

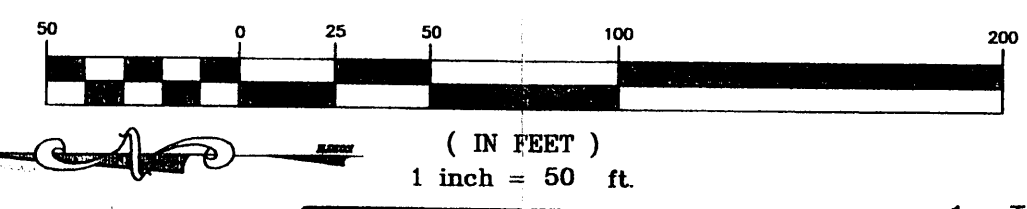
# TENTATIVE PARCEL MAP NO. 21065RPL3

County of San Diego  
DEPARTMENT OF PLANNING AND LAND USE  
**ZONING INFORMATION**

Site POR APN NO 267-132-10  
Community Plan SAN DIEGUITO  
General Plan Designation EST. 17  
Regional Category EDA

ZONE		RR_5
USE REGULATIONS		
ANIMAL REGULATIONS		
Density		5
Lot Size		2 AC
Building Type		B
Maximum Floor Area		
Floor Area Ratio		
Height		C
Lot Coverage		
Setback		B
Open Space		
SPECIAL AREA REGULATIONS		

GRAPHIC SCALE



SHEET 1 OF 1 SHEET

### GENERAL NOTES

- TAX ASSESSOR'S PARCEL NO.: 267-132-10
- ZONING: RR5/SB0
- COMMUNITY PLANNING AREA: SAN DIEGUITO
- COMMUNITY PLAN DESIGNATION: EST 17
- PROPOSED USE OF THE LAND: RESIDENTIAL
- SOURCE OF POTABLE WATER: O.M.W.D.
- FIRE PROTECTION: RSFFPD
- SEWER: RSFCSD
- GRADING: FOR INFO ONLY
- STATUS OF LEGAL ACCESS: EXIST. 60' PRIVATE ROAD EASEMENT
- SOURCE OF TOPOGRAPHY: AERIAL TOPO FLOW 6/3/04
- TOTAL AREA: 5.9 AC GROSS
- TOTAL NO. OF PARCELS: 2
- SCHOOLS: SOLANA BEACH ELEM., SAN DIEGUITO UNION HIGH SCHOOL
- CAL. COORD.: 314-1719
- ASSOCIATED PERMIT: NONE
- TRA: 87209

ZONE		S80
USE REGULATIONS		
ANIMAL REGULATIONS		
Density		
Lot Size		
Building Type		W
Maximum Floor Area		
Floor Area Ratio		
Height		C
Lot Coverage		
Setback		F
Open Space		
SPECIAL AREA REGULATIONS		

### SOLAR STATEMENT

EACH LOT HAS UNOBSTRUCTED ACCESS TO SUNLIGHT TO AT LEAST 100 SQ. FT. OF AREA PER SECTION 81401 (n) ORDINANCE NO. 5589.

### LAND DIVISION STATEMENT/ OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT. OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF WAY "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY A MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING COORDINATION OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

EXECUTED THIS 19th DAY OF MAR 2009 AT RANCHO SANTA FE.

### OWNER'S SIGNATURE:

BY: Bernice Leve  
BERNICE LEVE, TRUSTEE DATE

### OWNER:

BERNICE LEVE, TRUSTEE UNDER THE ANDRE BERNICE LEVE FAMILY TRUST DATED AUGUST 1993.  
PO BOX 1442, RANCHO SANTA FE, CA 92086  
PHONE: (768)-798-9530

### PREPARED BY:

James A. Laret 3/20/09  
JAMES A. LARET R.C.E. 29375 DATE



Laret Engineering Company, Inc.

