PINE VALLEY TPM 20765 RPL-2

PRELIMINARY GRADING PLAN
VPM059

PROJECT INFORMATION

OWNER/APPLICANT: JAMES A. SANDERS JR.
P.O. BOX 232
BRAWLEY, CA 92227

DARYL & HEATHER D. DICKERSON ET. AL.
152 W. MCCABE ROAD
EL CENTRO, CA 92243

ASSESSOR'S PARCEL NUMBER: 410-010-07 & 410-030-20

SITE ADDRESS: OLD HIGHWAY 80
PINE VALLEY, CA 91962

TOPOGRAPHY: SAN-LO AERIAL SURVEYS, JOB NO. 12971
DATED 03/28/07

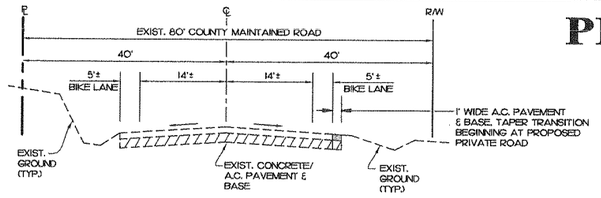
EARTHWORK QUANTITIES:

GRADING

EXCAVATE:	13,200 C.Y.
FILL:	13,200 C.Y.
IMPORT/EXPORT:	0 C.Y.

PRELIMINARY GRADING PLAN NOTE:

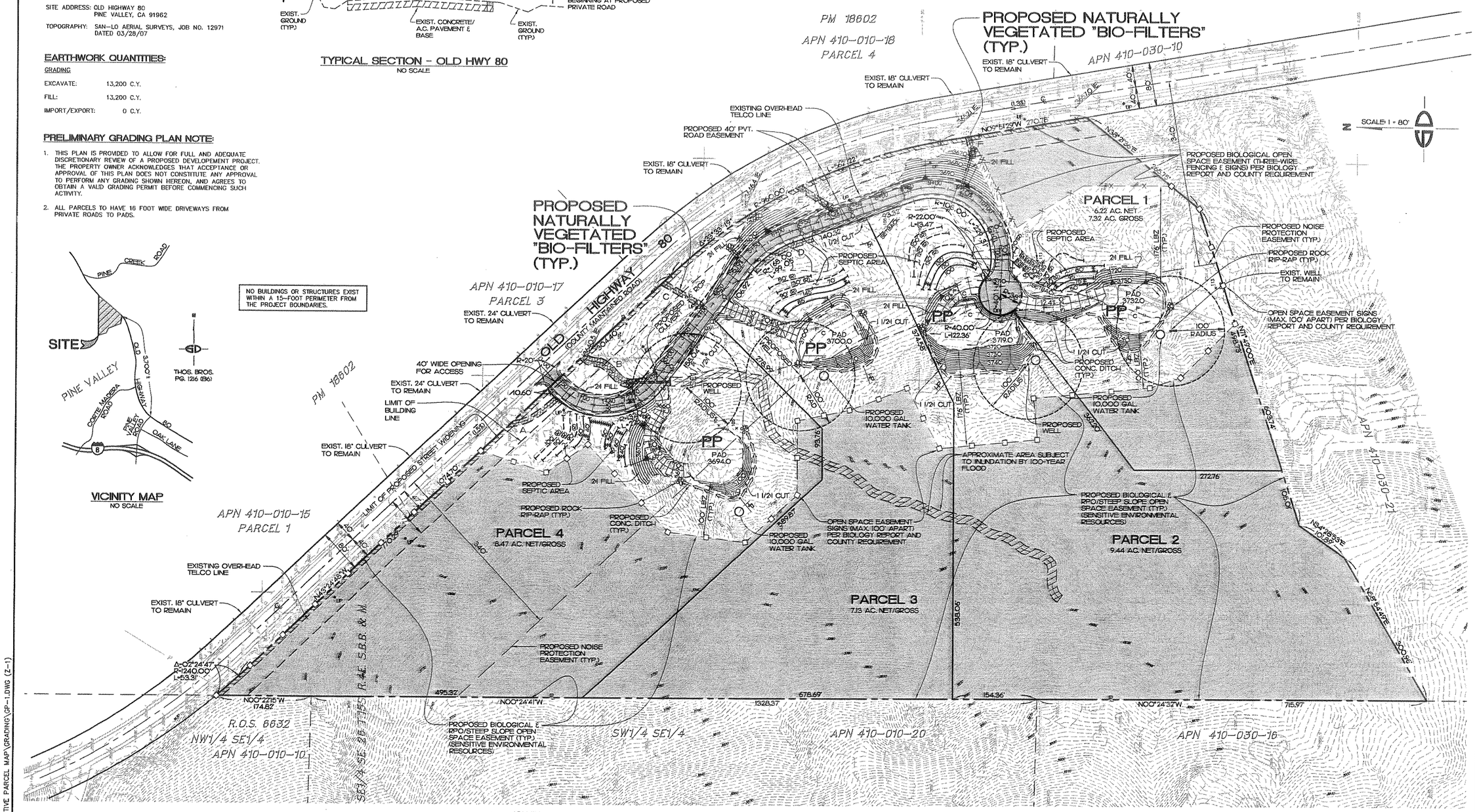
1. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPEMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE ANY APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.
2. ALL PARCELS TO HAVE 16 FOOT WIDE DRIVEWAYS FROM PRIVATE ROADS TO PADS.

