



County of San Diego

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May 9, 2018

Steeve Family Trust
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FINAL NOTICE OF APPROVAL -- TENTATIVE PARCEL MAP NO. 21225

Your Tentative Parcel Map is conditionally approved by the Director of Planning & Development Services pursuant to the Division of Land Ordinance and said Tentative Parcel Map is on file in the office of the Director of Planning & Development Services.

Within ten calendar days after the date of the Final Notice of Decision, the decision may be appealed to the Planning Commission in accordance with Section 81.615 of the Subdivision Ordinance and as provided in Section 66452.5 of the Government Code. An appeal shall be filed with the Secretary of the Planning Commission within **TEN CALENDAR DAYS** of the date of this notice **AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369**, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business.

A Parcel Map pursuant to this Tentative Parcel Map must be filed within 36 months from the date of this Final Notice or from the date of action on an appeal of this Final Notice, unless an application for a time extension and the required fee are received prior to that date. The Director or, on appeal, the Board of Supervisors, may grant a time extension as provided by Section 81.618 of the County Subdivision Ordinance.

This Tentative Parcel Map is approved subject to the attached conditions of approval, which must be complied with before a Parcel Map thereof is approved by the County Department of Public Works and filed with the County Recorder of San Diego County.

No parcel shown on the approved Tentative Parcel Map shall be leased, sold, conveyed, or transferred, unless and until a Parcel Map is approved by the County Department of Public Works and has been filed in the office of the County Recorder.

TENTATIVE PARCEL MAP NO. 21225

THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES HAS DETERMINED AND ORDERED that based on the findings attached herein, Tentative Parcel Map 21225 is hereby approved subject to the following conditions and requirements:

MAP EXPIRATION: The approval of this Tentative Parcel Map Expires Thirty-Six (36) Months after the date of issuance of the Final Notice of Approval at 4:00 P.M. Unless, prior to that date, an application for a Time Extension has been filed as provided by [Section 81.618 of the County Subdivision Ordinance](#).

PRELIMINARY GRADING PLAN: The approval of this Tentative Parcel Map hereby approves the Preliminary Grading and Improvement Plan dated November 14, 2017 consisting of three sheets (attached herein as Exhibit A) pursuant to [Section 81.607 of the County Subdivision Ordinance](#). In accordance with the [Section 87.207 of the County Grading Ordinance](#), Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#).

APPROVAL OF MAP: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE A PARCEL MAP IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (Where specifically, indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified):

Note: All driveway construction shall conform to San Diego Area Regional Standard Drawings and San Diego County Design Standards.

1. GEN#1-COST RECOVERY

INTENT: In order to comply with [Section 362 of Article XX of the San Diego County Administrative Code](#), Schedule B.5 existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficits associated with processing this map. **DOCUMENTATION:** The applicant shall provide evidence to [PDS, Zoning Counter], which shows that all fees and trust account deficits have been paid. No map can be issued if there are deficit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall review the evidence to verify compliance with this condition.

2. GEN#2–GRADING PLAN CONFORMANCE

INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual Grading and Development Plan. **DESCRIPTION OF REQUIREMENT:** The grading and/or improvement plans shall conform to the approved Conceptual Grading Plan. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to the recordation of the Parcel Map and prior to the approval of any plan and issuance of any permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, or PDS, BD for PDS Minor Grading, DPR, TC for trails and PP for park improvements] shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

3. NOISE#1–NOISE RESTRICTION EASEMENT: [PDS, BPPR] [PDS, PCC] [MA]

Intent: In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element](#), and the [County of San Diego CEQA Noise Guidelines for Determining Significance](#), a noise restriction easement shall be placed 420 feet from the Bear Valley Parkway centerline as shown on the Tentative Parcel Map 21225. This is to reduce the noise exposure of land uses for sensitive receptors below levels of significance. **Description of requirement:** A Noise Restriction Easement as indicated on the approved Tentative Parcel Map 21225 shall be granted on the Parcel Map. The said easement shall include and shall comply with the following:

- a. Prior to the approval of any Building Plan and issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed residential dwelling unit(s) will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dB for interior noise, and a (CNEL) of 60 dB for exterior noise levels. Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by [the General Plan Noise Element](#).
 - i. Future traffic noise level estimates, must utilize a Level of Service "C" traffic flow for Bear Valley Parkway, which is a designated General Plan Mobility Element buildout roadway classification.
- b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.

- c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before any future building permits can be approved and issued.
- d. Prior to the approval of any Building Plan and issuance of any Building Permit, the applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the [DPLU, BD] for review and approval before the building permits can be issued. To the satisfaction of the [DPLU, PCC], the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures.

Documentation: The applicant shall indicate the noise restriction easement on the map as indicated on the tentative map. **Timing:** Prior to the approval of the Parcel Map, the requirements of this condition shall be completed. **Monitoring:** The [DPW, LDR] shall verify that the easement is indicated on the map, and that the map details the language above.

4. BIO#1-WETLAND PERMITS

INTENT: In order to comply with the State and Federal Regulations for impacts to 0.003 acres of non-wetland Waters of the U.S., the following agency permits, or verification that they are not required shall be obtained. **DESCRIPTION OF REQUIREMENT:** The following permit and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required:

- a. A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.
- b. A Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Wildlife for all project related disturbances of any streambed.
- c. Porter-Cologne Water Quality Control Act National Pollutant Discharge Elimination System (NPDES) permits for point source discharges and waste discharge requirements (WDRs).

DOCUMENTATION: The applicant shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the [PDS, PCC] for compliance. **TIMING:** Prior to approval of the map or any grading and/or improvement plans and issuance of any Grading or Construction

Permits. **MONITORING:** The [PDS, PCC] shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the [DPW, ESU], for implementation on the grading plans.

5. ROADS#1-SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____ feet of unobstructed intersectional sight distance in the both directions along **Bear Valley Pkwy** from the proposed private road easement serving Parcel 1 and 4 in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____ feet of unobstructed intersectional sight distance in the both directions along **Birch Avenue** from the proposed private road easement serving Parcel 2 and 3 in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- c. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement that physically, there is minimum unobstructed sight distance as detailed above, and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the recordation of the Parcel Map the

sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

6. ROADS#2-PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the [County Subdivision Ordinance Section 81.702](#) the easements shall be provided.

DESCRIPTION OF REQUIREMENT:

- a. The Parcel Map shall show a minimum ~~twenty-four~~ one foot (24 21') wide proposed private road easement from Birch Avenue southeasterly to the panhandle of Parcel 3, approximately ninety feet (90') long, to server Parcel 2 and 3.
- b. The Parcel Map shall show a minimum twenty-four foot (24') wide proposed private road easement from Bear Valley Parkway southeasterly to the panhandle of Parcel 4, approximately two hundred thirty feet (230') long, to serve Parcel 1 and Parcel 4.

DOCUMENTATION: The applicant shall show the easement(s) on the Parcel Map.

TIMING: Prior to recordation of the Parcel Map, the easement(s) shall be indicated on the Parcel Map. **MONITORING:** The [PDS, LDR] shall review the Parcel Map to ensure that the easements are indicated pursuant to this condition.

7. ROADS#3-COVENANT OF IMPROVEMENTS

INTENT: In order to allow the deferment of the private improvements required by [County Subdivision Ordinance Sec. 81.707 and 81.708](#), a covenant of improvements shall be executed and recorded if the private improvements listed in this decision are not completed before recordation of the Parcel Map.

DESCRIPTION OF REQUIREMENT: The applicant shall complete all of the private improvements or execute a Covenant of improvements pursuant to the [County Subdivision Ordinance Section 81.708](#). An improvement plan and cost estimate shall be prepared for the private improvements and the estimated costs of the improvements shall be included in the Covenant. The Covenant shall be recorded and noted on the Parcel Map.

- a. Said Covenant shall be titled, "Covenant of Improvement Requirement, a Building Permit Prohibition." No Building permit or further grant of approval for the development can be issued until the applicant completes the required improvements and applies for and receives a release of improvements from the Director of Public Works pursuant to [County Subdivision Ordinance Section 81.708](#), except a grading or construction permit and/or permit to install utilities within a the private easement may be issued.

DOCUMENTATION: The applicant shall prepare the improvement plans and provide a cost estimate as indicated below:

- b. Improvement Plans with sufficient detail shall be prepared for the purposes of providing the required estimate of cost for the private improvements. The covenant shall note the estimate of cost to install and/or construct any deferred improvements. The estimate of costs shall be based upon the approved improvement plans.
- c. The plans shall include a signed statement by the private engineer-of-work which states, "The plans are sufficient for the purpose of providing the required estimate of the cost for the private easement roads, private facilities, and any other private improvements deemed necessary pursuant to the [County Subdivision Ordinance Section 81.707](#)."
- d. The estimate shall have the engineer's signature and stamp on the front page along with a statement that reads, "This estimate of the approximate costs was prepared for the private improvements required by the Final Notice of Approval and the [San Diego County Standards for Private Roads](#)."

The applicant shall prepare the map with the covenant. The Covenant shall be placed on the face of the Parcel Map, and recorded with the map. **TIMING:** Prior to the recordation of the Parcel Map, improvements shall be completed or the plans and the cost estimate shall be prepared, approved and the covenant prepared and recorded. **MONITORING:** The [PDS, LDR] shall verify that the cost estimate's validity, and that the plans can be approved, but shall be stamped, "Not Approved for Construction," pursuant to this condition. The [PDS, LDR] Map Processing shall verify that the covenant is recorded on the map.

8. **ROADS#4-PRIVATE ROAD IMPROVEMENTS (COVENANT)**

INTENT: In order to promote orderly development necessary for public health and safety of the area, and to comply with the [County Subdivision Ordinance Sec. 81.707 and 81.708](#), the required private improvements shall be completed or deferred. **DESCRIPTION OF REQUIREMENT:**

- a. The proposed on-site private road easement from Birch Avenue southeasterly to the panhandle of Parcel 3, approximately ninety feet (90') long, to server Parcel 2 and 3 shall be graded twenty-one feet (21') wide and improved twenty feet (20') wide with asphalt concrete. Where conforming to vertical and horizontal design criteria of current County residential driveway standards. The improvement and design standards of Section 3.13(G D) of the [San Diego County Standards for Private Roads](#) access serving no more than two dwelling units shall apply.
- b. The proposed on-site private road easement from Bear Valley Parkway southeasterly to the panhandle of Parcel 4, approximately two hundred-thirty feet (230') long, to serve Parcel 1 and Parcel 4 shall be graded twenty-four feet (24') wide and improved twenty feet (20') wide with asphalt concrete. Where conforming to vertical and horizontal design criteria of current County

residential driveway standards. The improvement and design standards of Section 3.13(D) of the [San Diego County Standards for Private Roads](#) for access serving no more than two dwelling units shall apply.

- c. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.
- d. In the event these improvements are deferred, the subdivider shall execute such documents as deemed necessary by the County of San Diego, the Director of PDS, indemnifying the County from liability arising from the improvement of any offsite easement. This indemnification shall also be noted on the Parcel Map.
- e. [DPW, PDCI] shall be notified before any private road construction. Copies of the plans shall be submitted and an inspection deposit shall be posted.
- f. The proposed private road easement shall have an unobstructed vertical clearance of thirteen feet, six inches (13' 6") to the satisfaction of the Escondido Fire District. [FIRE]

DOCUMENTATION: The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to construct the two proposed on-site private road easements, and provide the cost estimate. All plans and improvements shall be completed pursuant to the [San Diego County Standards for Private Roads](#) and the [Land Development Improvement Plan Checking Manual](#) and San Diego Area Regional Standard Drawing No. G-16.
- b. The improvements shall be completed pursuant to [County Subdivision Ordinance Sec. 81.707 and 81.708](#), for the required improvements, or execute a covenant of improvements to defer the requirements until after the map is recorded.

