

**SUPPLEMENTAL SUBMITTAL  
REQUIREMENTS FOR  
2380 CACTUS ROAD**

**SAN DIEGO, CALIFORNIA**

**Project No. 625830  
APN 646-100-54**

**Submitted to:**

**City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, California 92101**

**Prepared for:**

**ColRich  
444 West Beech Street, Suite 300  
San Diego, California 92101**

**And**

**T&B Planning, Inc.  
17542 East 17<sup>th</sup> Street, Suite 100  
Tustin, California 92780**

**Prepared by:**

**Brian F. Smith and Associates, Inc.  
14010 Poway Road, Suite A  
Poway, California 92064**



*February 22, 2019*

**Building Record**

ADDRESS 1120 CACTUS ROAD

1046-100-54

DESCRIPTION OF BUILDING															PARCEL										
CLASS & SHAPE	CONSTRUCTION		STRUCTURAL		EXTERIOR		ROOF		HEATING		RATING (E, G, A, F, P)		ROOMS		FLOORS		FLOOR FINISH		INTERIOR FINISH						
	Light	Sub-Standard	Frame	Box	Stucco	Flat /4 Pitch	Forced	Wiring	Rooms	B	1	2	Material	Grade	Walls	Ceilings									
D.S.5B	Standard		Conc. Blk.		Siding "x"	Hip /4	Floor	Plumbing	All						DRY	Acou. Pl.									
	Above-Standard		6"   8"		Ply. & Batts	Shed /4	Elect. Rad.	KITCH. DETAILS	Ent. Hall																
	Special		Adobe		Routed Ply.	Encl. Eaves	Thermo.	Nat. Fin. Cabs	Living	1															
	TYPE		Brick		Shingle	Dormers		Painted Cabs	Dining																
USE   DESIGN	FOUNDATION		Slump Blk.		Shake		Raft. "x" "		X Oven & Plate		Family														
Single	Concrete	Floor Joist:		B & B	T & G	Gutters	X Fireplace 700	X Dishwasher	Bed	3															
Double	Conc. Blk.					Sm. Rk	Lg. Rk	Break. Bar	Bed																
Duplex	Brick			Brick	Stone	Shingle		COOLING	Pantry																
Apartment	Wood					Shake		Refrig. Ton	Lumin. Ceil.																
Flat-Court	Piers	Concrete Floor		WINDOWS		Tile	Ti. Trim	Wall Unit	Blt-in BBQ																
Motel				D.H.	Casem't				Kitchen	1		VINYL													
		Insulated Ceil'gs		M.S.	Lvr.	Compo.;		Heat Pump	Drain Bd			Material: MICA	Lgth: 12 Ft.	Splash:											
Units	Light	Heavy	Insulated Walls		Slid. Gl. Door		Compo. Shingle		BATH DETAIL																
CONSTRUCTION RECORD				EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD				RATING (E, G, A, F, P)				Fl. No.	FINISH			FIXTURES			SHOWER				
Builder	PROGRESS (19,000 + PAID)			1978	1978	Age	Remai'g Life	Table	%	Cond	Arch Attr.	Func. Plan	Con. form	Storage Sp. Cup'd	Sp. Clos't	Work. mshp	Floors	Walls	W. Lo. Tub	Type	Grade	Str	OT	GD	Finist
Per. No.	For	Amount	Date														1	1	1	M	A				57
53127	D+G	19670	7/73							E	A	A	A	A	A	A	1	1	1	M	A				57
119939	C/L FENCE	2600	10-6-75																						
										PULLMANS	NO.	LGTH. 4'	FIN.												
										SPECIAL FEATURES															
										Dressing Area		Central Vac.													
										Wet Bar		Excess Glass													
										Walk-in Closets															