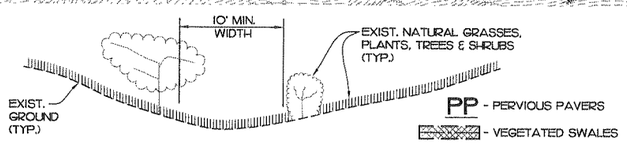


TYPICAL SECTION - OLD HWY 80
NO SCALE

VICINITY MAP
NO SCALE

NO BUILDINGS OR STRUCTURES EXIST WITHIN A 15-FOOT PERIMETER FROM THE PROJECT BOUNDARIES.





TYPICAL SECTION - NATURALLY VEGETATED "BIO-FILTER"
NO SCALE

VEGETATED "BIO-FILTERS"		
NO.	LENGTH (FT.)	AVG. SLOPE (%)
A	100	2.0
B	100	2.5
C	100	10
D	120	2.5
E	100	10
F	60	12.5

80 0 80 160 240
GRAPHIC SCALE 1" = 80'

ENGINEER OF WORK

Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033

6/11/10
WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-11

REGISTERED PROFESSIONAL ENGINEER
WILLIAM A. SNIPES
No. 50477
Exp. 06-30-11
CIVIL
STATE OF CALIFORNIA

NO	DATE	REVISION DESCRIPTION	BY
1	4/21/10	ADD STORMWATER BMP ITEMS	SDA
2	7/7/10	REVISE OPEN SPACE	SDA
3	10/8/10	ADD OPEN SPACE SIGNAGE & FENCING	SDA

SHEET 1 OF 2 SHEETS

JOB NO. PV0141 (Z-1)

SNIPES-DYE ASSOCIATES
8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033

SHEET TITLE	PRELIMINARY GRADING PLAN
JOB NAME	PINE VALLEY TPM 20765 RPL-2
DESIGNER	WAS
DRAWN	TCT
CHECKED	WAS
DATE	9/12/08

S:\SNIPES\PV0141X\DWG\TENTATIVE PARCEL MAP\GRADING\GP-1.DWG (Z-1)

PINE VALLEY TPM 20765 RPL-2

PRE-CONSTRUCTION MEETING:

(PRIOR TO PRECONSTRUCTION CONFERENCE, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES.)