TIMING: Prior to the recordation of the Parcel Map, this requirement shall be completed or recorded in the covenant of improvements. **COVENANT TIMING:** No Building permit or further grant of approval for the development can be issued until the applicant completes the required improvements and applies for and receives a release of improvements from the Director of PDS pursuant to [County Subdivision Ordinance Section 81.713](#), except a grading or construction permit and/or permit to install utilities within a the private easement may be issued. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans and cost estimate

[PDS, LDR] shall have this condition placed in the covenant of improvements and recorded with the map.

9. ROADS#5--RELINQUISH ACCESS

INTENT: In order to promote orderly development and to comply with the [Mobility Element of the General Plan](#) and [County Subdivision Ordinance Section 81.401 \(g\)](#) and 81.701, access shall be relinquished along the project frontages.

DESCRIPTION OF REQUIREMENT:

- a. Relinquish access rights onto **Bear Valley Pkwy (SA590)**, except for the twenty-four foot (24') wide proposed private road easement opening to serve Parcel 1 and 4.
- b. Relinquish access rights onto **Birch Avenue**, except for the twenty-one foot (21') wide proposed private road easement opening to serve Parcel 2 and 3.
- c. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

DOCUMENTATION: The applicant shall prepare the Parcel Map and present it to [PDS, LDR] for review. **TIMING:** With the approval of the Parcel Map, the access shall be relinquished. **MONITORING:** The [PDS, LDR] shall prepare and process the relinquishment of access with the Parcel Map.

10. ROADS#6--PRIVATE ROAD MAINTENANCE AGREEMENT

INTENT: In order to ensure that the private roads approved with this subdivision are maintained, the applicant shall assume responsibility of the private roads.

DESCRIPTION OF REQUIREMENT: A maintenance agreement shall be executed that indicates the following: Maintenance shall be provided through a private road maintenance agreement. **DOCUMENTATION:** The applicant shall sign the private road maintenance agreement to the satisfaction of the Director of PDS. **TIMING:** Prior to the approval of the Parcel Map, the agreement shall be executed. **MONITORING:** The [PDS, LDR] shall review the executed agreement for compliance with this condition.

11. ROADS#7--ANNEX TO LIGHTING DISTRICT

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the [County Subdivision Ordinance Sec. 81.707 and 81.708](#) the property shall transfer into the Lighting District. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR]. **TIMING:** Prior to recordation of the Parcel Map, the fee shall be paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

12. UTILITIES#1–WATER COMMITMENT

INTENT: In order to ensure that the proposed subdivision has the required water services, and to comply with [County Subdivision Ordinance Sec. 81.707 and 81.708](#) service commitment letter shall be provided. **DESCRIPTION OF REQUIREMENT:** Obtain a commitment to provide water service for each parcel from the Escondido Water District. **DOCUMENTATION:** The applicant shall obtain the appropriate commitment letter from the agency referenced above and comply with any conditions of said commitment letter. The applicant shall provide the required letter of commitment to the [PDS, LDR] for review and approval. **TIMING:** Prior to the recordation of the Parcel Map, the applicant shall comply with this condition. **MONITORING:** The [PDS, LDR] shall review the commitment letter for compliance with this condition.

13. UTILITIES#2–UTILITY CONCURRENCE LETTERS

INTENT: In order to provide adequate notice to the serving utility companies that an easement is going to possibly affect their utilities, letters of concurrence shall be provided. **DESCRIPTION OF REQUIREMENT:** Where private easement roads are not being dedicated, or where each of the proposed parcels is not on a public street, letters shall be obtained from each serving utility company. The letters shall state that the arrangements are satisfactory to the utility for which the parcels being created serve. No letter will be required from the following: AT&T/SBC. **DOCUMENTATION:** The applicant shall obtain the letters and submit them to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval of the improvement plans and approval of the Parcel Map, the letters shall be submitted. **MONITORING:** The [PDS, LDR] shall review the signed letters.

14. UTILITIES#3–UTILITY CONCURRENCE LETTERS:

INTENT: In order to inform the local public entities and utility companies that the Parcel Map is going to be approved by the County, and to comply with Section 66436 of the Government Code, letters of concurrence for signature on the Parcel Map shall be provided. **DESCRIPTION OF REQUIREMENT:** A certification from each public utility and each public entity owning easements within the proposed land division shall be provided to the County. **DOCUMENTATION:** The applicant shall obtain the letters, which state that the public entities affected by this project have received a copy of the proposed Parcel Map, and that they object or do not object to the filing of the Map without their signature. The applicant shall submit the letters to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval of the improvement plans and approval of the Parcel Map, the letters shall be submitted. **MONITORING:** The [PDS, LDR] shall review the signed letters.

15. STRMWTR#1–STORMWATER FACILITIES MAINTENANCE AGREEMENT

INTENT: In order to promote orderly development and to comply with the [County Flood Damage Prevention Ordinance No. 10091 \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10410](#), [County Code Section 67.801 et. seq.](#), the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** Under the “State General Permit”

- a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowners association or other private entity.

DOCUMENTATION: The applicant shall process the agreement forms with [*PDS, LDR*] and pay the deposit and applicable review fees to the satisfaction of the Director of DPW and/or PDS. **TIMING:** Prior to the recordation of the Parcel Map, execution of the agreements and securities shall be completed. If improvement will be under covenant, a maintenance agreement will be required prior to approval of the improvement plans. **MONITORING:** The [*PDS, LDR*] shall review the agreements/mechanisms for consistency with the condition and County Standards.

16. STRMWTR#2–STORMWATER FACILITIES (COVENANT) FOR EACH PARCEL

INTENT: In order to promote orderly development for each parcel and to comply with the [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#), the required private stormwater facilities (structural BMPs) improvements shall be completed or deferred. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for the construction of the stormwater facilities to comply with the Municipal Stormwater Permit (MS4).
- b. Add the following note to the Parcel Map: "Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#) (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits."
- c. Execute maintenance agreements for the proposed stormwater facilities for structural BMPs.

DOCUMENTATION: The applicant shall complete the following:

- a. Process and obtain approval of the grading to improve all the on and offsite private road easements listed above, and provide the cost estimate. All plans and improvements shall be completed pursuant to the [County of San Diego Watershed Protection](#), and [Stormwater Management and Discharge Control Ordinance No. 10410](#).
- b. The improvements shall be completed and a secured agreement shall be executed pursuant to [County Subdivision Ordinance Sec. 81.707 and 81.708](#),

for the required improvements, or execute a covenant of improvements to defer the requirements until after the map is recorded.

MAP TIMING: Prior to recordation of the Parcel Map, this requirement shall be completed or recorded in the covenant of improvements. **COVENANT TIMING:** No Building permit or further grant of approval for the development of each parcel can be issued until the applicant completes the required improvements and applies for each parcel and receives a release of improvements from the Director of PDS. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans and cost estimate [PDS, LDR] shall have this condition placed in the covenant of improvements and recorded with the map.

17. STRMWTR#3—STORMWATER MAINTENANCE DOCUMENTATION

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** Process a Maintenance Notification Agreement to assure maintenance of the Category 1 Structural BMPs to the satisfaction of the Director of DPW and/or PDS. The Maintenance Notification Agreement shall be signed, notarized and recorded by the applicant. **DOCUMENTATION:** The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of the Parcel Map, execution of the agreements and securities shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

The following Grading and or Improvement Plan Notes shall be placed on the Preliminary Grading Plan and made conditions of the issuance of said permits. An email or disc will be provided with an electronic copy of the grading plan note language.

BIOLOGICAL RESOURCES

PRE-CONSTRUCTION MEETING: *(Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

1. BIO#X—RESOURCE AVOIDANCE

INTENT: In order to avoid impacts to nesting birds, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act, Resource Avoidance measures shall be taken. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of nesting bird habitat during the Migratory Bird breeding season. The Migratory Bird breeding season is defined as occurring between February 1st and September 15th. If construction must occur during the breeding season, pre-construction surveys should be performed by a qualified biologist within 10 calendar days prior to the start of construction to determine the presence or absence of nesting birds

within 300 feet of the impact area. If nesting birds are detected, the County and Wildlife Agencies should be contacted to discuss the potential impact minimization measures to be implemented. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that a qualified biologist determines that no nesting birds 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, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.”

NOISE

DURING CONSTRUCTION: (The following actions shall occur throughout the duration of the grading construction).

2. NOISE#X. TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].

INTENT: In order to minimize temporary construction noise for grading operations associated with Grading Plan file TPM-21225. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures and shall comply with the eight hour average sound level of 75 dBA pursuant to Noise Ordinance Section 36.408 & 36.409:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers
- d. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations away farthest away from noise sensitive receivers as deemed feasible.
- f. Temporary construction equipment operations shall comply with the County Noise Ordinance Sections 36.408, 409, and 410.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures and the County Noise Ordinance as described within this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction and construction equipment operations. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

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TENTATIVE PARCEL MAP FINDINGS: The Director of Planning & Development Services finds that:

1. The Tentative Parcel Map is consistent with all Elements of the San Diego County General Plan and with the Semi-Rural Residential (SR-1) Land Use Designation of the North County Metropolitan Subregional Plan because it proposes a residential use type at a density of 0.9 units/acre; and
2. The Tentative Parcel Map is consistent with the Zoning Ordinance because it proposes a residential use type with a minimum net parcel size of one acre in the Limited Agriculture (A70) Use Regulation; and
3. The design and improvements of the proposed subdivision are consistent with all Elements of the San Diego County General Plan and with the North County Metropolitan Subregional Plan and comply with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code; and
4. The site is physically suitable for the proposed residential type of development because the project will not develop on steep slopes, lot sizes are consistent with the surrounding residences, and the proposed building pads are appropriately sized without requiring setback variances ; and
5. The site is physically suitable for the proposed density of development because public services, such as school, fire and water services are available; and
6. The design of the subdivision or the type of improvements will not cause public health problems because adequate water supply and sewage disposal services are available, per comments from the Department of Environmental Health dated May 1, 2015 and the project Service Availability Letter from the City of Escondido Water Department District; and
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat based upon CEQA Section 15183 findings considered and approved by the Zoning Administrator on April 26, 2018; and

8. The design of the subdivision or the type of improvements does not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and
9. The division and development of the property in the manner set forth on the approved Tentative Parcel Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way easement; and
10. Because adequate facility services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and
11. The proposed project is consistent with the Resource Protection Ordinance (County Code, Section 86.601 et seq.)
12. The plans and documentation prepared for the proposed project demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, Section 67.801 et seq.)\

MITIGATION MONITORING OR REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts. Section 21081.6(a)(1) states, in part:

The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

Section 21081(b) further states:

A public agency shall provide [that] the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.
Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

Timing: The specific project milestone (point in progress) when the specific required actions are required to be implemented.

Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

Nosie #1 and Bio #1

MAP PROCESSING REQUIREMENTS: The parcel map shall comply with the following processing requirements pursuant to the [Sections 81.801 through 81.814 of the Subdivision Ordinance](#) and the [Minor Subdivision Map Processing Manual](#).

