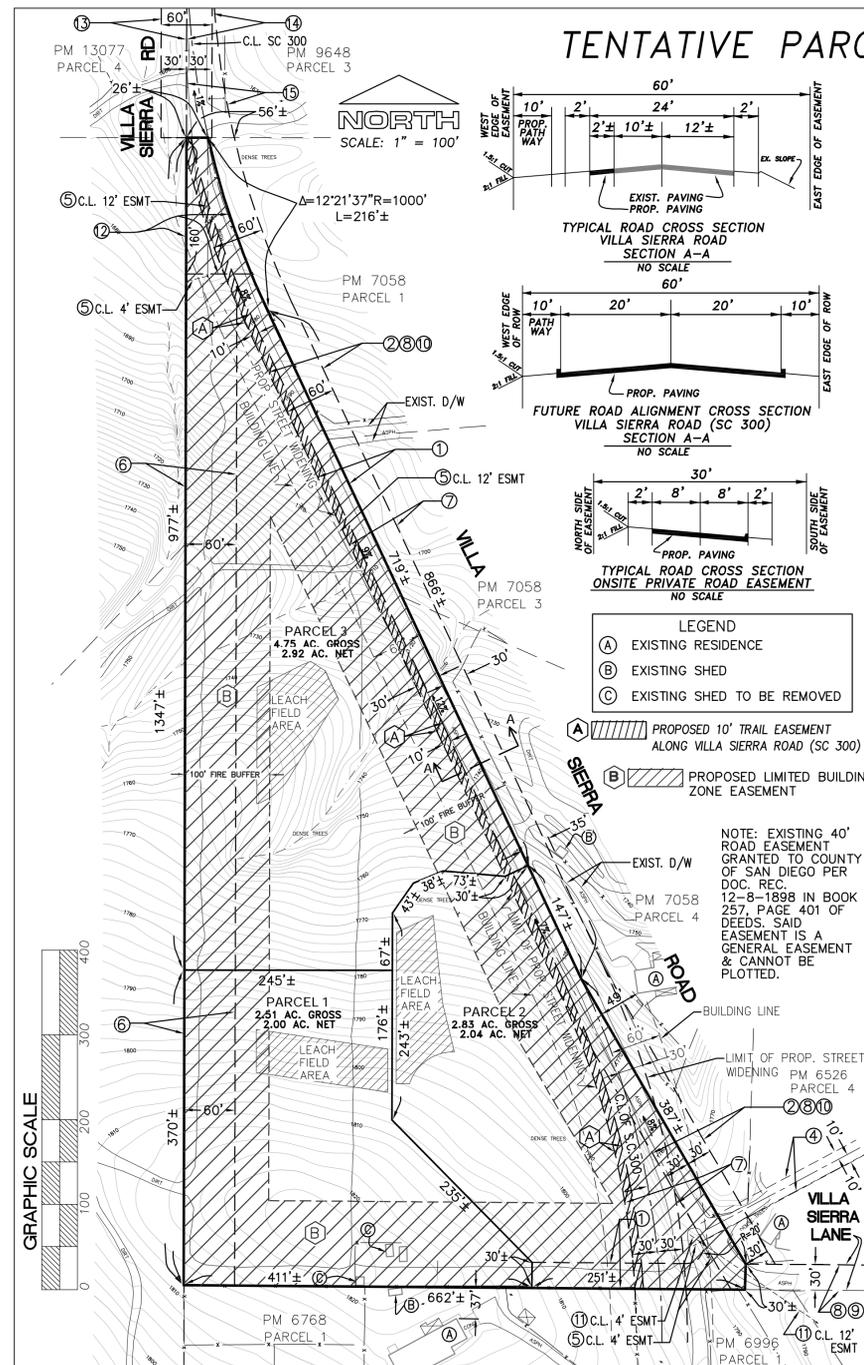


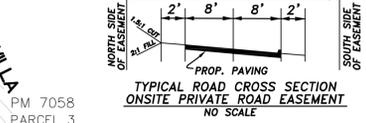
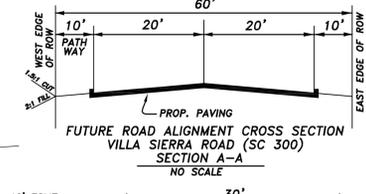
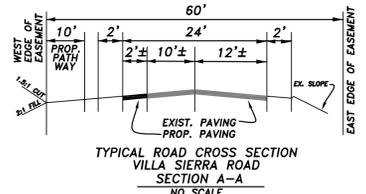
# D.E.H. NO. PO-VPM226