(CULTURAL RESOURCES)

1. **"TEMPORARY FENCING: [DPLU], PCC] [DPW, PDC]] [PC] [DPLU], FEEL INTENT:** IN ORDER TO PREVENT INADVERTENT DISTURBANCE TO ARCHAEOLOGICAL AND BIOLOGICAL, TEMPORARY CONSTRUCTION FENCING SHALL BE INSTALLED. **DESCRIPTION OF REQUIREMENT:** PRIOR TO COMMENCEMENT OF ANY GRADING AND OR CLEARING IN ASSOCIATION WITH THIS GRADING PLAN, TEMPORARY ORANGE CONSTRUCTION FENCING SHALL BE PLACED TO PROTECT FROM INADVERTENT DISTURBANCE OF ALL OPEN SPACE EASEMENTS THAT DO NOT ALLOW GRADING, BRUSHING OR CLEARING.

   A. TEMPORARY FENCING IS ALSO REQUIRED IN ALL LOCATIONS OF THE PROJECT WHERE PROPOSED GRADING OR CLEARING IS WITHIN 100 FEET OF AN OPEN SPACE EASEMENT BOUNDARY.

   B. THE PLACEMENT OF SUCH FENCING SHALL BE APPROVED BY THE DPLU, PERMIT COMPLIANCE SECTION. UPON APPROVAL, THE FENCING SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF GRADING ACTIVITIES AFTER WHICH THE FENCING SHALL BE REMOVED.

   DOCUMENTATION: THE APPLICANT SHALL HAVE A CALIFORNIA LICENSED SURVEYOR INSTALL AND CERTIFY THE INSTALLATION OF THE TEMPORARY FENCING. THE APPLICANT SHALL SUBMIT PHOTOS OF THE FENCING ALONG WITH THE CERTIFICATION LETTER TO THE [DPLU, PCC] FOR APPROVAL. **TIMING:** PRIOR TO PRECONSTRUCTION CONFERENCE, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES THE FENCING SHALL BE INSTALLED, AND SHALL REMAIN FOR THE DURATION OF THE GRADING AND CLEARING. **MONITORING:** THE [DPLU, PCC] SHALL EITHER ATTEND THE PRECONSTRUCTION CONFERENCE AND APPROVE THE INSTALLATION OF THE TEMPORARY FENCING, OR REVIEW THE CERTIFICATION AND PICTURES PROVIDED BY THE APPLICANT'S SURVEYOR."

2. **ARCHAEOLOGICAL MONITORING: [DPW, PDC]] [DPLU], PCC] [PC] [DPLU], FEE X21 INTENT:** IN ORDER TO COMPLY WITH MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO TPM 20765, A CULTURAL RESOURCE GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. **DESCRIPTION OF REQUIREMENT:** THE COUNTY APPROVED "PROJECT ARCHAEOLOGIST," NATIVE AMERICAN MONITOR, AND THE DPLU PERMIT COMPLIANCE COORDINATOR (PCC), SHALL ATTEND THE PRE-CONSTRUCTION MEETING WITH THE CONTRACTORS TO EXPLAIN AND COORDINATE THE REQUIREMENTS OF THE GRADING MONITORING PROGRAM. THE PROJECT ARCHAEOLOGIST (AND NATIVE AMERICAN MONITOR, IF CONTRACTED) SHALL MONITOR ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS IN ALL AREAS IDENTIFIED FOR DEVELOPMENT INCLUDING OFF-SITE IMPROVEMENTS. THE GRADING MONITORING PROGRAM SHALL COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR ARCHAEOLOGICAL AND HISTORIC RESOURCES. **DOCUMENTATION:** THE APPLICANT SHALL HAVE THE CONTRACTED PROJECT ARCHAEOLOGIST AND NATIVE AMERICAN ATTEND THE PRECONSTRUCTION MEETING TO EXPLAIN THE MONITORING REQUIREMENTS. **TIMING:** PRIOR TO PRECONSTRUCTION CONFERENCE, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES THIS CONDITION SHALL BE COMPLETED. **MONITORING:** THE [DPW, PDC]] SHALL INVITE THE [DPLU, PCC] TO THE PRECONSTRUCTION CONFERENCE TO COORDINATE THE CULTURAL RESOURCE MONITORING REQUIREMENTS OF THIS CONDITION. THE [DPLU, PCC] SHALL ATTEND THE PRECONSTRUCTION CONFERENCE AND CONFIRM THE ATTENDANCE OF THE APPROVED PROJECT ARCHAEOLOGIST.