- The parcel map shall show an accurate and detailed vicinity map.
- The Basis of Bearings for the Parcel Map shall comply with [Sections 81.814 and 81.507 of the Subdivision Ordinance](#).
- The following notes shall appear on the Parcel Map:
 - All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by [Section 81.401\(m\) of the Subdivision Ordinance](#).
 - At the time of recordation of the Parcel Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
 - Prior to the approval of the Parcel Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Parcel Map report from a qualified title insurance company.
 - The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.

- The Zoning regulations require that each parcel shall contain a minimum net area of one acre and the Semi-Rural Residential (SR-1) Designation of the General Plan and each parcel shall contain a minimum gross area of one, two or four acres (slope dependent). If, as a result of survey calculations, required easements, or for any other reason, the area of any parcel shown on this Tentative Parcel Map is determined by the Department of Public Works to be below the zoning minimum, it becomes the responsibility of the subdivider to meet zoning requirements by lot redesign, or other applicable technique. The subdivider shall comply with the zoning area requirements in full before the Department of Public Works may file a Parcel Map with the County Recorder.

- Certification by the Department of Environmental Health with respect to water supply and sewage disposal shall be shown on the Parcel Map. [PDS]

ORDINANCE COMPLIANCE AND NOTIFICATIONS: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 915 Wilshire Blvd., Suite 1101, Los Angeles, CA 90017; (213) 452-3333; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 2375 Northside Drive, Suite 100, San Diego, CA 92108; RB9_DredgeFill@waterboards.ca.gov; <http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 636-3160; AskR5@wildlife.ca.gov; <http://www.dfg.ca.gov/>

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Management Plan (SWQMP), all requirements for Low Impact Development (LID),

Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep the Storm Water Pollution Prevention Plan (SWPPP) onsite and updated as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below. <http://www.sdcountry.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill pursuant to Section 87.201 of the County Code.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. Bear Valley Parkway is shown as a 4.1A Major Road on the Mobility Element of the County General Plan. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: TIME EXTENSION REQUESTS CANNOT BE PROCESSED WITHOUT UPDATED PROJECT INFORMATION INCLUDING NEW DEPARTMENT OF ENVIRONMENTAL HEALTH CERTIFICATION OF SEPTIC SYSTEMS. SINCE DEPARTMENT OF ENVIRONMENTAL HEALTH REVIEW MAY TAKE SEVERAL MONTHS, APPLICANTS ANTICIPATING THE NEED FOR TIME EXTENSIONS FOR THEIR PROJECTS ARE ADVISED TO SUBMIT APPLICATIONS FOR SEPTIC CERTIFICATION TO THE DEPARTMENT OF ENVIRONMENTAL HEALTH SEVERAL MONTHS PRIOR TO THE EXPIRATION OF THEIR TENTATIVE PARCEL MAP.

NOTICE: - The project was found to be “Exempt” from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15183, therefore no fee is required.

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of issuance of the Final Notice of Decision.


EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Department of Planning & Development Services	<u>PDS</u>	Department of Public Works	<u>DPW</u>
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Private Development Construction Inspection	PDCI

Landscape Architect	LA	Environmental Services Unit Division	ESU
Zoning Counter	ZO		
Department of Environmental Health	<u>DEH</u>	Department of Parks and Recreation	<u>DPR</u>
Land and Water Quality Division	LWQ	Trails Coordinator Group Program Manager Parks Planner	TC GPM PP
Vector Control	VCT	Department of General Service	<u>DGS</u>
Local Enforcement Agency	LEA	Real Property Division	RP
Hazmat Division	HMD		

APPEAL PROCEDURE: Within ten calendar days after the date of the Final Notice of Decision, the decision may be appealed to the Planning Commission in accordance with [Section 81.615 of the Subdivision Ordinance](#) and as provided in Section 66452.5 of the Government Code. An appeal shall be filed with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business.

If you have any questions regarding this matter, please contact Michelle Chan at (858) 495-5428.

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES
MARK WARDLAW, DIRECTOR

BY: 
Benjamin Mills, Planning Manager
Project Planning Division

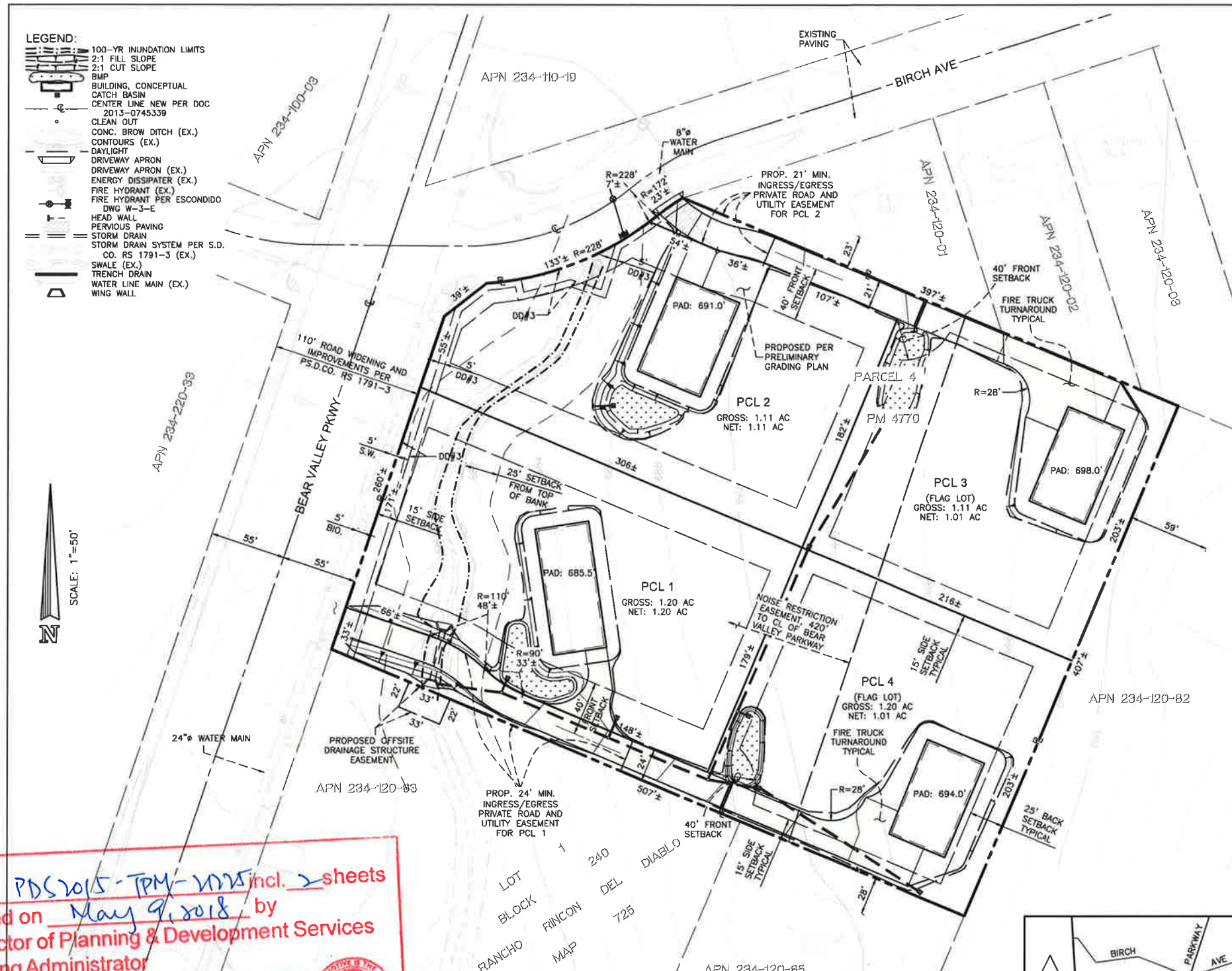
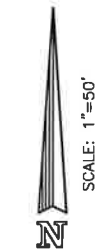
Attachment

cc: William C Yen, 13071 Poway Road, CA 92064
City of Escondido Fire District (Fire)
City of Escondido District (Water)
Cindy Kroon, Escondido Union School District, 1330 East Grand Avenue,
Escondido, CA 92027 (North County Metro projects only)
Jacob Armstrong, CalTrans, M.S. 240
Map Processing Section, Department of Public Works, M.S. 0336
Traffic Section, Department of Public Works, M.S. 0338

email cc:

Ben Mills, Planning Manager, Project Planning, PDS
Ken Brazell, Project Manager, Land Development, PDS
Sean McLean, Civil Engineer, Land Development, PDS
Scott Rosecrans, EHS III, Department of Environmental Health
Mr. James Snodgrass, jbsnodgrass67@yahoo.com

- LEGEND:**
- 100-YR INUNDATION LIMITS
 - 2:1 FILL SLOPE
 - 2:1 CUT SLOPE
 - BMP
 - BUILDING, CONCEPTUAL
 - CATCH BASIN
 - CENTER LINE NEW PER DOC 2013-0745339
 - CLEAN OUT
 - CONC. BROW DITCH (EX.)
 - CONTOURS (EX.)
 - DAYLIGHT
 - DRIVEWAY APRON
 - DRIVEWAY APRON (EX.)
 - ENERGY DISSIPATER (EX.)
 - FIRE HYDRANT (EX.)
 - FIRE HYDRANT PER ESCONDIDO DWG W-3-E
 - HEAD WALL
 - PERVIOUS PAVING
 - STORM DRAIN
 - STORM DRAIN SYSTEM PER S.D. CO. RS 1791-3 (EX.)
 - SWALE (EX.)
 - TRENCH DRAIN
 - WATER LINE MAIN (EX.)
 - WING WALL



LAND DIVISION STATEMENT -- OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS 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 (I.E. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) AS INDICATED ON THE TENTATIVE. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODES, 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 PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATE 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 2ND DAY OF FEBRUARY, 2015, IN ESCONDIDO, CALIFORNIA.