LAND DIVISION STATEMENT  
Owner's Certificate

## TENTATIVE PARCEL MAP 20966



- PROPOSED 30' PRIVATE ROAD & UTILITY EASEMENT
- EXISTING 60' PRIVATE ROAD & UTILITY EASEMENT PER PM 5018
- EXISTING 20' VALLEY CENTER MUNICIPAL WATER DISTRICT EASEMENT PER DOC. REC. 2-19-64 AS FILE NO. 31633 OF O.R.
- EXISTING 20' VALLEY CENTER MUNICIPAL WATER DISTRICT EASEMENT PER DOC. REC. 8-2-65 AS FILE NO. 137799 OF O.R.
- EXISTING S.D.G.&E. EASEMENT PER DOC. REC. 3-14-68 AS FILE NO. 43360 OF O.R.
- EXISTING 60' PRIVATE ROAD & UTILITY EASEMENT PER DOC. REC. 9-4-75 AS FILE NO. 75-237940 OF O.R.
- EXISTING 60' PRIVATE ROAD & UTILITY EASEMENT PER DOC. REC. 9-17-76 AS FILE NO. 76-305280 OF O.R.
- EXISTING S.D.G.&E. EASEMENT PER DOC. REC. 11-9-76 AS FILE NO. 76-374113 OF O.R.
- EXISTING 30' PRIVATE ROAD & UTILITY EASEMENT PER PM 5018
- EXISTING 60' PRIVATE ROAD & UTILITY EASEMENT PER DOC. REC. 4-1-77 AS FILE NO. 77-120977 OF O.R.
- EXISTING S.D.G.&E. EASEMENT PER DOC. REC. 8-11-83 AS FILE NO. 83-281206 OF O.R.
- EXISTING PRIVATE ROAD & UTILITY EASEMENT PER DOC. REC. 10-26-77 AS FILE NO. 77-442596 OF O.R.
- EXISTING 30' EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR ROADWAY PURPOSES PER DOC. NO. 153410 REC. 9-1-61 OF O.R.
- EXISTING 30' EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR ROADWAY PURPOSES PER DOC. NO. 19327 REC. 1-31-63 & DOC. NO. 5308 REC. 1-9-63 OF O.R.
- EXISTING IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY FOR ROADWAY PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO PER DOC. NO. 80-034580 REC. 1-3-80 OF O.R.



**GENERAL PLAN SLOPE ANALYSIS ESTATE RESIDENTIAL #17**

PARCEL	AVERAGE SLOPE
PARCEL 1	13.8 %
PARCEL 2	18.2 %
PARCEL 3	20.6 %



Signature of person who prepared the tentative parcel map.

Name: Gary R. Wynn, PE  
Wynn Engineering, Inc.  
Address: 27315 Valley Center Road  
Valley Center, CA 92082  
Phone: (760) 749-8722  
License/Reg. No.: CO 43202

Signature of Applicant (if not the owner)

Same

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 2/1/71) as 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 right-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 major subdivision. For purposes of this certification, the term "participated" means having cooperated with or acted in a planning, coordinating 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 day of at Valley Center, California.

(ALL OWNERS MUST SIGN)

JERILYN D. LAGUS, TRUSTEE

- OWNER: JERILYN D. LAGUS, TRUSTEE OF THE LAGUS FAMILY TRUST DATED APRIL 28, 2003
- ADDRESS: 13391 ANTHONY RIDGE ROAD, VALLEY CENTER, CA 92082
- PHONE: (760) 749-3604
- Complete Tax Assessor's numbers are 133-390-01 & 02
- Abbreviated legal description of the land shown on the Tentative Parcel Map: Parcel 1 of Parcel Map No. 5018, recorded in the County of San Diego, State of California.
- General Plan Regional Category: EDA
- Community/Subregional Plan Area: Valley Center
- Land Use Designation(s): 17
- Existing zoning: A70 T.R.A.# 094075, 094042
- Grading: SEE PRELIMINARY GRADING PLAN
- Topography: 398-1767 and Aerial by Towill
- Associated Permits: None
- Location and status of existing legal access to subject property from a publicly maintained road. (i.e. recorded easement, unrecorded easement - identify and specify width): Access from Cool Valley Road, which is a publicly maintained road, to the boundary of subject property is by Villa Sierra Road, a public non-county maintained road per existing 60' easement granted to the County of San Diego for roadway purposes.
- Water Source/Water District: Valley Center Municipal Water District
- Septic/Sewer District: Septic
- Fire District: Valley Center Fire Protection District
- School District(s): Valley Center-Pauma Unified School District
- Proposed use: SINGLE FAMILY DWELLINGS

USE REGULATIONS	A-70
NEIGHBORHOOD REGS.	L
Density	.5 AC.
Lot Size	2 AC.
Building Type	C
Max Flr Area	-
Flr Area Ratio	-
Height	G
Coverage	-
Setback	C
Open Space	-
SPECIAL AREA REGS.	-

"ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION (WITH EXCEPTIONS OF PARCEL(S))"

EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO \*\*\* FEET OF TILE DRAIN FIELD TO SERVE A FIVE-BEDROOM DWELLING: PROVIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENT.

\*\*\* SEE DATA AND RECOMMENDATIONS UNDER NAME OF JERILYN DODGE LAGUS BY GARY R. WYNN, PE CO43202

PARCEL #1: 410 FEET 3 FOOT TRENCHES  
PARCEL #2: 410 FEET 3 FOOT TRENCHES  
PARCEL #3: 410 FEET 3 FOOT TRENCHES

FOR GARY ERBECK, DIRECTOR, DEPARTMENT OF ENVIRONMENTAL HEALTH BY ERIC KLEIN, ENVIRONMENTAL HEALTH SPECIALIST, DEPT. OF ENV. HEALTH 8-19-05

ALL PARCELS SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM, PROPOSED STRUCTURES, CUTS AND FILLS APPROVED BY THE SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH PRIOR TO THE APPROVAL OF THE BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL TILE AREA SHALL BE PROVIDED BY GRAVITY FLOW FOR THE POTENTIAL EXPANSION IN THE EVENT OF FAILURE.

THIS CERTIFICATION DOES NOT IMPLY ALL CONDITIONS PURSUANT TO THE RESOURCE PROTECTION ORDINANCE AND THE GROUNDWATER ORDINANCE HAVE BEEN MET. THE DEPARTMENT OF PLANNING AND LAND USE SHOULD BE CONSULTED REGARDING THE APPLICATION OF THESE ORDINANCES RELATIVE TO THIS PROJECT. ANY RESULTANT CHANGES TO THE SEPTIC SYSTEM DESIGN(S) MUST BE RE-EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH.

ER 05-03-004

WYNN ENGINEERING, INC.  
JOB NO. 04-197 LAGUS  
DATE: 12-8-08