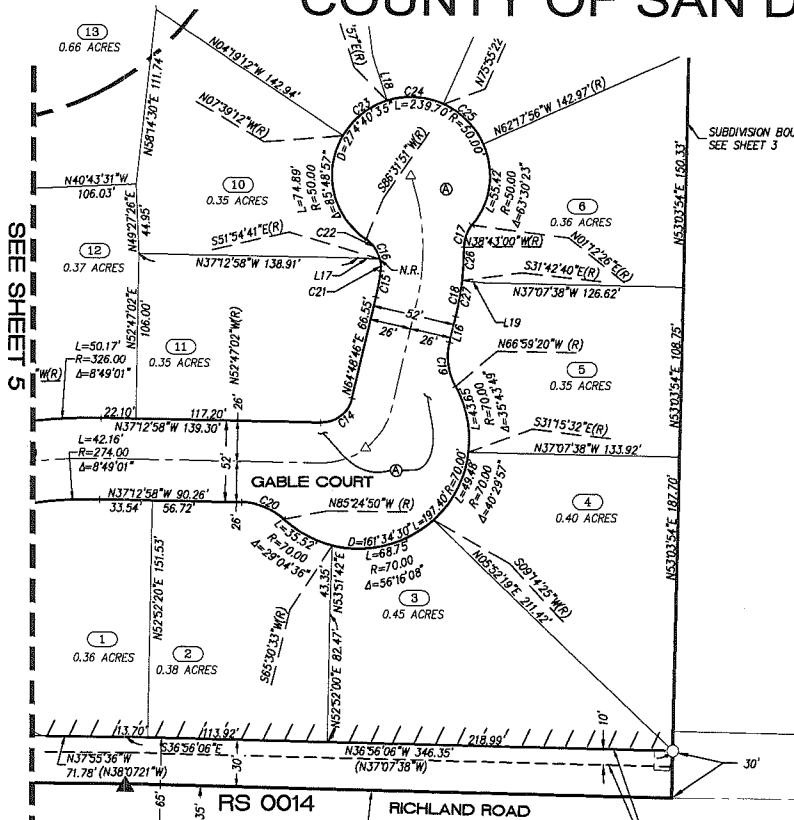
PC AGENDA ITEM #1

MAP NO.

SHEET 6 OF 7 SHEETS

COUNTY OF SAN DIEGO TRACT NO. 5570-1

SEE SHEET 5



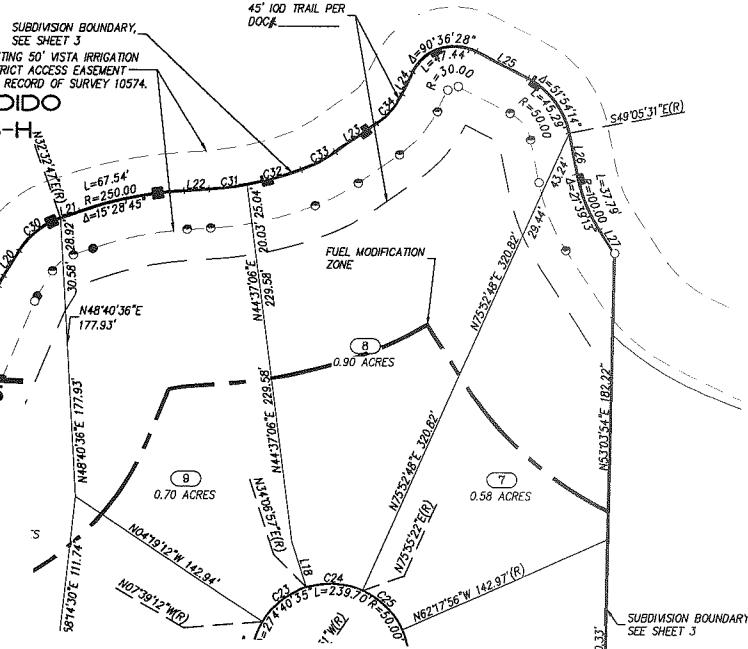
MAP 14397

SEE SHEET  
EXISTING 50' MS  
DISTRICT ACCESS  
PER RECORD OF  
CITY OF ESCONDIDO  
TRACT NO. 683-H  
MAP 12615

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C14	77° 58' 16"	20.00'	27.22'
C15	7° 49' 55"	125.54'	17.16'
C16	61° 44' 15"	22.00'	23.71'
C17	39° 55' 27"	22.00'	15.33'
C18	14° 36' 45"	177.54'	45.28'
C19	41° 48' 07"	40.00'	29.18'
C20	41° 48' 07"	40.00'	29.18'
C21	20° 10' 48"	22.00'	7.75'
C22	41° 33' 27"	22.00'	15.96'
C23	41° 46' 09"	50.00'	36.45'
C24	41° 48' 25"	50.00'	36.48'
C25	41° 46' 41"	50.00'	36.46'
C26	7° 00' 20"	177.54'	21.71'
C27	7° 36' 25"	177.54'	23.57'
C29	8° 37' 09"	50.00'	7.52'
C30	39° 31' 39"	50.00'	34.49'
C31	6° 58' 21"	200.00'	24.40'
C32	10° 15' 29"	200.00'	35.81'
C33	14° 07' 16"	100.00'	24.65'
C34	28° 25' 20"	50.00'	24.80'

④ RIGHT-OF-WAY DEDICATION GABLE COURT AND PORTION OF RICHLAND ROAD TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE RIGHT-OF-WAY, DEDICATED AND ACCEPTED HEREON. ACCESS RIGHTS FROM AND TO RICHLAND ROAD REINQUISITIONED, WAIVED AND ACCEPTED HEREON.