ADDRESS: BEAR VALLEY PKWY/BIRCH AVE ESCONDIDO, CA 92027
 PHONE: (760) 822-4669

Rolf G. Steeve, Jr.
 ROLF G. STEEVE, JR. AS TRUSTEE OF THE ROLF G. STEEVE, JR. TRUST DATED JULY 6, 2012

Roger W. Steeve
 ROGER W. STEEVE AS TRUSTEE OF THE ROGER W. STEEVE LIVING TRUST DATED JUNE 27, 2011

1. COMPLETE TAX ASSESSOR'S NUMBER: 234-120-66
2. ABBREVIATED LEGAL DESCRIPTION: PARCEL 4, PM 4770
3. GENERAL PLAN REGIONAL CATEGORY: SEMI-RURAL 1
4. COMMUNITY/SUBREGIONAL PLAN AREA: NORTH COUNTY METRO
5. LAND USE DESIGNATION(S): SEMI-RURAL RESIDENTIAL (SR-1)
6. EXISTING ZONING: A70, 1AC
7. GRADING: 850 C.Y. CUT
3,050 C.Y. FILL
2,200 C.Y. IMPORT
8. TOPOGRAPHY: 2FT CONTOURS, CITY OF ESCONDIDO, ORTHOPHOTO MAP, SHEET INDEX NO. 1986-6316
9. TAX RATE AREA: T 740B2
10. ASSOCIATED PERMITS: N/A
11. LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD, (I.E. RECORDED EASEMENT, UNRECORDED IDENTIFY AND SPECIFY WIDTH): ACCESS TO PROPERTY IS BEAR VALLEY PARKWAY, A COUNTY MAINTAINED ROAD, R-0-W 110'
12. WATER SOURCE/WATER DISTRICT: ESCONDIDO WATER DISTRICT
13. SEPTIC/SEWER DISTRICT: ON-SITE SEPTIC
14. FIRE DISTRICT: RINCON DEL DIABLO MUNICIPAL WATER DISTRICT
15. SCHOOL DISTRICT: ESCONDIDO UNION ELEMENTARY SCHOOL DISTRICT AND ESCONDIDO HIGH SCHOOL DISTRICT

ZONE		A70
USE REGULATIONS	ANIMAL REGULATIONS	L
	DENSITY	-
	LOT SIZE	1AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	LOT COVERAGE	-
	SETBACK	C
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		-

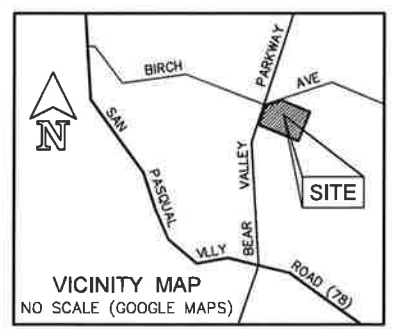
Project # PDS 2015-TPM-1115 incl. 2 sheets
 was approved on May 9, 2018 by
The Director of Planning & Development Services
The Zoning Administrator
The San Diego County Planning Commission
The San Diego County Board of Supervisors

By [Signature] Name _____ Title _____
 SCALE: 1 INCH = 50 FEET

- EXISTING EASEMENTS**
- DD#1 PIPELINE AND DITCHES EASEMENT TO ESCONDIDO IRRIGATION DISTRICT PER BOOK 238, PAGE 390 OF O.R., REC. 8-1-1895.
 - DD#2 TEMPORARY OVERHEAD ELECTRIC EASEMENT TO SDG&E PER DOC. 2013-0411651 OF O.R., REC. 7-1-2013. CANNOT BE PLOTTED.
 - DD#3 SLOPE AND DRAINAGE EASEMENT TOGETHER WITH A TEMPORARY CONSTRUCTION EASEMENT TO COUNTY OF SAN DIEGO PER DOC. 2013-0745339 OF O.R., REC. 12-31-2013.

SOLAR ACCESS STATEMENT
 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.

SLOPE ANALYSIS DATA		
PCL	NET AREA	SLOPE
1	1.20 AC	6.5%
2	1.11 AC	6.0%
3	1.01 AC	3.6%
4	1.01 AC	3.3%
TTL	4.62 AC	4.7%



Rolf G. Steeve, Jr.
 ROLF G. STEEVE, JR. AS TRUSTEE OF THE ROLF G. STEEVE, JR. TRUST DATED JULY 6, 2012

Roger W. Steeve
 ROGER W. STEEVE AS TRUSTEE OF THE ROGER W. STEEVE LIVING TRUST DATED JUNE 27, 2011

ADDRESS: 1567 DUBLIN LANE ESCONDIDO, CA 92027
 PHONE: (760) 822-4669

BILL YEN & ASSOCIATES, INC.
 CIVIL ENGINEERING SURVEYING SITE PLANNING
 13071 POWAY ROAD, POWAY, CA 92064-4519
 (858) 679-8010 FAX (858) 679-8015

William Yen 12/1/2016
 WILLIAM YEN RCE 33730

PREPARED BY:
 BILL YEN & ASSOCIATES, INC.
 13071 POWAY ROAD, POWAY, CA 92064
 (858) 679-8010



FIRE PROTECTION NOTES:

FIRE HYDRANT LOCATIONS: GROUP R-3 AND U OCCUPANCIES: AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW FOR FIRE PROTECTION SHALL BE PROVIDED TO ALL PREMISES UPON WHICH FACILITIES, BUILDINGS, OR PORTIONS OF BUILDINGS ARE HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. WHEN ANY PORTION OF THE FACILITY OR BUILDING IS IN EXCESS OF 500 FEET (152,400 MM) FROM A WATER SUPPLY ON A PUBLIC STREET, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS CAPABLE OF SUPPLYING THE REQUIRED FLOW SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL. FIRE CODE SECTION 507.5.1.1.1. EVERY 300 FEET FOR MULTI-FAMILY DWELLINGS, FIRE CODE SECTION 507.5.1.1.2.

GATES: NO PERSON SHALL INSTALL A SECURITY GATE OR SECURITY DEVICE ACROSS A FIRE ACCESS ROADWAY WITHOUT THE FIRE CODE OFFICIAL'S APPROVAL. ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED A MINIMUM OF 30 FEET FROM THE NEAREST EDGE OF THE ROADWAY AND THE DRIVEWAY WIDTH SHALL BE 36 FEET WIDE AT THE ENTRANCE ON ROADWAYS OF 24 FEET OR LESS OF THE TRAFFIC LANE(S) SERVING THE GATE. AN AUTOMATIC GATE ACROSS A FIRE ACCESS ROADWAY OR DRIVEWAY SHALL BE EQUIPPED WITH AN APPROVED EMERGENCY KEY-OPERATED SWITCH OVERRIDING ALL COMMAND FUNCTIONS AND OPENING THE GATE. A GATE ACCESSING MORE THAN FOUR RESIDENCES OR RESIDENTIAL LOTS OR A GATE ACCESSING HAZARDOUS INSTITUTIONAL, EDUCATIONAL OR ASSEMBLY OCCUPANCY GROUP STRUCTURE, SHALL ALSO BE EQUIPPED WITH AN APPROVED EMERGENCY TRAFFIC CONTROL-ACTIVATING STROBE LIGHT SENSOR OR OTHER DEVICE APPROVED BY THE FIRE CODE OFFICIAL, WHICH WILL ACTIVATE THE GATE ON THE APPROACH OF EMERGENCY APPARATUS WITH A BATTERY BACK-UP OR MANUAL MECHANICAL DISCONNECT IN CASE OF POWER FAILURE. AN AUTOMATIC GATE SHALL MEET FIRE DEPARTMENT POLICIES DEEMED NECESSARY BY THE FIRE CODE OFFICIAL FOR RAPID, RELIABLE ACCESS. AN AUTOMATIC GATE SERVING MORE THAN ONE DWELLING OR RESIDENTIAL LOT IN EXISTENCE AT THE TIME OF ADOPTION OF THIS CHAPTER IS REQUIRED TO INSTALL AN APPROVED EMERGENCY KEY-OPERATED SWITCH OR OTHER MECHANISM APPROVED BY THE FIRE CODE OFFICIAL, AT AN APPROVED LOCATION, WHICH OVERRIDES ALL COMMAND FUNCTIONS AND OPENS THE GATE. A PROPERTY OWNER SHALL COMPLY WITH THIS REQUIREMENT WITHIN 90 DAYS OF RECEIVING WRITTEN NOTICE TO COMPLY. WHERE THIS SECTION REQUIRES AND APPROVED KEY-OPERATED SWITCH, IT MAY BE DUAL-KEYED OR EQUIPPED WITH DUAL SWITCHES PROVIDED TO FACILITATE ACCESS BY LAW ENFORCEMENT PERSONNEL. ELECTRIC GATE OPENERS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200.

DEAD END-TURNAROUNDS: ALL DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR TURNING AROUND EMERGENCY APPARATUS. A CUL-DE-SAC SHALL BE PROVIDED IN RESIDENTIAL AREAS WHERE THE ACCESS ROADWAY SERVES MORE THAN TWO STRUCTURES. THE MINIMUM UNOBSTRUCTED PAVED RADIUS WIDTH FOR A CUL-DE-SAC IN A RESIDENTIAL AREA SHALL BE 36 FEET. THE FIRE CODE OFFICIAL SHALL ESTABLISH A POLICY IDENTIFYING ACCEPTABLE TURNAROUNDS FOR VARIOUS PROJECT TYPES. PLEASE SEE ALTERNATIVE TURNAROUND DESIGNS FOR SINGLE FAMILY RESIDENCES.

SURFACE: FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS NOT LESS THAN 75,000 LBS. UNLESS AUTHORIZED BY THE FAHJ AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.

ADDRESS NUMBERS: APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND SHALL MEET THE FOLLOWING MINIMUM STANDARDS AS TO SIZE: 4" HIGH WITH A 1/2" STROKE FOR RESIDENTIAL BUILDINGS, 6" HIGH WITH A 1/2" STROKE FOR COMMERCIAL AND MULTI-RESIDENTIAL BUILDINGS, 12" HIGH WITH A 1" STROKE FOR INDUSTRIAL BUILDINGS. ADDITIONAL NUMBERS SHALL BE REQUIRED WHERE DEEMED NECESSARY BY THE FIRE MARSHAL, SUCH AS REAR ACCESS DOORS, BUILDING CORNERS, AND ENTRANCES TO COMMERCIAL CENTERS. THE FIRE CODE OFFICIAL MAY ESTABLISH DIFFERENT MINIMUM SIZES FOR NUMBERS FOR VARIOUS CATEGORIES OF PROJECTS. PROVIDE ADDRESS ON A SIGN AT THE STREET ENTRANCE TO THE PROPERTY.

EASEMENT ADDRESS SIGNS: ALL EASEMENTS, WHICH ARE NOT NAMED DIFFERENTLY FROM THE ROADWAY, FROM WHICH THEY ORIGINATE, SHALL HAVE AN ADDRESS SIGN INSTALLED AND MAINTAINED, LISTING ALL STREET NUMBERS OCCURRING ON THAT EASEMENT, LOCATED WHERE THE EASEMENT INTERESTS THE NAMED ROADWAY. MINIMUM SIZE OF NUMBERS ON THAT SIGN SHALL BE 4 INCHES IN HEIGHT WITH A MINIMUM STROKE OF 3/8", AND SHALL CONTRAST WITH THE BACKGROUND.

HOSEPULL - FIRE APPARATUS ACCESS ROADS: GENERAL FIRE APPARATUS ACCESS ROADS, INCLUDING PRIVATE RESIDENTIAL DRIVEWAYS, SHALL BE REQUIRED FOR EVERY BUILDING HEREAFTER CONSTRUCTED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM THE CLOSEST POINT OF FIRE DEPARTMENT VEHICLE ACCESS. FIRE APPARATUS ACCESS ROADS, INCLUDING PRIVATE RESIDENTIAL DRIVEWAYS MORE THAN 150 FEET IN LENGTH, SHALL BE PROVIDED AND MAINTAINED IN COMPLIANCE WITH THIS SECTION AND THE MOST RECENT EDITION AND ANY AMENDMENTS THERETO, OF PUBLIC AND PRIVATE ROAD STANDARDS AS ADOPTED BY THE COUNTY OF SAN DIEGO (SAN DIEGO COUNTY STANDARDS FOR PRIVATE ROADS AND PUBLIC ROADS, SAN DIEGO COUNTY DEPARTMENT OF PUBLIC WORKS). THE FIRE CODE OFFICIAL MAY MODIFY THE REQUIREMENTS OF THIS SECTION IF THE MODIFICATION PROVIDES EQUIVALENT ACCESS.