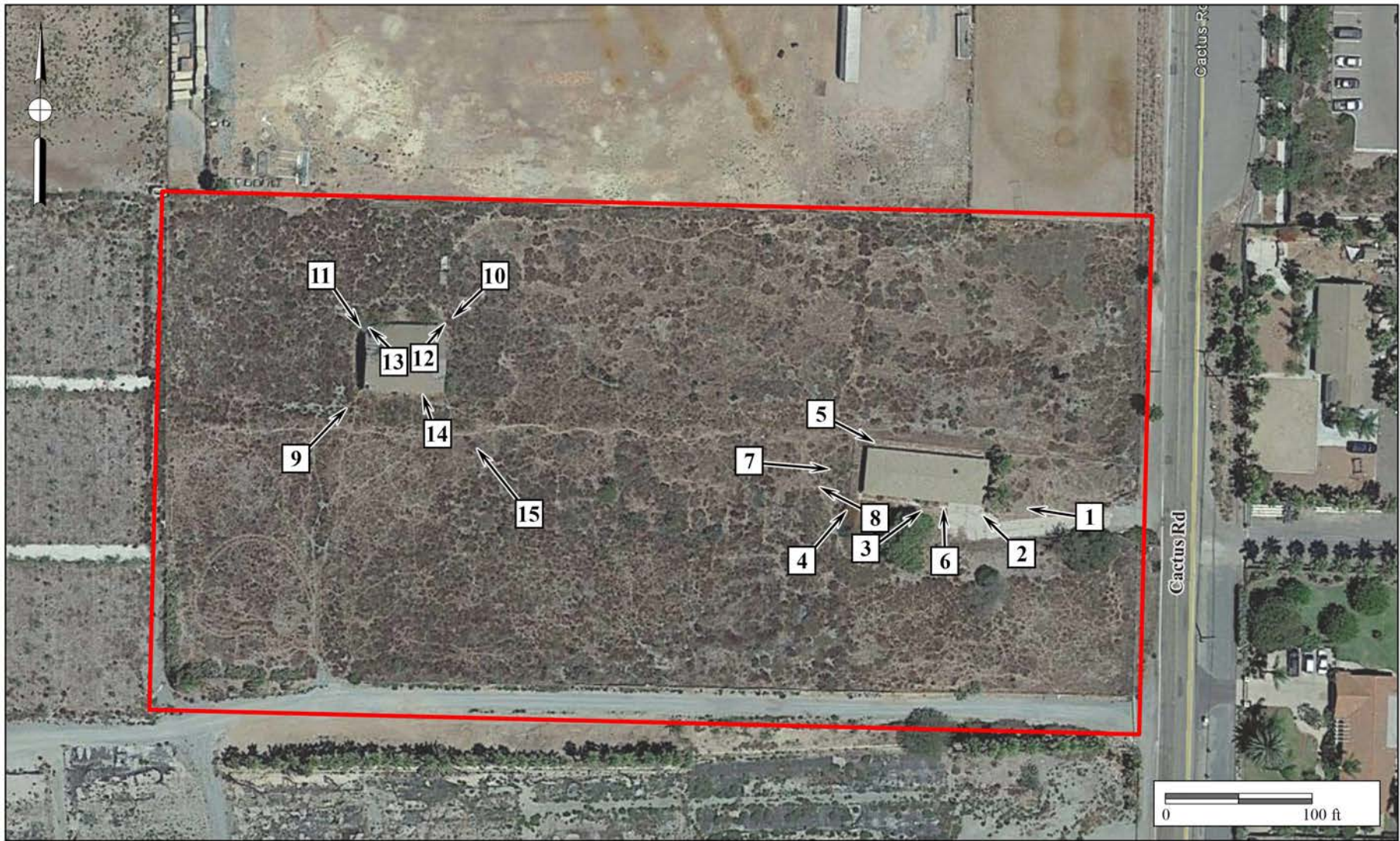
COMPUTATION																	
Appraiser & Date		Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
w. Oakland 11/11		D	1272	12.20	15518												
		AC			600												
		FP			700												
		G	480	4.50	2160												
		YD. IMPS.			1000												
		XTRA PLBG			670												
TOTAL					20648												
NORMAL % GOOD					100												
R.C.L.N.D.					20648												