(BIOLOGICAL RESOURCES)

3. **"TEMPORARY FENCING: [DPLU], PCC] [DPW, PDC]] [PC] [DPLU], FEEL INTENT:** IN ORDER TO PREVENT INADVERTENT DISTURBANCE TO SENSITIVE HABITAT WITH THE BIOLOGICAL OPEN SPACE EASEMENT, TEMPORARY CONSTRUCTION FENCING SHALL BE INSTALLED. **DESCRIPTION OF REQUIREMENT:** PRIOR TO COMMENCEMENT OF ANY GRADING AND OR CLEARING IN ASSOCIATION WITH THIS GRADING PLAN, TEMPORARY ORANGE CONSTRUCTION FENCING SHALL BE PLACED TO PROTECT FROM INADVERTENT DISTURBANCE OF ALL OPEN SPACE EASEMENTS THAT DO NOT ALLOW GRADING, BRUSHING OR CLEARING.

   A. TEMPORARY FENCING IS ALSO REQUIRED IN ALL LOCATIONS OF THE PROJECT WHERE PROPOSED GRADING OR CLEARING IS WITHIN 100 FEET OF AN OPEN SPACE EASEMENT BOUNDARY.

   B. THE PLACEMENT OF SUCH FENCING SHALL BE APPROVED BY THE DPLU, PERMIT COMPLIANCE SECTION. UPON APPROVAL, THE FENCING SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF GRADING ACTIVITIES AFTER WHICH THE FENCING SHALL BE REMOVED.

   DOCUMENTATION: THE APPLICANT SHALL PROVIDE EVIDENCE THAT THE FENCING HAS BEEN INSTALLED AND HAVE A CALIFORNIA LICENSED SURVEYOR CERTIFY THAT THE FENCING IS LOCATED ON THE BOUNDARY OF THE OPEN SPACE EASEMENET(S). THE APPLICANT SHALL SUBMIT PHOTOS OF THE FENCING ALONG WITH THE CERTIFICATION LETTER TO THE [DPLU, PCC] FOR APPROVAL. **TIMING:** PRIOR TO PRECONSTRUCTION CONFERENCE, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES THE FENCING SHALL BE INSTALLED, AND SHALL REMAIN FOR THE DURATION OF THE GRADING AND CLEARING. **MONITORING:** THE [DPLU, PCC] SHALL EITHER ATTEND THE PRECONSTRUCTION CONFERENCE AND APPROVE THE INSTALLATION OF THE TEMPORARY FENCING, OR REVIEW THE CERTIFICATION AND PICTURES PROVIDED BY THE APPLICANT'S SURVEYOR."