RESPONSE MAP UPDATES: ANY NEW DEVELOPMENT, WHICH NECESSITATES UPDATING OF EMERGENCY RESPONSE MAPS BY VIRTUE OF NEW STRUCTURES, HYDRANTS, ROADWAYS OR SIMILAR FEATURES, SHALL BE REQUIRED TO PROVIDE MAP UPDATES IN A FORMAT (PDF AND/OR CAD FORMAT AS APPROVED BY THE FAHJ) OR COMPATIBLE WITH CURRENT DEPARTMENT MAPPING SERVICES, AND SHALL BE CHARGED A REASONABLE FEE FOR UPDATING ALL RESPONSE MAPS.

FUEL MODIFICATION: A FUEL MODIFICATION ZONE SHALL BE REQUIRED AROUND EVERY BUILDING THAT IS DESIGNED PRIMARILY FOR HUMAN HABITATION OR USE OR A BUILDING DESIGNED SPECIFICALLY TO HOUSE FARM ANIMALS, DECKS, SHEDS, GAZEBOS, FREESTANDING OPEN-SIDED SHADE COVERS AND SIMILAR ACCESSORY STRUCTURES LESS THAN 250 SQUARE FEET AND 30 FEET OR MORE FROM A DWELLING, AND FENCES MORE THAN FIVE FEET FROM A DWELLING, ARE NOT CONSIDERED STRUCTURES FOR THE ESTABLISHMENT OF A FUEL MODIFICATION ZONE. A FUEL MODIFICATION ZONE SHALL COMPLY WITH THE FOLLOWING:

- ZONE A - WHEN A BUILDING OR STRUCTURE IN A HAZARDOUS FIRE AREA IS LOCATED 100 FEET OR MORE FROM THE PROPERTY LINE THE PERSON OWNING OR OCCUPYING THE BUILDING OR STRUCTURE SHALL MAINTAIN A FUEL MODIFICATION ZONE WITHIN 100 FEET OF THE BUILDING OR STRUCTURE. THE AREA WITHIN 50 FEET OF A BUILDING OR STRUCTURE SHALL BE CLEARED OF VEGETATION THAT IS NOT FIRE RESISTANT AND RE-PLANTED WITH FIRE-RESISTANT PLANTS. IN THE AREA BETWEEN 50 TO 100 FEET FROM A BUILDING ALL DEAD AND DYING VEGETATION SHALL BE REMOVED.
- ZONE B - NATIVE VEGETATION MAY REMAIN IN THIS AREA PROVIDED THAT THE VEGETATION IS MODIFIED SO THAT COMBUSTIBLE VEGETATION DOES NOT OCCUPY MORE THAN 50% OF THE SQUARE FOOTAGE OF THIS AREA. WEEDS AND ANNUAL GRASSES TO BE MOWED TO A HEIGHT OF 4" TO 6". ANY CHIPPING THAT IS DONE ON SITE SHOULD BE SPREAD NOT TO EXCEED 6" IN HEIGHT. TREES MAY REMAIN IN BOTH AREAS PROVIDED THAT THE HORIZONTAL DISTANCE BETWEEN CROWNS OF ADJACENT TREES AND CROWNS OF TREES AND STRUCTURES IS NOT LESS THAN 10 FEET.

GENERAL SETBACKS: ALL STRUCTURES SHALL BE SET BACK A MINIMUM OF 30 FEET FROM ALL PROPERTY LINES AND OPEN SPACE EASEMENTS UNLESS THE COUNTY/CITY ZONING ORDINANCE REQUIRES A GREATER SETBACK. EXCEPTION: WHEN BOTH THE BUILDING OFFICIAL AND THE FAHJ DETERMINE THAT THE HAZARD FROM WILDFIRE IS NOT SIGNIFICANT OR WHEN THE TERRAIN, PARCEL SIZE OR OTHER CONSTRAINTS ON THE PARCEL MAKE THE REQUIRED SETBACK INFEASIBLE, THE BUILDING OFFICIAL MAY ALLOW THE SETBACK TO BE LESS THAN 30 FEET FROM THE PROPERTY LINE WHEN ALLOWED BY THE ZONING ORDINANCE.

FIRE SPRINKLERS: APPROVED AUTOMATIC FIRE SPRINKLER SYSTEMS ARE REQUIRED IN ALL NEW STRUCTURES. FOR THE PURPOSE OF FIRE-SPRINKLER SYSTEMS, BUILDINGS SEPARATED BY LESS THAN TEN (10) FEET FROM ADJACENT BUILDINGS SHALL BE CONSIDERED AS ONE BUILDING. FIRE BARRIERS, PARTITIONS AND WALLS, REGARDLESS OF RATING, SHALL NOT BE CONSIDERED AS CREATING SEPARATE BUILDINGS FOR PURPOSE OF DETERMINING FIRE SPRINKLER REQUIREMENTS. MEZZANINES SHALL BE INCLUDED IN THE TOTAL SQUARE FOOTAGE CALCULATION.

- ROOFING COVERING & VALLEYS: CLASS "A" VERY HIGH FIRE HAZARD AREAS
 - A) ROOF GUTTERS - PREVENT DEBRIS ACCUMULATION
 - B) REPLACEMENT - MORE THAN 50% OR MORE 2,500 SQUARE FEET ROOF AREA

ATTIC VENTILATION: PREVENT INTRUSION OF FLAME AND EMBERS (EMBER RESISTANT "ER" APPROVED MODELS ONLY) INTO THE ATTIC.

- EAVE OR CORNICE VENTS: NOT ALLOWED IN EXTERIOR OVERHANG AREAS
 - A) EAVE PROTECTION - SHALL BE PROTECTED BY IGNITION RESISTANT MATERIALS

SPARK ARRESTORS: ALL STRUCTURES HAVING A CHIMNEY, FLUE OR STOVEPIPE ATTACHED TO A FIREPLACE, STOVE, BARBECUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL HAVE THE CHIMNEY, FLUE OR STOVEPIPE EQUIPPED WITH AN APPROVED SPARK ARRESTER. AN APPROVED SPARK ARRESTER IS A DEVICE INTENDED TO PREVENT SPARKS FROM ESCAPING INTO THE ATMOSPHERE, CONSTRUCTED OF WELDED OR WOVEN WIRE MESH, 12 GAUGE THICKNESS OR LARGER, WITH OPENINGS NO GREATER THAN 1/2 INCH, OR OTHER ALTERNATIVE MATERIAL THE FAHJ DETERMINES PROVIDES EQUAL OR BETTER PROTECTION.

GLAZING MATERIALS: ONE PANE TEMPERED ON DUAL PANE WINDOWS.

- VINYL WINDOWS: MUST MEET THE FOLLOWING CHARACTERISTICS:
 - A. FRAME AND SASH ARE COMPRISED OF VINYL MATERIAL WITH WELDED CORNERS
 - B. METAL REINFORCEMENT IN THE INTERLOCK AREA
 - C. GLAZED WITH INSULATING GLASS, ANNEALED OR TEMPERED
 - D. ONE PANE TEMPERED OF DUAL PANE WINDOW(S)

SKYLIGHTS: ONE PANE TEMPERED GLASS.

EXTERIOR WALLS: SHALL BE NONCOMBUSTIBLE, IGNITION-RESISTANT MATERIALS

- A) EXTERIOR WALL COVERING - SHALL EXTEND FROM THE TOP OF THE FOUNDATION AND TERMINATE AT ROOF
- B) REPAIR/REPLACEMENT OF EXTERIOR WALL - LESS THAN 30 FEET FROM PROPERTY LINE
- C) EXTERIOR WALL VENTS - PREVENT INTRUSION OF FLAME AND EMBERS INTO THE STRUCTURE

EXTERIOR DOORS: APPROVED NONCOMBUSTIBLE CONSTRUCTION OR 20 MINUTE RATED.

COMBUSTIBLE FENCES AND OTHER COMBUSTIBLE ATTACHMENTS TO STRUCTURES: FENCES AND OTHER STRUCTURES LESS THAN FIVE FEET FROM A BUILDING - NON-COMBUSTIBLE.

SMOKE DETECTORS: IN NEW CONSTRUCTION AND IN NEWLY CLASSIFIED GROUP R-3, 1 OCCUPANCIES, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. SMOKE ALARMS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS; OR IN BUILDINGS WITHOUT COMMERCIAL POWER; OR IN BUILDINGS, WHICH UNDERGO ALTERATIONS, REPAIRS, OR ADDITIONS REGULATED BY SECTION 907-2.11.5.

CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE: WILD LAND URBAN INTERFACE SPECIAL BUILDING CONSTRUCTION REGULATIONS ARE LOCATED IN THE 2013 CALIFORNIA BUILDING CODE AND AMENDMENTS FOR THE COUNTY OF SAN DIEGO FOR THE FOLLOWING CONSTRUCTIONS FEATURES:

- A) SFM STANDARD 12-7A-1 EXTERIOR WALL SIDING AND SHEATHING
- B) SFM STANDARD 12-7A-2 EXTERIOR WINDOWS
- C) SFM STANDARD 12-7A-3 HORIZONTAL PROJECTIONS
- D) SFM STANDARD 12-7A-4 DECKING
- A) SFM STANDARD 12-7A-5 IGNITION-RESISTANT MATERIALS

PROJECT IN HIGH FIRE HAZARD SEVERITY ZONE COMPLY WITH CALIFORNIA BUILDING CODE CHAPTER 7A.

Rolf C. Steeve
 ROLF C. STEEVE, JR. AS TRUSTEE OF THE ROLF C. STEEVE, JR. TRUST DATED JULY 8, 2012

William Yen 12/1/2016
 WILLIAM YEN RCE 33730

Roger W. Steeve
 ROGER W. STEEVE AS TRUSTEE OF THE ROGER W. STEEVE LIVING TRUST DATED JUNE 27, 2011

PREPARED BY:
 BILL YEN & ASSOCIATES, INC.
 13071 POWAY ROAD
 POWAY, CA 92064
 (858) 679-8010

ADDRESS: 1587 DUBLIN LANE
 ESCONDIDO, CA 92027

PHONE: (760) 822-4669

APPROVED

BILL YEN & ASSOCIATES, INC.
 CIVIL ENGINEERING SURVEYING AND PLANNING
 13071 POWAY ROAD, POWAY, CA 92064
 (858) 679-8010 FAX (858) 679-8015

WILLIAM C. YEN
 REGISTERED PROFESSIONAL ENGINEER
 NO. 33730
 CIVIL
 STATE OF CALIFORNIA

PLANNING AND DEVELOPMENT SERVICES

PRELIMINARY GRADING PLAN
STEEVE TPM
APN 234-120-66

ROGER W. STEEVE AS TRUSTEE OF THE ROGER W. STEEVE LIVING TRUST DATED JUNE 27, 2011
 ROLF G. STEEVE, JR. AS TRUSTEE OF THE ROLF G. STEEVE, JR. TRUST DATED JULY 6, 2012