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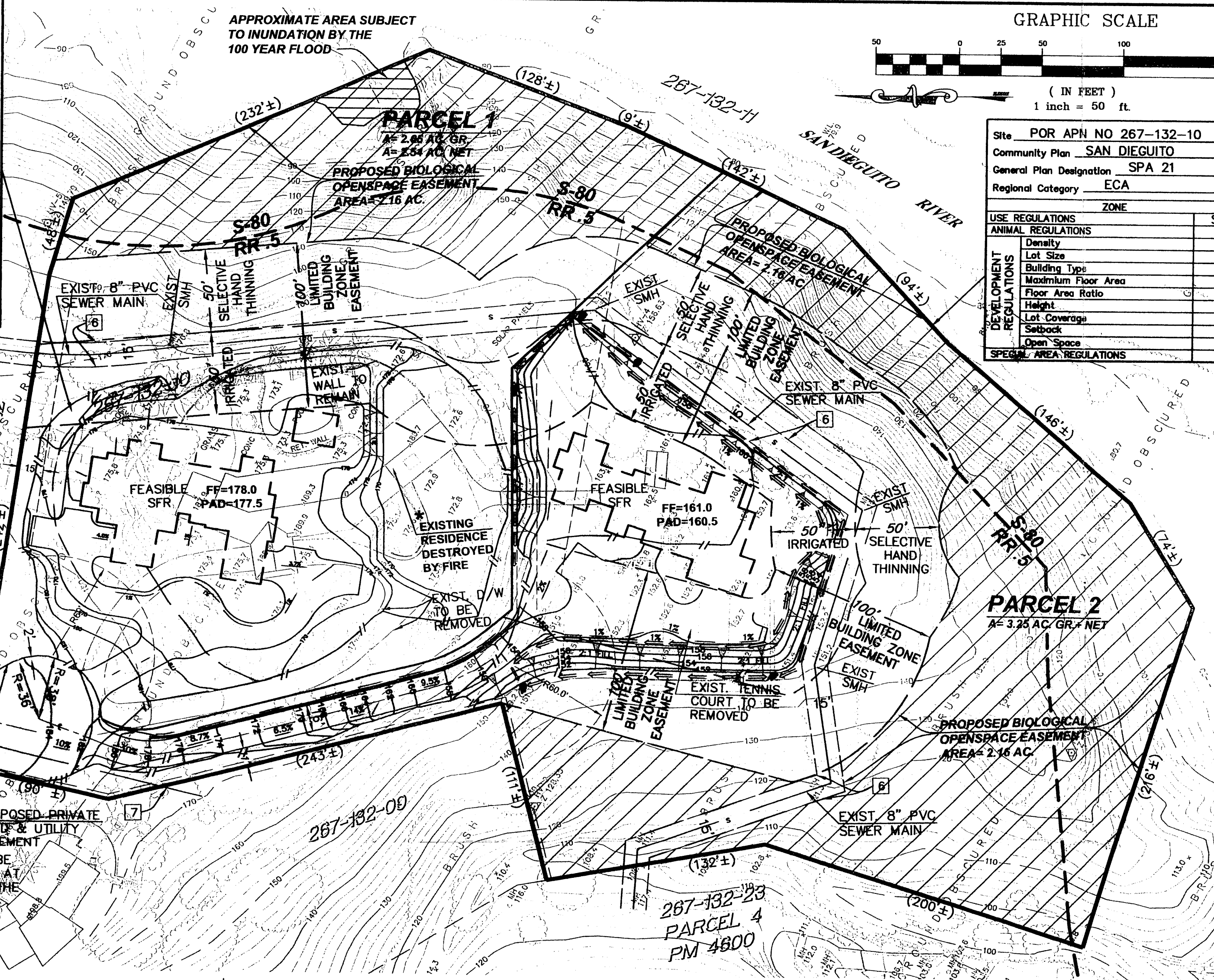
### LEGEND:

( ) INDICATES RECORD DATA PER VESTING DEED.

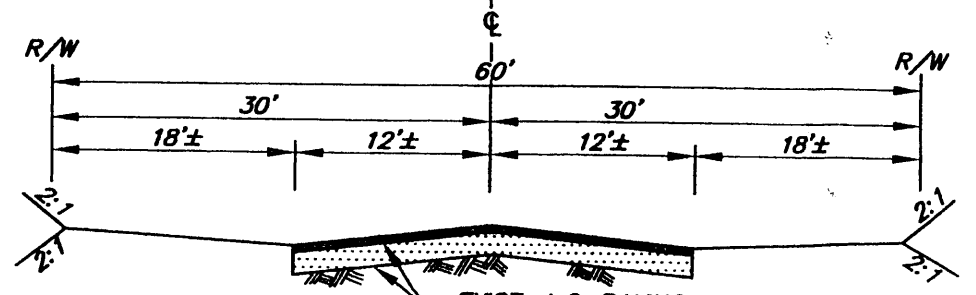
### LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNADINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO OFFICIAL PLAT THEREOF

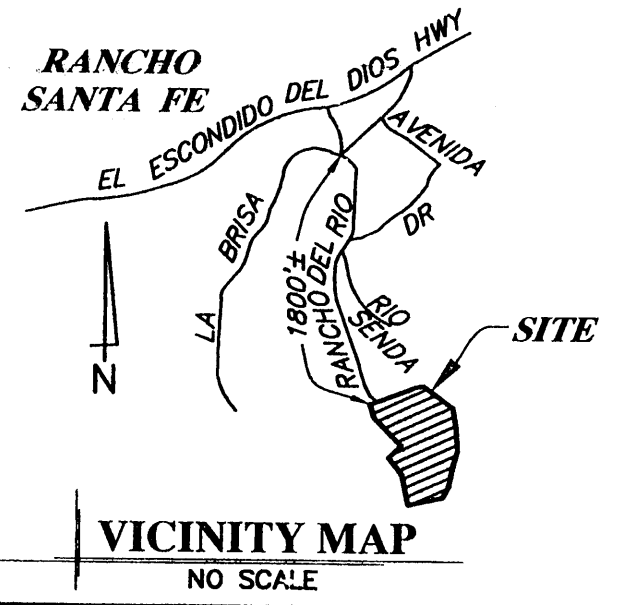
PROJECT REPORT PREPARED BY:	CHICAGO TITLE COMPANY
ORDER #	43040773-U50
DATED:	MAY 16, 2006
ITEMS #	1,2,3,4,5,8,9,10
ARE NOT DEFINED LOCATIONS AND ARE NOT PLOTTED	
ITEMS #	6,7
ARE DEFINED AND ARE PLOTTED	



NOTE: THERE WILL BE NO GATES ERECTED AT THE ENTRANCE TO THE CUL-DE-SAC



RANCHO DEL RIO PRIVATE ROAD  
SECTION A-A  
NO SCALE



AVERAGE SLOPE	MIN. LOT SIZE
PARCEL 1 = 15.0%	2.0 AC.
PARCEL 2 = 24.6%	2.0 AC.

- EASEMENT NOTES:**
- [6] EXIST. 15' SEWER EASEMENT TO RSFCSD PER DOC 1995.0132255 REC 3-30-95
  - [7] EXIST. 4' EASEMENT TO SDG&E PER DOC 1995.0205352, REC 5-16-95

INDICATES AREA OF PROPOSED BIOLOGICAL OPEN SPACE EASEMENT

NOTE: ALL STRUCTURES SHALL HAVE A SETBACK FROM TOP OF SLOPE OF 15' FOR SINGLE STORY ELEMENT AND 30' FOR A 2-STORY ELEMENT

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