**Photographic Survey**

*(Please see attached CD for digital files)*





### Photographic Survey Key

2380 Cactus Road





**Plate 1**

**East Façade of the Building, Facing West**

2380 Cactus Road





## Plate 2

**East Portion of the South Façade of the Building, Facing Northwest**

2380 Cactus Road







### **Plate 3**

**South Façade of the Building, Facing Northeast**

2380 Cactus Road



**Plate 4**

**Southwest Corner of the Building, Facing Northeast**

2380 Cactus Road





## Plate 5

**North Façade of the Building, Facing Southeast**

2380 Cactus Road





**Plate 6**

**Close-Up View of the Front Door of the Building, Facing North**

2380 Cactus Road





**Plate 7**

**West Façade of the Building, Facing East**

2380 Cactus Road





## Plate 8

**Overview of the East Façade of the Barn  
From the Southwest Corner of the Building, Facing West**

2380 Cactus Road







## Plate 9

**South and West Façades of the Barn, Facing Northeast**

2380 Cactus Road





**Plate 10**

**Northeast Corner of the Barn, Facing Southwest**

2380 Cactus Road





## **Plate 11**

**Northwest Corner of the Barn, Facing Southeast**

2380 Cactus Road





**Plate 12**

**Northeast Corner from the Interior of the Barn, Facing Northeast**

2380 Cactus Road





**Plate 13**

**Northwest Corner from the Interior of the Barn, Facing Northwest**

2380 Cactus Road







## Plate 14

### Close-Up View of the Pier and Beam Barn Foundation

2380 Cactus Road







**Plate 15**

**South and East Façades of the Barn, Facing Northwest**

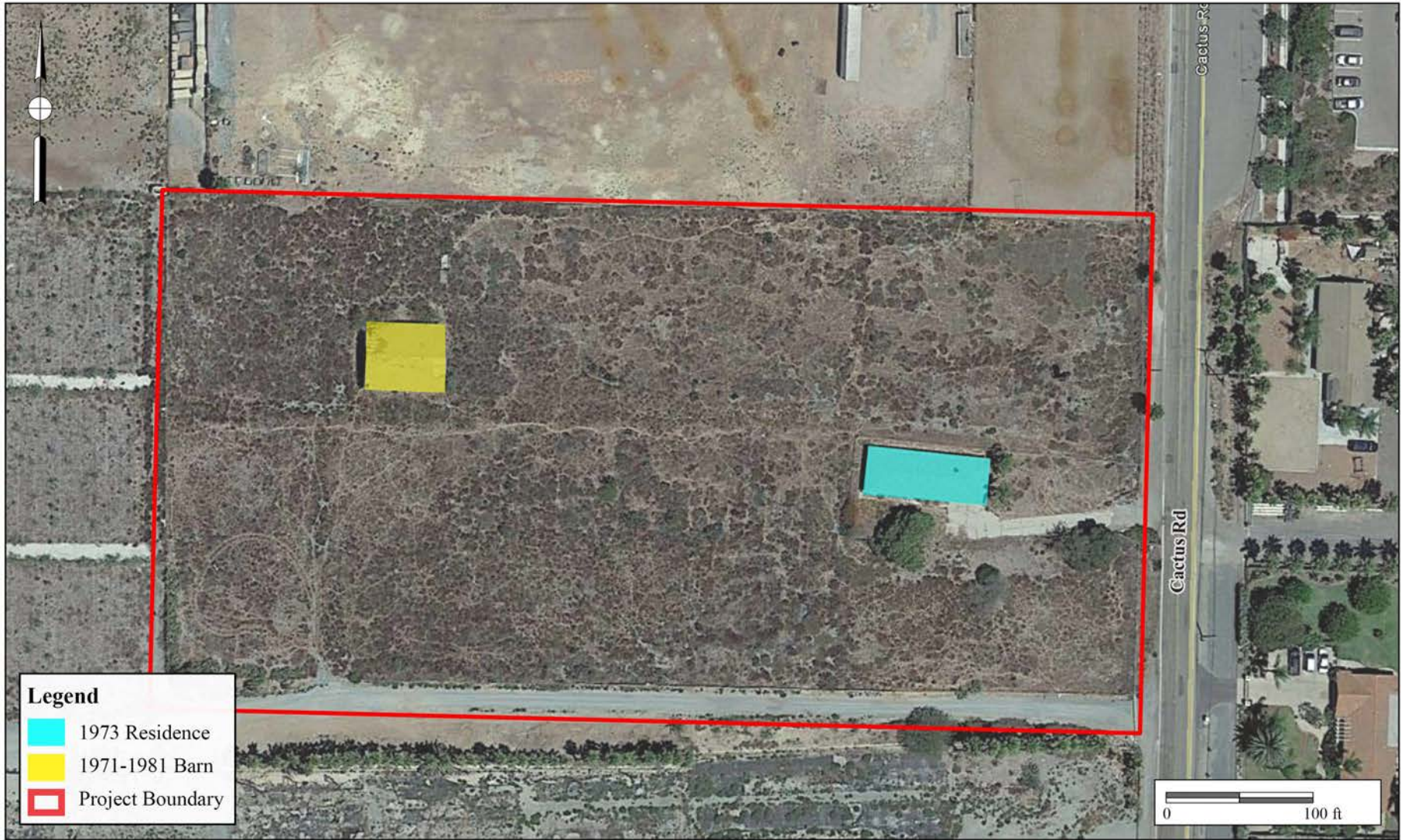
2380 Cactus Road





**Site Plan**





**Site Plan With Footprint**  
2380 Cactus Road

**Additional Documents**



- Written Description of  
the Property, Including Alterations**
- Notice of Completion**
- Chain of Title**
- List of Occupants (City Directories)**
- Historic Photographs**
- Sanborn Maps (No Sanborn Map  
Coverage Exists for this Area)**