ADDRESS: BEAR VALLEY PKWY/BIRCH AVE
 ESCONDIDO, CA 92027

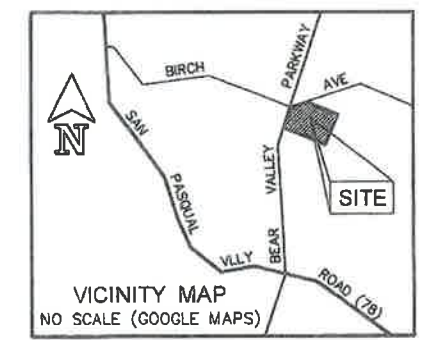
PHONE: (760) 822-4689

- COMPLETE TAX ASSESSOR'S NUMBER: 234-120-86
- ABBREVIATED LEGAL DESCRIPTION: PARCEL 4, PM 4770
- GENERAL PLAN REGIONAL CATEGORY: SEMI-RURAL 1
- COMMUNITY/SUBREGIONAL PLAN AREA: NORTH COUNTY METRO
- LAND USE DESIGNATION(S): SEMI-RURAL RESIDENTIAL (SR-1)
- EXISTING ZONING: A70, 1AC
- GRADING: 850 C.Y. CUT
 3,050 C.Y. FILL
 2,200 C.Y. IMPORT
- TOPOGRAPHY: 2FT
 CONTOURS, CITY OF
 ESCONDIDO, ORTHOPHOTO
 MAP, SHEET INDEX NO.
 1986-6316
- TAX RATE AREA: T 74082
- ASSOCIATED PERMITS: N/A
- LOCATION AND STATUS OF
 EXISTING LEGAL ACCESS TO
 SUBJECT PROPERTY FROM A
 PUBLICLY MAINTAINED ROAD,
 (I.E. RECORDED EASEMENT,
 UNRECORDED EASEMENT AND
 SPECIFY WIDTH): ACCESS
 TO PROPERTY IS BEAR VALLEY
 PARKWAY, A COUNTY MAINTAINED
 ROAD, R-0-W 110'
- WATER SOURCE/WATER
 DISTRICT: ESCONDIDO WATER DISTRICT
- SEPTIC/SEWER DISTRICT: ON-SITE SEPTIC
- FIRE DISTRICT: RINCON DEL DIABLO MUNICIPAL WATER DISTRICT
- SCHOOL DISTRICT: ESCONDIDO UNION ELEMENTARY SCHOOL DISTRICT AND
 ESCONDIDO HIGH SCHOOL DISTRICT

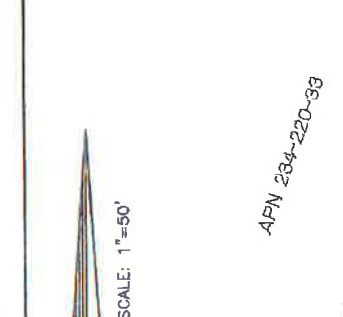
ZONE		A70
USE REGULATIONS		A70
ANIMAL REGULATIONS		L
DEVELOPMENT REGULATIONS	DENSITY	-
	LOT SIZE	1AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
SPECIAL AREA REGULATIONS	LOT COVERAGE	-
	SETBACK	C
	OPEN SPACE	-

SOLAR ACCESS STATEMENT
 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.

PCL	NET AREA	SLOPE
1	1.20 AC	6.5%
2	1.11 AC	6.0%
3	1.01 AC	3.6%
4	1.01 AC	3.3%
TTL	4.62 AC	4.7%



- LEGEND:**
- 100-YR INUNDATION LIMITS
 - 2:1 FILL SLOPE
 - 2:1 CUT SLOPE
 - BMP
 - BUILDING, CONCEPTUAL
 - CATCH BASIN
 - CENTER LINE NEW PER DOC 2013-0745339
 - CLEAN OUT
 - CONC. BROW DITCH
 - CONC. BROW DITCH (EX.)
 - CONTOURS (EX.)
 - CUT/FILL LINE
 - DAYLIGHT DRIVEWAY APRON
 - DRIVEWAY APRON (EX.)
 - ENERGY DISSIPATER
 - ENERGY DISSIPATER (EX.)
 - FIRE HYDRANT (EX.)
 - FIRE HYDRANT PER ESCONDIDO DWG W-3-E
 - FIRE ZONE, 50'
 - HEAD WALL
 - HOSE PULL (TO BE LESS THAN 150' TO FARTHEST EDGE OF BUILDING)
 - PERVIOUS PAVING
 - PRIMARY LEACH LINES
 - RESERVE LEACH LINES
 - SEPTIC TANK
 - SEPTIC TANK/PUMP CHAMBER
 - STORM DRAIN
 - STORM DRAIN SYSTEM PER S.D. CO. RS 1791-3 (EX.)
 - SWALE (EX.)
 - SWITCH BOX, 300 GAL
 - TIGHT LINE
 - TRENCH DRAIN
 - WATER LINE MAIN (EX.)
 - WATER METER PER ESCONDIDO DWG W-1-E, 8" PER ESCONDIDO DWG W-10-E
 - WING WALL

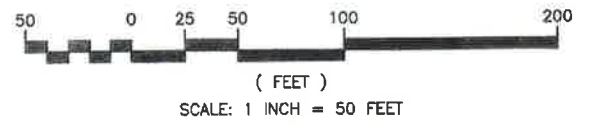


PCL	ACRES
1	0.44
2	0.35
3	0.32
4	0.32

PCL	TYPE
1	BIOFILTRATION W/PARTIAL RETENTION
2	BIOFILTRATION W/PARTIAL RETENTION
3	BIOFILTRATION
4	BIOFILTRATION

PCL	CONSTRUCTION TIME ESTIMATES		MATERIAL GRADED (C.Y.)	
	COMMENCE*	END	CUT	FILL
1	7/10/17	8/10/17	821	182
2	8/1/17	9/1/17	704	243
3	7/20/17	8/20/17	587	304
4	7/1/17	8/1/17	938	121

*NOTE: ACTUAL DATES OF COMMENCEMENT ARE UNDETERMINABLE DUE TO UNKNOWN LENGTH OF TIME THAT WILL TRANSPIRE IN PART DUE TO REGULATORY PROCESS DELAYS AND UNKNOWN REQUIREMENTS.



- EXISTING EASEMENTS**
- DD#1 PIPELINE AND DITCHES EASEMENT TO ESCONDIDO IRRIGATION DISTRICT PER BOOK 238, PAGE 390 OF O.R., REC. 8-1-1895.
 - DD#2 TEMPORARY OVERHEAD ELECTRIC EASEMENT TO SDG&E PER DOC. 2013-0411851 OF O.R., REC. 7-1-2013. CANNOT BE PLOTTED.
 - DD#3 SLOPE AND DRAINAGE EASEMENT TOGETHER WITH A TEMPORARY CONSTRUCTION EASEMENT TO COUNTY OF SAN DIEGO PER DOC. 2013-0745339 OF O.R., REC. 12-31-2013.

PRELIMINARY GRADING PLAN NOTE:
 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 TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

PCL	TANK SIZE	PUMP TANK SIZE	PRIMARY LEACH	RESERVE LEACH
1	1,000 GAL	1,000 GAL	570 L.F.	570 L.F.
2	1,000 GAL	1,000 GAL	570 L.F.	575 L.F.
3	1,000-1,200 GAL	-	570 L.F.	575 L.F.
4	1,000-1,200 GAL	-	570 L.F.	570 L.F.

Project # PDS 2015-TPM-1225 incl. 3 sheets
 was approved on May 9, 2015 by
 The Director of Planning & Development Services
 The Zoning Administrator
 The San Diego County Planning Commission
 The San Diego County Board of Supervisors
 By *William Yen* Planning Manager
 Title

FIRE PROTECTION NOTES:

FIRE HYDRANT LOCATIONS: GROUP R-3 AND U OCCUPANCIES: AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW FOR FIRE PROTECTION SHALL BE PROVIDED TO ALL PREMISES UPON WHICH FACILITIES, BUILDINGS, OR PORTIONS OF BUILDINGS ARE HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. WHEN ANY PORTION OF THE FACILITY OR BUILDING IS IN EXCESS OF 500 FEET (152,900 MM) FROM A WATER SUPPLY ON A PUBLIC STREET, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS CAPABLE OF SUPPLYING THE REQUIRED FLOW SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL. FIRE CODE SECTION 507.5.1.1.1. EVERY 300 FEET FOR MULTI-FAMILY DWELLINGS, FIRE CODE SECTION 507.5.1.1.2.

GATES: NO PERSON SHALL INSTALL A SECURITY GATE OR SECURITY DEVICE ACROSS A FIRE ACCESS ROADWAY WITHOUT THE FIRE CODE OFFICIAL'S APPROVAL. ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED A MINIMUM OF 30 FEET FROM THE NEAREST EDGE OF THE ROADWAY AND THE DRIVEWAY WIDTH SHALL BE 36 FEET WIDE AT THE ENTRANCE ON ROADWAYS OF 24 FEET OR LESS OF THE TRAFFIC LANE(S) SERVING THE GATE. AN AUTOMATIC GATE ACROSS A FIRE ACCESS ROADWAY OR DRIVEWAY SHALL BE EQUIPPED WITH AN APPROVED EMERGENCY KEY-OPERATED SWITCH OVERRIDING ALL COMMAND FUNCTIONS AND OPENING THE GATE. A GATE ACCESSING MORE THAN FOUR RESIDENCES OR RESIDENTIAL LOTS OR A GATE ACCESSING HAZARDOUS INSTITUTIONAL, EDUCATIONAL OR ASSEMBLY OCCUPANCY GROUP STRUCTURE, SHALL ALSO BE EQUIPPED WITH AN APPROVED EMERGENCY TRAFFIC CONTROL-ACTIVATING STROBE LIGHT SENSOR OR OTHER DEVICE APPROVED BY THE FIRE CODE OFFICIAL, WHICH WILL ACTIVATE THE GATE ON THE APPROACH OF EMERGENCY APPARATUS WITH A BATTERY BACK-UP OR MANUAL MECHANICAL DISCONNECT IN CASE OF POWER FAILURE. AN AUTOMATIC GATE SHALL MEET FIRE DEPARTMENT POLICIES DEEMED NECESSARY BY THE FIRE CODE OFFICIAL FOR RAPID, RELIABLE ACCESS. AN AUTOMATIC GATE SERVING MORE THAN ONE DWELLING OR RESIDENTIAL LOT IN EXISTENCE AT THE TIME OF ADOPTION OF THIS CHAPTER IS REQUIRED TO INSTALL AN APPROVED EMERGENCY KEY-OPERATED SWITCH OR OTHER MECHANISM APPROVED BY THE FIRE CODE OFFICIAL, AT AN APPROVED LOCATION, WHICH OVERRIDES ALL COMMAND FUNCTIONS AND OPENS THE GATE. A PROPERTY OWNER SHALL COMPLY WITH THIS REQUIREMENT WITHIN 90 DAYS OF RECEIVING WRITTEN NOTICE TO COMPLY. WHERE THIS SECTION REQUIRES AND APPROVED KEY-OPERATED SWITCH, IT MAY BE DUAL-KEYED OR EQUIPPED WITH DUAL SWITCHES PROVIDED TO FACILITATE ACCESS BY LAW ENFORCEMENT PERSONNEL. ELECTRIC GATE OPENERS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200.

DEAD END-TURNAROUNDS: ALL DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR TURNING AROUND EMERGENCY APPARATUS. A CUL-DE-SAC SHALL BE PROVIDED IN RESIDENTIAL AREAS WHERE THE ACCESS ROADWAY SERVES MORE THAN TWO STRUCTURES. THE MINIMUM UNOBSTRUCTED PAVED RADIUS WIDTH FOR A CUL-DE-SAC IN A RESIDENTIAL AREA SHALL BE 36 FEET. THE FIRE CODE OFFICIAL SHALL ESTABLISH A POLICY IDENTIFYING ACCEPTABLE TURNAROUNDS FOR VARIOUS PROJECT TYPES. PLEASE SEE ALTERNATIVE TURNAROUND DESIGNS FOR SINGLE FAMILY RESIDENCES.