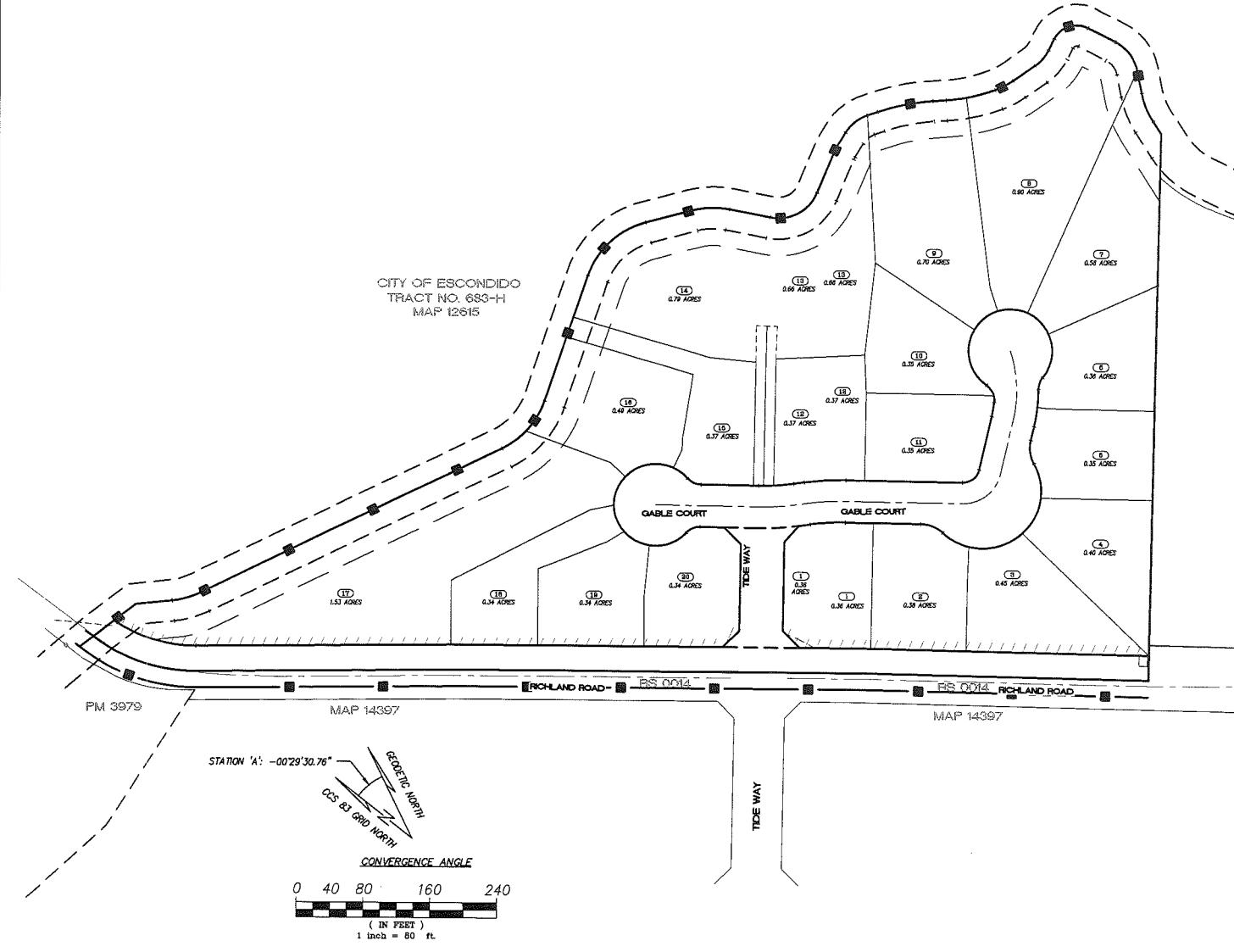
#### LINE TABLE

LINE	BEARING	LENGTH
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L20	N83° 01' 07" E	18.91'
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L24	S77° 58' 38" W	15.30'
L25	N10° 59' 45" W	37.08'
L26	N40° 54' 29" E	28.09'
L27	N19° 15' 16" E	17.89'

MAP NO.

SHEET 7 OF 7 SHEETS

**COUNTY OF SAN DIEGO TRACT NO. 5570-1**  
**NON-TITLE INFORMATION SHEET**



## COVENANT

THE SUBDIVIDER/PROPERTY OWNERS WILL NOT OPPOSE A FUTURE TRAIL EASEMENT AS SHOWN ON THE CITY OF ESCONDIDO'S MASTER PLAN FOR PARKS, TRAILS AND OPEN SPACE (SEPTEMBER 1999) AS TRAIL SJ (COUNTY CLUB VISTA FLUME) TO BE LOCATED ON THE PROPERTY AND PARTIALLY WITHIN THE EXISTING FLUME EASEMENT HELD UNDER DEED BY THE VISTA IRRIGATION DISTRICT (10/2/1925). THE TRAIL IS SHOWN AS A 10 FOOT TRAIL WITHIN A 45 FOOT TRAIL EASEMENT WHICH IS PARTIALLY LOCATED WITHIN THE 50 FOOT EASEMENT OWNED BY VISTA IRRIGATION DISTRICT.

SOLAR NOTE:

THIS SUBDIVISION HAS A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH EXISTING AND/OR PROPOSED DWELLING UNIT AS REQUIRED BY SECTION 81.401(m) OF THE SUBDIVISION ORDINANCE.