## **2380 CACTUS ROAD (APN 646-100-54) PROPERTY DESCRIPTION**

The Residential Building Record for 2380 Cactus Road indicates that the single-family residence was constructed in 1973, with an original address of 1120 Cactus Road. The building possesses characteristics of the Ranch architectural style. It was constructed as a single-story, stucco-clad, hipped-roofed, single-family residence with an attached garage. The building currently exhibits aluminum-framed, sliding windows and a solid wood entry door set back within the center of the south façade. The roof on the residence exhibits wide, unenclosed eaves, and is covered in composite shingles. The garage door is a standard aluminum roll-up style door, which may have replaced a wood lift-up style door in between the 1980s and 2011. Other than the potentially non-original garage door, no known modifications have been made to the building since its initial construction in 1973.

A large wooden barn is located to the northwest of the residence, near the rear of the property. While the barn appears to have been constructed before the 1970s, the barn is not present on a 1971 aerial photograph of the property. The barn does, however, appear on a 1981 aerial photograph. No information about the barn is provided on the building record. The barn was constructed out of vertical wood planks. The roof is side gabled with a wide eave overhang and exposed eaves. The structure rests on a pier and beam foundation. Open doorways are present on the south and west façades, while the north façade is entirely open. The structure exhibits a plywood panel floor.

The building record notes that corrals and fences were constructed on the property in 1975. The building record also notes that a shed was also located on the property in 1976. The last mention of the fences, corrals, and shed on the building record is 1976. Aerial photographs indicate that the property had been cleared of everything except for the barn and residence by 1996.

### Changes to the Property

- Corrals and fences constructed on the property in 1975.
- A shed was constructed on the property between 1975 and 1976.
- Corrals, fences, and shed removed between 1976 and 1996.

### Structural Modifications

- Potential replacement of the original garage door between the 1980s and 2011.



1068

74-007663

Recording Requested By

PROGRESS CONSTRUCTION CO., INC.

FILE /PAGE NO. BOOK 1974  
RECORDED REQUEST OF

COMMERCIAL STANDARD TITLE

JAN 11 8 00 AM '74

OFFICIAL RECORDS  
SAN DIEGO COUNTY, CALIF.  
HARLEY F. BLOOM  
RECORDER

\$3.00

When Recorded Mail To

Progress Construction Co., Inc.  
5847 El Cajon Blvd.  
San Diego, CA 92115

Order No. 127881-D

Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

- The undersigned is owner of the interest or estate stated below in the property hereinafter described.
- The FULL NAME of the undersigned is James R. Onate
- The FULL ADDRESS of the undersigned is 1120 Cactus Road, Chula Vista, CA 92011
- The NATURE OF THE TITLE of the undersigned is: In fee  
(If other than fee, strike "In fee" and insert, for example, "Purchaser under Contract or Purchase," or "Lessee.")
- The FULL NAMES and FULL ADDRESSES OF ALL PERSONS, if any, who hold title with the undersigned as joint tenants or as tenants in common are:  

NAMES	ADDRESSES
<u>Nancy I. Onate</u>	<u>1120 Cactus Road 92011</u>
- The names of the PREDECESSORS in interest of the undersigned, if the property was transferred subsequent to the commencement of the work of improvement herein referred to are: (If no transfer made, insert "none.")  

NAMES	ADDRESSES
- A work of improvement on the property hereinafter described was COMPLETED on 1/8/74
- The name of the CONTRACTOR, if any, for such work of improvement was: (If no contractor for work of improvement as a whole, insert "none.")  
Progress Construction Co., Inc.
- The property on which said work of improvement was completed is in the City of Chula Vista, County of San Diego, State of California, and is described as follows:  
A Portion of section 33, Township 18 South, R. 1 West.