SURFACE: FIRE APPARATUS ACCESS ROADS SHALL BE 20 FEET AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS NOT LESS THAN 75,000 LBS. UNLESS AUTHORIZED BY THE FAHJ AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.

ADDRESS NUMBERS: APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND SHALL MEET THE FOLLOWING MINIMUM STANDARDS AS TO SIZE: 4" HIGH WITH A 1/2" STROKE FOR RESIDENTIAL BUILDINGS, 6" HIGH WITH A 1/2" STROKE FOR COMMERCIAL AND MULTI-RESIDENTIAL BUILDINGS, 12" HIGH WITH A 1" STROKE FOR INDUSTRIAL BUILDINGS. ADDITIONAL NUMBERS SHALL BE REQUIRED WHERE DEEMED NECESSARY BY THE FIRE MARSHAL, SUCH AS REAR ACCESS DOORS, BUILDING CORNERS, AND ENTRANCES TO COMMERCIAL CENTERS. THE FIRE CODE OFFICIAL MAY ESTABLISH DIFFERENT MINIMUM SIZES FOR NUMBERS FOR VARIOUS CATEGORIES OF PROJECTS. PROVIDE ADDRESS ON A SIGN AT THE STREET ENTRANCE TO THE PROPERTY.

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- ZONE A - WHEN A BUILDING OR STRUCTURE IN A HAZARDOUS FIRE AREA IS LOCATED 100 FEET OR MORE FROM THE PROPERTY LINE THE PERSON OWNING OR OCCUPYING THE BUILDING OR STRUCTURE SHALL MAINTAIN A FUEL MODIFICATION ZONE WITHIN 100 FEET OF THE BUILDING OR STRUCTURE. THE AREA WITHIN 50 FEET OF A BUILDING OR STRUCTURE SHALL BE CLEARED OF VEGETATION THAT IS NOT FIRE RESISTANT AND RE-PLANTED WITH FIRE-RESISTANT PLANTS, IN THE AREA BETWEEN 50 TO 100 FEET FROM A BUILDING ALL DEAD AND DYING VEGETATION SHALL BE REMOVED.
- ZONE B - NATIVE VEGETATION MAY REMAIN IN THIS AREA PROVIDED THAT THE VEGETATION IS MODIFIED SO THAT COMBUSTIBLE VEGETATION DOES NOT OCCUPY MORE THAN 50% OF THE SQUARE FOOTAGE OF THIS AREA. WEEDS AND ANNUAL GRASSES TO BE MOWED TO A HEIGHT OF 4" TO 6". ANY CHIPPING THAT IS DONE ON SITE SHOULD BE SPREAD NOT TO EXCEED 6" IN HEIGHT. TREES MAY REMAIN IN BOTH AREAS PROVIDED THAT THE HORIZONTAL DISTANCE BETWEEN CROWNS OF ADJACENT TREES AND CROWNS OF TREES AND STRUCTURES IS NOT LESS THAN 10 FEET.

GENERAL SETBACKS: ALL STRUCTURES SHALL BE SET BACK A MINIMUM OF 30 FEET FROM ALL PROPERTY LINES AND OPEN SPACE EASEMENTS UNLESS THE COUNTY/CITY ZONING ORDINANCE REQUIRES A GREATER SETBACK. EXCEPTION: WHEN BOTH THE BUILDING OFFICIAL AND THE FAHJ DETERMINE THAT THE HAZARD FROM WILDFIRE IS NOT SIGNIFICANT OR WHEN THE TERRAIN, PARCEL SIZE OR OTHER CONSTRAINTS ON THE PARCEL MAKE THE REQUIRED SETBACK INFEASIBLE, THE BUILDING OFFICIAL MAY ALLOW THE SETBACK TO BE LESS THAN 30 FEET FROM THE PROPERTY LINE WHEN ALLOWED BY THE ZONING ORDINANCE. SETBACK FROM TOP OF SLOP FOR 2 STORY HOMES TO BE 30 FEET AND 1 STORY TO BE 15 FEET.

FIRE SPRINKLERS: APPROVED AUTOMATIC FIRE SPRINKLER SYSTEMS, PER NFPA 13D, ARE REQUIRED IN ALL NEW STRUCTURES. FOR THE PURPOSE OF FIRE-SPRINKLER SYSTEMS, BUILDINGS SEPARATED BY LESS THAN TEN (10) FEET FROM ADJACENT BUILDINGS SHALL BE CONSIDERED AS ONE BUILDING. FIRE BARRIERS, PARTITIONS AND WALLS, REGARDLESS OF RATING, SHALL NOT BE CONSIDERED AS CREATING SEPARATE BUILDINGS FOR PURPOSE OF DETERMINING FIRE SPRINKLER REQUIREMENTS. MEZZANINES SHALL BE INCLUDED IN THE TOTAL SQUARE FOOTAGE CALCULATION.

ROOFING COVERING & VALLEYS: CLASS "A" VERY HIGH FIRE HAZARD AREAS
 A) ROOF GUTTERS - PREVENT DEBRIS ACCUMULATION
 B) REPLACEMENT - MORE THAN 50% OR MORE 2,500 SQUARE FEET ROOF AREA

ATTIC VENTILATION: PREVENT INTRUSION OF FLAME AND EMBERS (EMBER RESISTANT "ER" APPROVED MODELS ONLY) INTO THE ATTIC.

EAVE OR CORNICE VENTS: NOT ALLOWED IN EXTERIOR OVERHANG AREAS
 A) EAVE PROTECTION - SHALL BE PROTECTED BY IGNITION RESISTANT MATERIALS

SPARK ARRESTORS: ALL STRUCTURES HAVING A CHIMNEY, FLUE OR STOVEPIPE ATTACHED TO A FIREPLACE, STOVE, BARBECUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL HAVE THE CHIMNEY, FLUE OR STOVEPIPE EQUIPPED WITH AN APPROVED SPARK ARRESTER. AN APPROVED SPARK ARRESTER IS A DEVICE INTENDED TO PREVENT SPARKS FROM ESCAPING INTO THE ATMOSPHERE, CONSTRUCTED OF WELDED OR WOVEN WIRE MESH, 12 GAUGE THICKNESS OR LARGER, WITH OPENINGS NO GREATER THAN 1/2 INCH, OR OTHER ALTERNATIVE MATERIAL THE FAHJ DETERMINES PROVIDES EQUAL OR BETTER PROTECTION.

GLAZING MATERIALS: ONE PANE TEMPERED ON DUAL PANE WINDOWS.

VINYL WINDOWS: MUST MEET THE FOLLOWING CHARACTERISTICS:
 A. FRAME AND SASH ARE COMPRISED OF VINYL MATERIAL WITH WELDED CORNERS
 B. METAL REINFORCEMENT IN THE INTERLOCK AREA
 C. GLAZED WITH INSULATING GLASS, ANNEALED OR TEMPERED
 D. ONE PANE TEMPERED OF DUAL PANE WINDOW(S)

SKYLIGHTS: ONE PANE TEMPERED GLASS.

EXTERIOR WALLS: SHALL BE NONCOMBUSTIBLE, IGNITION-RESISTANT MATERIALS
 A) EXTERIOR WALL COVERING - SHALL EXTEND FROM THE TOP OF THE FOUNDATION AND TERMINATE AT ROOF
 B) REPAIR/REPLACEMENT OF EXTERIOR WALL - LESS THAN 30 FEET FROM PROPERTY LINE
 C) EXTERIOR WALL VENTS - PREVENT INTRUSION OF FLAME AND EMBERS INTO THE STRUCTURE

EXTERIOR DOORS: APPROVED NONCOMBUSTIBLE CONSTRUCTION OR 20 MINUTE RATED.

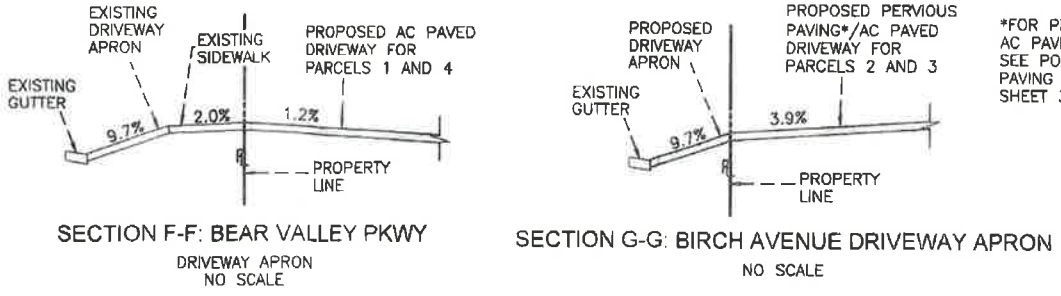
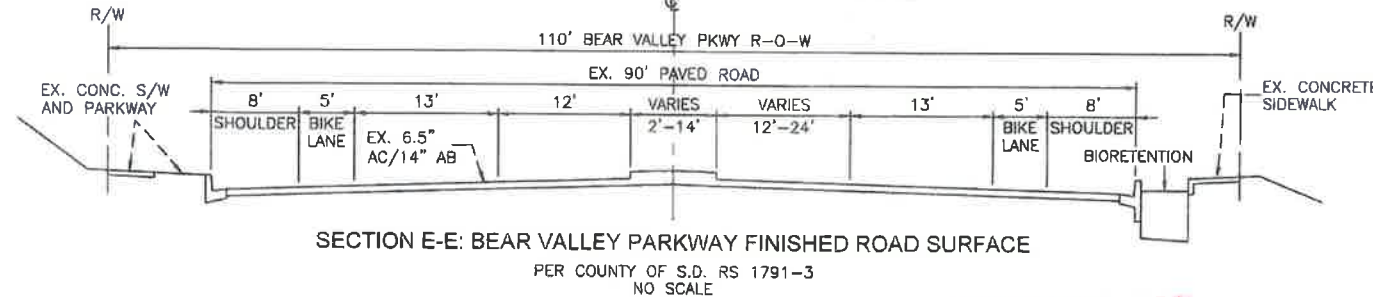
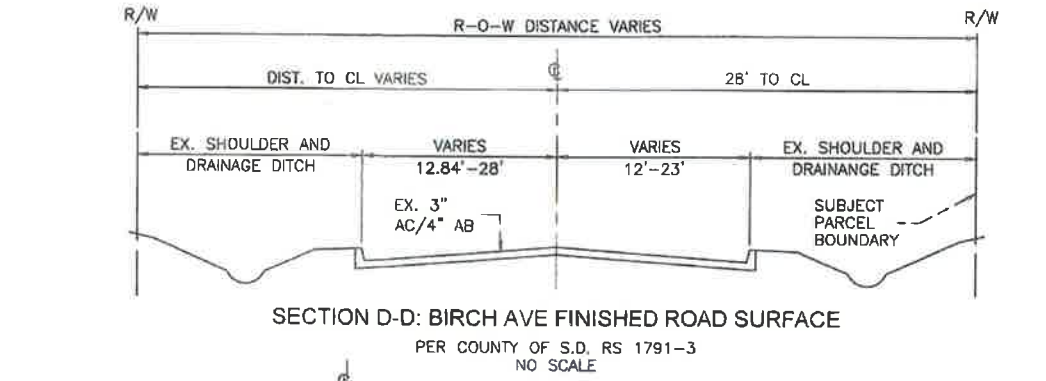
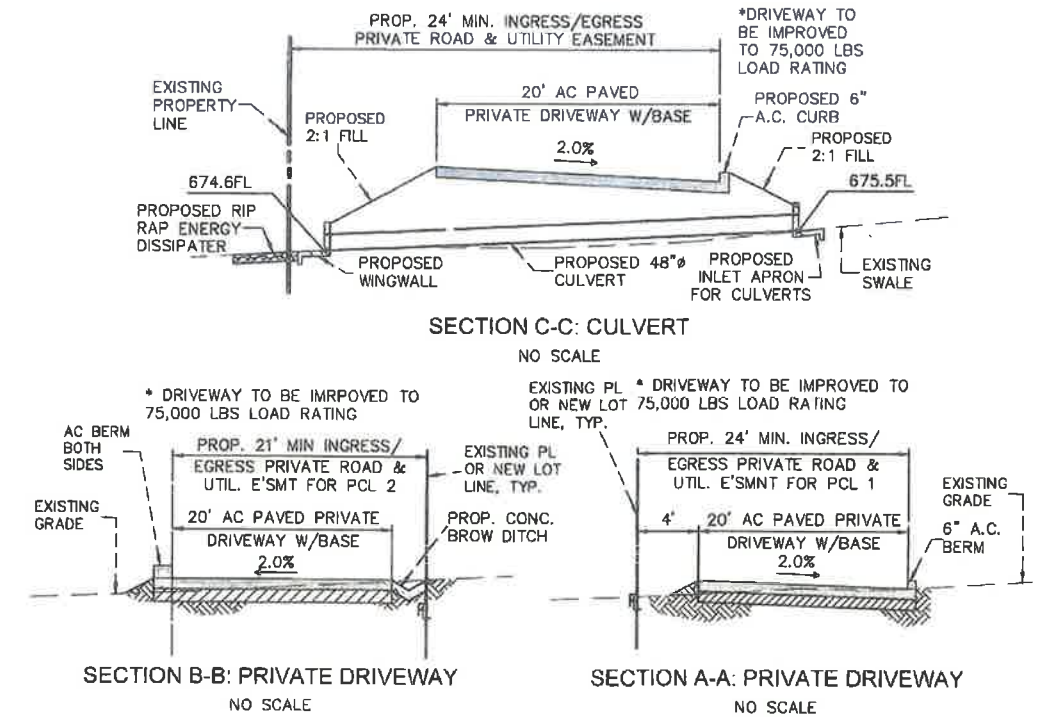
COMBUSTIBLE FENCES AND OTHER COMBUSTIBLE ATTACHMENTS TO STRUCTURES: FENCES AND OTHER STRUCTURES LESS THAN FIVE FEET FROM A BUILDING - NON-COMBUSTIBLE.