4. **"RESOURCE AVOIDANCE: [DPW, PDC]] [DPLU], PCC] [PC] [DPLU], FEE X21. INTENT:** IN ORDER TO AVOID IMPACTS TO MIGRATORY BIRDS AND RAPTORS, WHICH ARE SENSITIVE BIOLOGICAL RESOURCES PURSUANT TO THE MIGRATORY BIRD TREATY ACT (MBTA), A RESOURCE AVOIDANCE AREA (RAA), SHALL BE IMPLEMENTED ON ALL PLANS. **DESCRIPTION OF REQUIREMENT:** THERE SHALL BE NO BRUSHING, CLEARING AND/OR GRADING SUCH THAT NONE WILL BE ALLOWED DURING THE BREEDING SEASON OF MIGRATORY BIRDS OR RAPTORS WITHIN RESOURCE AVOIDANCE AREA (RAA) "A" AS INDICATED ON THESE PLANS. THE BREEDING SEASON IS DEFINED AS OCCURRING BETWEEN FEBRUARY 1ST AND AUGUST 31ST. THE DIRECTOR OF PLANNING AND LAND USE [DPLU, PCC] MAY WAIVE THIS CONDITION, THROUGH WRITTEN CONCURRENCE FROM THE US FISH AND GAME, PROVIDED THAT NO MIGRATORY BIRDS OR RAPTORS ARE PRESENT IN THE VICINITY OF THE BRUSHING, CLEARING OR GRADING. **DOCUMENTATION:** THE APPLICANT SHALL PROVIDE A LETTER OF AGREEMENT WITH THIS CONDITION, ALTERNATIVELY, THE APPLICANT MAY SUBMIT A WRITTEN REQUEST FOR WAIVER OF THIS CONDITION. ALTHOUGH, NO GRADING SHALL OCCUR WITHIN THE RAA UNTIL CONCURRENCE IS RECEIVED FROM THE COUNTY AND THE WILDLIFE AGENCIES. **TIMING:** PRIOR TO PRECONSTRUCTION CONFERENCE, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES AND THROUGHOUT THE DURATION OF THE GRADING AND CONSTRUCTION. COMPLIANCE WITH THIS CONDITION IS MANDATORY UNLESS THE REQUIREMENT IS WAIVED BY THE COUNTY UPON RECEIPT OF CONCURRENCE FROM THE WILDLIFE AGENCIES. **MONITORING:** THE [DPW, PDC]] SHALL NOT ALLOW ANY GRADING IN THE RAA DURING THE SPECIFIED DATES, UNLESS A CONCURRENCE FROM THE [DPLU, PCC] IS RECEIVED. THE [DPLU], PCC] SHALL REVIEW THE CONCURRENCE LETTER."

DURING CONSTRUCTION:

(THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION).

(CULTURAL RESOURCES)

5. **ARCHAEOLOGICAL MONITORING: [DPW, PDC]] [DPLU], PCC] [DPLU], FEE X21. INTENT:** IN ORDER TO COMPLY WITH MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO TPM 20765, AND THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR ARCHAEOLOGICAL AND HISTORIC RESOURCES, CULTURAL RESOURCE GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. **DESCRIPTION OF REQUIREMENT:** THE PROJECT ARCHAEOLOGIST (AND KUMEYAAY NATIVE AMERICAN MONITOR, IF CONTRACTED) SHALL MONITOR ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS IN ALL AREAS IDENTIFIED FOR DEVELOPMENT INCLUDING OFF-SITE IMPROVEMENTS, THE GRADING MONITORING PROGRAM SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS DURING GRADING:

   A. "DURING THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS, THE PROJECT ARCHAEOLOGIST AND NATIVE AMERICAN MONITOR SHALL BE ONSITE AS DETERMINED NECESSARY BY THE PROJECT ARCHAEOLOGIST. INSPECTIONS WILL VARY BASED ON THE RATE OF EXCAVATION, THE MATERIALS EXCAVATED, AND THE PRESENCE AND ABUNDANCE OF ARTIFACTS AND FEATURES. THE FREQUENCY AND LOCATION OF INSPECTIONS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH THE NATIVE AMERICAN MONITOR. MONITORING OF CUTTING OF PREVIOUSLY DISTURBED DEPOSITS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST."

   B. "IN THE EVENT THAT PREVIOUSLY UNIDENTIFIED POTENTIALLY SIGNIFICANT CULTURAL RESOURCES ARE DISCOVERED, THE PROJECT ARCHAEOLOGIST, IN CONSULTATION WITH THE NATIVE AMERICAN MONITOR, SHALL HAVE THE AUTHORITY TO DIVERT OR TEMPORARILY HALT GROUND DISTURBANCE OPERATIONS IN THE AREA OF DISCOVERY TO ALLOW EVALUATION OF POTENTIALLY SIGNIFICANT CULTURAL RESOURCES. AT THE TIME OF DISCOVERY, THE PROJECT ARCHAEOLOGIST SHALL CONTACT THE DPLU STAFF ARCHAEOLOGIST. THE PROJECT ARCHAEOLOGIST, IN CONSULTATION WITH THE DPLU STAFF ARCHAEOLOGIST, SHALL DETERMINE THE SIGNIFICANCE OF THE DISCOVERED RESOURCES. CONSTRUCTION ACTIVITIES WILL BE ALLOWED TO RESUME IN THE AFFECTED AREA ONLY AFTER THE DPLU STAFF ARCHAEOLOGIST HAS CONCURRED WITH THE EVALUATION. FOR SIGNIFICANT CULTURAL RESOURCES, A RESEARCH DESIGN AND DATA RECOVERY PROGRAM TO MITIGATE IMPACTS SHALL BE PREPARED BY THE PROJECT ARCHAEOLOGIST AND APPROVED BY THE STAFF ARCHAEOLOGIST, THEN CARRIED OUT USING PROFESSIONAL ARCHAEOLOGICAL METHODS."