SEE ATTACHED EXHIBIT A

- The street address of said property is: (If no street address has been assigned, insert "none.")  
1120 Cactus Road,  
Chula Vista, CA 92011

STATE OF CALIFORNIA } (VERIFICATION)  
COUNTY OF \_\_\_\_\_ }

The undersigned, being duly sworn, says: That he is the owner of the aforesaid interest or estate in the property described in the foregoing Notice; that he has read the same, and knows the contents thereof, and that the facts stated herein are true.

Dated 1/8/74  
James R. Onate  
SIGNATURE of owner named in paragraph 2. Also sign verification (See form at X)

James R. Onate  
SIGNATURE of Owner Named in Paragraph 2 above

STATE OF CALIFORNIA } (If this notice is executed by a corporation, use form below and affix corporate seal)  
COUNTY OF \_\_\_\_\_ }

The undersigned, being first duly sworn, says: That he is an officer, to wit, \_\_\_\_\_ of \_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME

1/8/74  
PAUL T. SPARROW  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
Paul T. Sparrow  
NAME (Typed or Printed)

(Owner named in Paragraph 2, if a corporation)  
The undersigned, which is the owner of the aforesaid interest or estate in the property described in the foregoing Notice executed by said corporation; that he has read the same and knows the contents thereof, and that the facts therein stated are true of his own knowledge; that he makes this verification for and on behalf of said Corporation.

(SIGNATURE)

**Chain of Title**  
 2380 Cactus Road  
 Title Records for APN 646-100-54

Grantor	Grantee	Date Recorded
Ronald Henry Waters, Tonita Nadja Waters, Frank Melvin Clarkson, who acquired title as Melvin Clarkson, and Doris Clarkson	James Raymond Onate and Nancy I. Onate	7/16/1969
James Raymond Onate and Nancy I. Onate	Albert H. Taylor and Betty Taylor	8/20/1975
Albert H. Taylor and Betty Taylor	Albert H. Taylor and Elizabeth L. Taylor, Trustees	4/13/1993
Albert H. Taylor and Elizabeth L. Taylor, Trustees	Bonnie Jean Baker, Sandra Kay Riddle, Jerry Lee Taylor, and Kenneth Wayne Taylor, 1/3 interest	12/30/1993
Albert H. Taylor and Elizabeth L. Taylor, Trustees, 2/3 interest	Albert H. Taylor and Elizabeth L. Taylor, Trustees, 1/3 interest; and Bonnie Jean Baker, Sandra Kay Riddle, Jerry Lee Taylor, and Kenneth Wayne Taylor, 1/3 interest	11/15/1994
Elizabeth L. Taylor, Trustee, Bonnie Jean Baker, Sandra Kay Riddle, Jerry Lee Taylor, and Kenneth Wayne Taylor	Tonatico Investments, LLC	1/17/1997