SMOKE DETECTORS: IN NEW CONSTRUCTION AND IN NEWLY CLASSIFIED GROUP R-3, 1 OCCUPANCIES, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. SMOKE ALARMS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS; OR IN BUILDINGS WITHOUT COMMERCIAL POWER; OR IN BUILDINGS, WHICH UNDERGO ALTERATIONS, REPAIRS, OR ADDITIONS REGULATED BY SECTION 907-2.11.5.

CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE: WILD LAND URBAN INTERFACE SPECIAL BUILDING CONSTRUCTION REGULATIONS ARE LOCATED IN THE 2013 CALIFORNIA BUILDING CODE AND AMENDMENTS FOR THE COUNTY OF SAN DIEGO FOR THE FOLLOWING CONSTRUCTIONS FEATURES:

- A) SFM STANDARD 12-7A-1 EXTERIOR WALL SIDING AND SHEATHING
- B) SFM STANDARD 12-7A-2 EXTERIOR WINDOWS
- C) SFM STANDARD 12-7A-3 HORIZONTAL PROJECTIONS
- D) SFM STANDARD 12-7A-4 DECKING
- A) SFM STANDARD 12-7A-5 IGNITION-RESISTANT MATERIALS

PROJECT IN HIGH FIRE HAZARD SEVERITY ZONE - IMPLY WITH CALIFORNIA BUILDING CODE CHAPTER 7A.



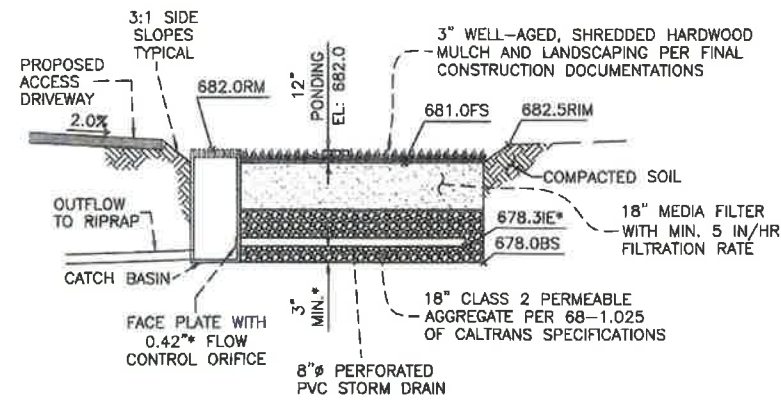
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PLANNING AND DEVELOPMENT

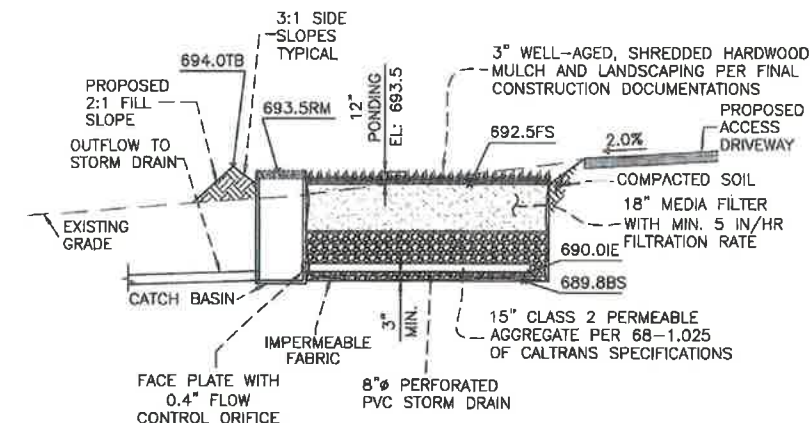
BILL YEN & ASSOCIATES, INC.
CIVIL ENGINEERING SURVEYING SITE PLANNING
13071 POWAY ROAD, POWAY, CA 92064-4519
(858) 679-8010 FAX (858) 679-8015

WILLIAM YEN, RCE 33730 DATE 12/1/2016

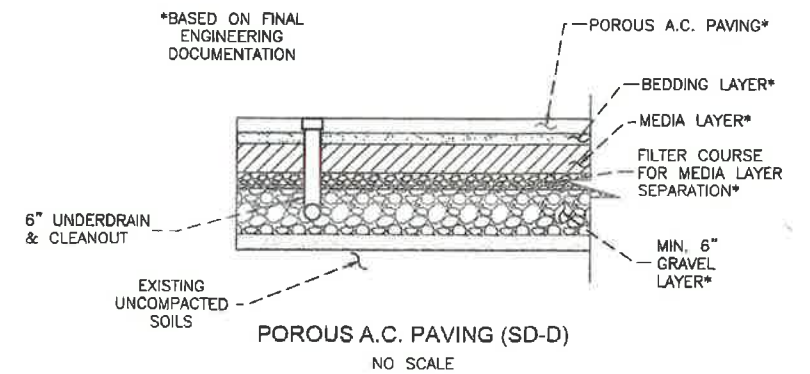


*BMP1 IS DESIGNED WITH THE MOST CONSERVATED FILTRATION AVAILABLE PER POTENTIAL INFILTRATION RATES SHOWN IN TABLE G.1-5 OF APPENDIX G OF THE BMPDM. IT IS DESIGNED AS A PR-1 AND WILL BE RECALCULATED WHEN SITE SPECIFIC INFILTRATION RATES ARE DETERMINED DURING THE FINAL ENGINEERING PROCESS.

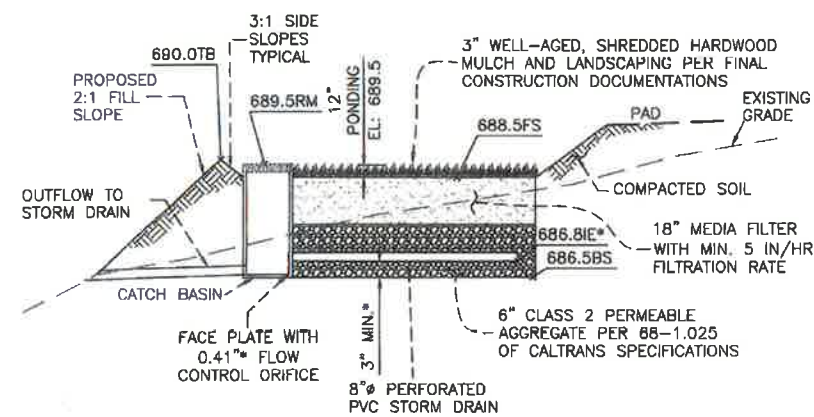
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NO SCALE



BMP3: BIOFILTRATION (BF-1)
NO SCALE

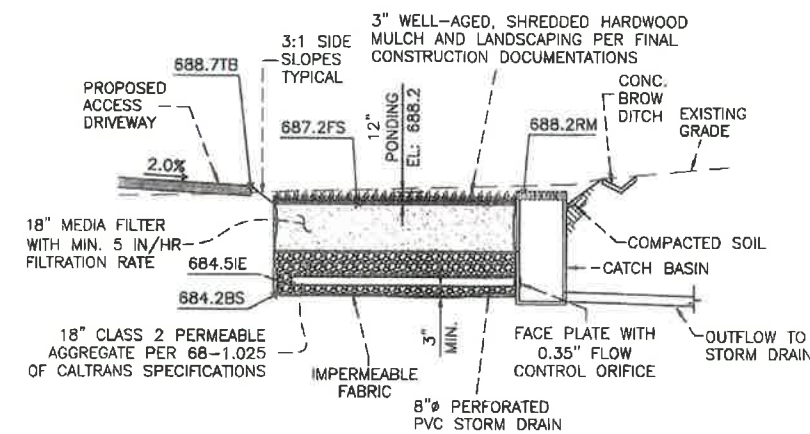


POROUS A.C. PAVING (SD-D)
NO SCALE



*BMP2 IS DESIGNED WITH THE MOST CONSERVATED FILTRATION AVAILABLE PER POTENTIAL INFILTRATION RATES SHOWN IN TABLE G.1-5 OF APPENDIX G OF THE BMPDM. IT IS DESIGNED AS A PR-1 AND WILL BE RECALCULATED WHEN SITE SPECIFIC INFILTRATION RATES ARE DETERMINED DURING THE FINAL ENGINEERING PROCESS.

BMP2: BIOFILTRATION W/PARTIAL RETENTION (PR-1)
NO SCALE



BMP4: BIOFILTRATION (BF-1)
NO SCALE

APPROVED

MAY 09 2018
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WILLIAM YEN, RCE 33730 DATE 12/1/2016