   C. "IF ANY HUMAN BONES ARE DISCOVERED, THE PROJECT ARCHAEOLOGIST SHALL CONTACT THE COUNTY CORONER AND THE DPLU STAFF ARCHAEOLOGIST. IF THE REMAINS ARE DETERMINED TO BE OF NATIVE AMERICAN ORIGIN, THE MOST LIKELY DESCENDANT, AS IDENTIFIED BY THE NATIVE AMERICAN HERITAGE COMMISSION, SHALL CONTACTED BY THE PROJECT ARCHAEOLOGIST IN ORDER TO DETERMINE PROPER TREATMENT AND DISPOSITION OF THE REMAINS."

   DOCUMENTATION: THE APPLICANT SHALL IMPLEMENT THE GRADING MONITORING PROGRAM PURSUANT TO THIS CONDITION. **TIMING:** THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION. **MONITORING:** THE [DPW, PDC]] SHALL MAKE SURE THAT THE PROJECT ARCHAEOLOGIST IS ON-SITE PERFORMING THE MONITORING DUTIES OF THIS CONDITION. THE [DPW, PDC]] SHALL CONTACT THE [DPLU, PCC] IF THE PROJECT ARCHAEOLOGIST OR APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

ROUGH GRADING:

(PRIOR TO ROUGH GRADING APPROVAL AND ISSUANCE OF ANY BUILDING PERMIT).

(CULTURAL RESOURCES)

6. **ARCHAEOLOGICAL MONITORING: [DPLU], PCC] [RG, BP] [DPLU], FEEL INTENT:** IN ORDER TO COMPLY WITH THE ADOPTED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) PURSUANT TO TPM 20765, AND THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR ARCHAEOLOGICAL RESOURCES, A GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. **DESCRIPTION OF REQUIREMENT:** THE PROJECT ARCHAEOLOGIST SHALL PREPARE ONE OF THE FOLLOWING REPORTS UPON COMPLETION OF THE GRADING ACTIVITIES THAT REQUIRE MONITORING:

   A. IF NO ARCHAEOLOGIST RESOURCES ARE ENCOUNTERED DURING GRADING, THEN SUBMIT A FINAL NEGATIVE MONITORING REPORT SUBSTANTIATING THAT GRADING ACTIVITIES ARE COMPLETED AND NO CULTURAL RESOURCES WERE ENCOUNTERED. MONITORING LOGS SHOWING THE DATE AND TIME THAT THE MONITOR WAS ON SITE MUST BE INCLUDED IN THE NEGATIVE MONITORING REPORT.

   B. IF ARCHAEOLOGICAL RESOURCES WERE ENCOUNTERED DURING GRADING, THE PROJECT ARCHAEOLOGIST SHALL PROVIDE A MONITORING REPORT STATING THAT THE FIELD MONITORING ACTIVITIES HAVE BEEN COMPLETED, AND THAT RESOURCES HAVE BEEN ENCOUNTERED. THE REPORT SHALL DETAIL ALL CULTURAL ARTIFACTS AND DEPOSITS DISCOVERED DURING MONITORING AND THE ANTICIPATED TIME SCHEDULE FOR COMPLETION OF THE CURATION PHASE OF THE MONITORING.