## City Directory

### 1120/2380 Cactus Road Occupants

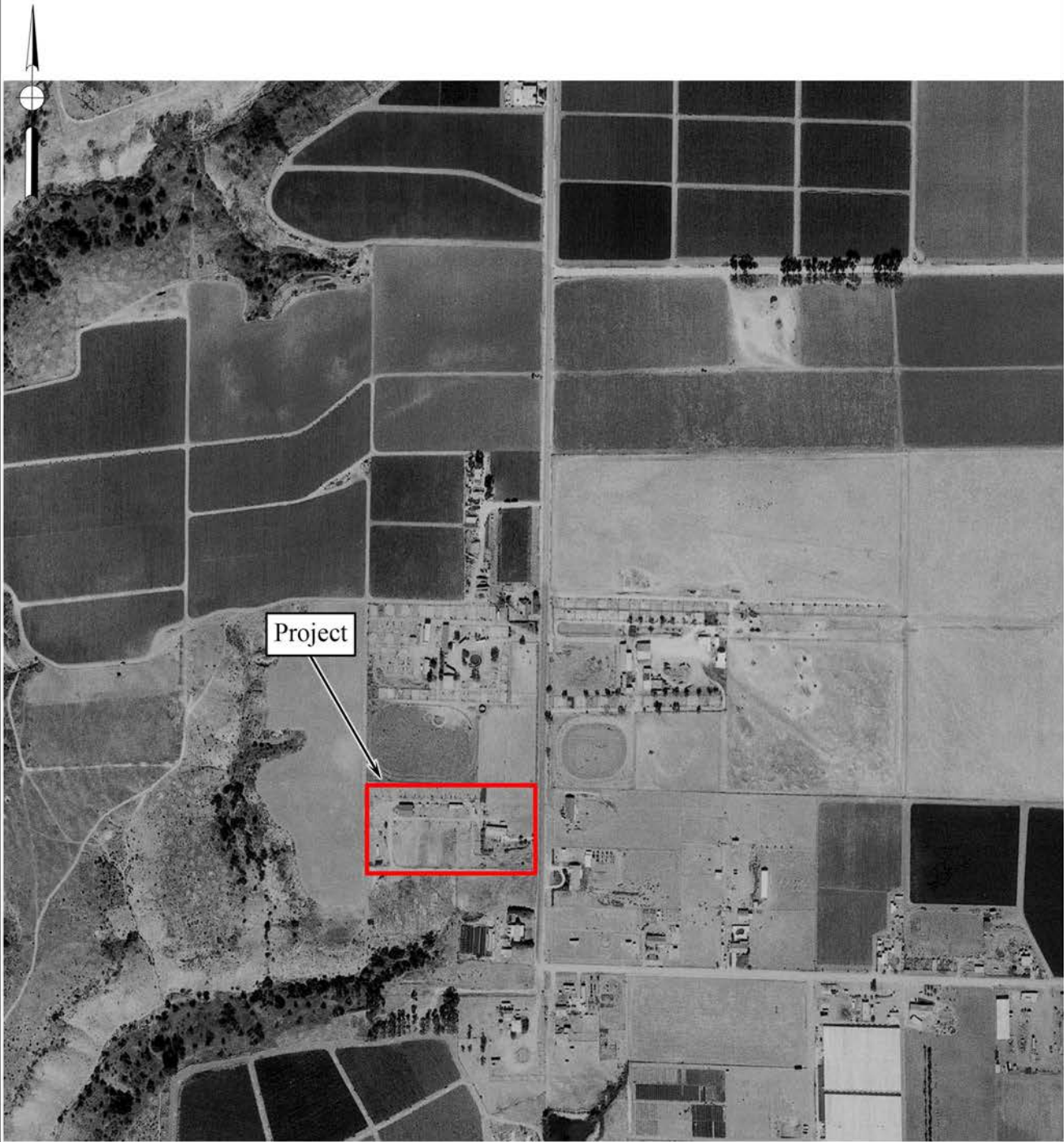
Year	Address	Name
<b><i>1120 Cactus Road, Chula Vista 92011</i></b>		
1972	1120	Onate J R
1973	1120	Onate J R
1974	1120	Onate J R
1975	Book Not Available	
1976	1120	Onate J R
1977	1120	XXXX
1978	1120	Schiewe David L
1979	1120	Schiewe David L
<b><i>Address Changes to 1120 Cactus Road, San Ysidro 92073</i></b>		
1980	Book Not Available	
1981	Book Not Available	
1982	1120	McRoberts R J
1983	1120	McRoberts R J
1984	1120	McRoberts R J
1985	1120	Turner Wendell E
1986	1120	Turner Wendell E
1987	1120	Turner Wendell E
1988	1120	Turner Wendell E
1989	1120	XXXX
1990	1120	Reed Leo Reeds Horse Trans
<b><i>Address Changes to 2380 Cactus Road, San Ysidro 92173</i></b>		
1991	Book Not Available	
1992-1993	2380	Reed Leo
1993	2380	Hurley Merle
1994	2380	Hurley Merle
1995-1996	2380	Hurley Merle
1996-1997	2380	XXXX
1997-1998	2380	XXXX
1998-2000	2380	XXXX
1999-2000	2380	XXXX
<b><i>Address Changes to 2380 Cactus Road, San Diego 92154</i></b>		
2000	Book Not Available	
2001	2380	Tonatico C Y Inc
2002	2380	Tonatico C Y Inc
2003	2380	Tonatico C Y Inc
2004	2380	Tonatico C Y Inc
2005	2380	Tonatico C Y Inc
2006	2380	Tonatico C Y Inc
2007	2380	Tonatico C Y Inc
2008	2380	Tonatico C Y Inc
2009	Book Not Available	



<b>Year</b>	<b>Address</b>	<b>Name</b>
2010	2380	Tonatico C Y Inc
2011		Book Not Available
2012	2380	Garza Renaldo Tonatico C Y Inc
2013	2380	Garza Renaldo Tonatico C Y Inc
2014	2380	Tonatico C Y Inc
2015	2380	XXXX
2016	2380	XXXX



**Plate 1**  
**1971 Aerial Photograph**  
2380 Cactus Road



**Plate 2**  
**1981 Aerial Photograph**  
2380 Cactus Road