   DOCUMENTATION: THE APPLICANT SHALL SUBMIT THE MONITORING REPORT TO THE [DPLU], PCC] FOR REVIEW AND APPROVAL. **TIMING:** UPON COMPLETION OF ALL GRADING ACTIVITIES, AND PRIOR TO ROUGH GRADING FINAL INSPECTION (GRADING ORDINANCE SEC 87.421.A.2), THE REPORT SHALL BE COMPLETED. **MONITORING:** THE [DPLU], PCC] SHALL REVIEW THE REPORT OR FIELD MONITORING MEMO FOR COMPLIANCE WITH THE PROJECT MMRP, AND INFORM [DPW, PDC]] THAT THE REQUIREMENT IS COMPLETED.

FINAL GRADING RELEASE:

(PRIOR TO ANY OCCUPANCY, FINAL GRADING RELEASE, OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT).

(BIOLOGICAL RESOURCES)

7. **OPEN SPACE SIGNAGE & FENCING: [DPLU], PCC] [DPW, PDC]] [PG, LIC] [DPLU], FEEL INTENT:** IN ORDER TO COMPLY WITH CONDITIONS 22 AND 23 PURSUANT TO THE ADOPTED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR TPM 20765, THE FENCING AND SIGNAGE SHALL BE INSTALLED. **DESCRIPTION OF REQUIREMENT:** THE PERMANENT FENCES AND OPEN SPACE SIGNS SHALL BE PLACED ALONG OPEN SPACE BOUNDARY OF LOTS 1, 2, 3 AND 4 AS SHOWN ON THESE PLANS AND THE APPROVED CONCEPTUAL GRADING AND DEVELOPMENT PLAN TPM 20765.

   A. EVIDENCE SHALL BE SITE PHOTOS AND A STATEMENT FROM A CALIFORNIA REGISTERED ENGINEER, OR LICENSED SURVEYOR THAT THE PERMANENT WALLS OR FENCES, AND OPEN SPACE SIGNS HAVE BEEN INSTALLED.

   B. THE SIGNS MUST BE CORROSION RESISTANT, A MINIMUM OF 6"X9" IN SIZE, ON POSTS NOT LESS THAN THREE (3) FEET IN HEIGHT FROM THE GROUND SURFACE, AND MUST STATE THE FOLLOWING:

   > SENSITIVE ENVIRONMENTAL RESOURCES
   > AREA RESTRICTED BY EASEMENT
   > ENTRY WITHOUT EXPRESS WRITTEN PERMISSION FROM THE COUNTY OF SAN DIEGO IS PROHIBITED. TO REPORT A VIOLATION OR FOR MORE INFORMATION ABOUT EASEMENT RESTRICTIONS AND EXCEPTIONS CONTACT THE COUNTY OF SAN DIEGO, DEPARTMENT OF PLANNING AND LAND USE
   > REFERENCE: TPM 20765, ER 03-15-006

   DOCUMENTATION: THE APPLICANT SHALL INSTALL THE FENCING AND SIGNAGE AND PROVIDE THE DOCUMENTATION PHOTOS AND CERTIFICATION STATEMENT TO THE [DPLU], PCC]. **TIMING:** PRIOR TO THE OCCUPANCY OF ANY STRUCTURE AND PRIOR TO FINAL GRADING RELEASE (GRADING ORDINANCE SEC. 87.421.A.3) THE FENCING AND SIGNAGE SHALL BE INSTALLED. **MONITORING:** THE [DPLU], PCC] SHALL REVIEW THE PHOTOS AND STATEMENT FOR COMPLIANCE WITH THIS CONDITION.

8. **"EASEMENT AVOIDANCE: [DPLU], PCC] [DPW, PDC]] [DPLU], FEEL INTENT:** IN ORDER TO PROTECT SENSITIVE RESOURCES, PURSUANT TO COUNTY GRADING ORDINANCE SECTION 87.112 THE OPEN SPACE EASEMENT SHALL BE AVOIDED. **DESCRIPTION OF REQUIREMENT:** THE EASEMENT INDICATED ON THIS PLAN IS FOR THE PROTECTION OF SENSITIVE ENVIRONMENTAL RESOURCES WITHIN THE BIOLOGICAL OPEN SPACE BOUNDARIES AND PROHIBITS ALL OF THE FOLLOWING ON ANY PORTION OF LAND SUBJECT TO SAID EASEMENT: GRADING, EXCAVATION, PLACEMENT OF SOIL, SAND, ROCK, GRAVEL, OR OTHER MATERIAL, CLEARING OF VEGETATION, CONSTRUCTION, ERECTION, OR REPLACEMENT OF ANY BUILDING OR STRUCTURE, VEHICULAR ACTIVITIES, TRASH DUMPING, OR USE FOR ANY PURPOSE OTHER THAN AS OPEN SPACE. IT IS UNLAWFUL TO GRADE OR CLEAR WITHIN AN OPEN SPACE EASEMENT, ANY DISTURBANCE SHALL CONSTITUTE A VIOLATION OF THE COUNTY GRADING ORDINANCE SECTION 87.112 AND WILL RESULT IN ENFORCEMENT ACTION AND RESTORATION. THE ONLY EXCEPTION TO THIS PROHIBITION ARE:

   1. SELECTIVE CLEARING OF VEGETATION BY HAND TO EXTENT REQUIRED BY WRITTEN ORDER OF THE FIRE AUTHORITIES FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED FIRE HAZARD. WHILE CLEARING FOR FIRE MANAGEMENT IS NOT ANTICIPATED WITH THE CREATION OF THIS EASEMENT, SUCH CLEARING MAY BE DEEMED NECESSARY IN THE FUTURE FOR THE SAFETY OF LIVES AND PROPERTY. ALL FIRE CLEARING SHALL BE PURSUANT TO THE UNIFORM FIRE CODE AND THE MEMORANDUM OF UNDERSTANDING DATED FEBRUARY 26, 1997, BETWEEN THE WILDLIFE AGENCIES AND THE FIRE DISTRICTS AND ANY SUBSEQUENT AMENDMENTS THERETO.

   2. ACTIVITIES CONDUCTED PURSUANT TO A VEGETATION OR HABITAT MANAGEMENT PLAN APPROVED BY THE DIRECTOR OF PLANNING AND LAND USE, PARKS AND RECREATION OR THE DIRECTOR OF PUBLIC WORKS.

   DOCUMENTATION: THE APPLICANT SHALL PROVIDE A LETTER STATEMENT TO THE [DPLU], PCC] STATING THAT ALL SENSITIVE RESOURCE EASEMENTS WERE AVOIDED DURING THE GRADING CONSTRUCTION, AND THAT NO IMPACTS OR ENCROACHMENT INTO THE OPEN SPACE OCCURRED. **TIMING:** PRIOR TO FINAL GRADING RELEASE THE LETTER VERIFYING THE EASEMENTS WERE NOT DISTURBED SHALL BE SUBMITTED. **MONITORING:** THE [DPW, PDC]] SHALL NOT ALLOW ANY GRADING, CLEARING OR ENCROACHMENT INTO THE OPEN SPACE EASEMENT."

ENGINEER OF WORK

Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033
10/11/10
WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-11

REGISTERED PROFESSIONAL ENGINEER WILLIAM A. SNIPES No. 50477 Exp. 06-30-11 CIVIL STATE OF CALIFORNIA

NO	DATE	REVISION DESCRIPTION	BY	NO	DATE	REVISION DESCRIPTION	BY
1	10/8/10	NEW SHEET	SDA				

SNIPES-DYE ASSOCIATES 8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033

DESIGNER	WAS
DRAWN	TCT
CHECKED	WAS
DATE	9/12/06
SHEET TITLE	PRELIMINARY GRADING PLAN
JOB NAME	PINE VALLEY TPM 20765 RPL-2

SHEET 2 OF 2 SHEETS
JOB NO. PV0141 (Z-1)

S:\SNIPES\PV0141X\DWG\TENTATIVE PARCEL MAP\GRADING\GP-2.DWG (Z-1)