



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 27, 2021 REPORT NO. HO-21-052

HEARING DATE: November 3, 2021

SUBJECT: CHALCEDONY FLATS TENTATIVE MAP WAIVER, Process Three Decision

PROJECT NUMBER: [690801](#)

OWNER/APPLICANT: Chalcedony Flats LLC, Owner and Maggie Roland, Applicant

SUMMARY

Issue: Should the Hearing Officer approve the Tentative Map Waiver for the creation of four condominium units for two three-story duplex buildings under construction located at 1902, 1904, 1906, and 1908 Chalcedony Street within the Pacific Beach Community Plan area?

Staff Recommendation:

1. Approve Tentative Map Waiver No. 2552081.

Community Planning Group Recommendation: On July 14, 2021 the Pacific Beach Planning Group voted 11-0-1 to recommend approval of the proposed project without conditions (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 1, 2021, and the opportunity to appeal that determination ended October 15, 2021 (Attachment 6).

BACKGROUND

The 0.14-acre (5,940-square-foot) site is located at 1902, 1904, 1906 and 1908 Chalcedony Street, north of Chalcedony Street, south of Law Street, east of Lamont Street and west of Academy Street (Attachment 1). The site is located in the RM-1-1 and RM-2-5 Zone, Coastal Height Limitation Overlay Zone, and Transit Priority Area within the Pacific Beach Community Plan (PBCP) area (Attachment 2). The PBCP designates the project site for Residential Medium-Density of 15-30 dwelling units per acre, or two to four dwelling units allowed on the Project site. The RM-1-1 zone allows one dwelling unit per 3,000 square feet and the RM-2-5 zone allows one dwelling unit per 1,500 square feet of lot

area, therefore based on the majority of the lot area under RM-2-5 zone, there is a maximum of four dwelling units on the subject site.

The residential complex is currently under construction pursuant to Combination Building Permit Numbers [2424719](#) and [2424723](#) issued on December 7, 2020, Project No. [663992](#), for the development of two, three-story duplexes, with each duplex building containing an attached one-car garage for each unit (Figure 1). The proposed four-unit residential condominium project is consistent with the allowed density per the underlying Pacific Beach Community Plan (PBCP) and the RM-1-1 and RM-2-5 zones. At the time of issuance of the ministerial construction permits under Project No. [663992](#), the applicant paid the Inclusionary Affordable Housing In-Lieu Fee for the residential development to comply with the Inclusionary Affordable Housing Ordinance and paid the applicable

Development Impact Fees for financing public facilities. During the ministerial review, the project was determined to be in compliance with the underlying zone regulations, including but not limited to, height, floor area ratio, parking, setbacks, and landscaping requirements.



Figure 1 – Architectural rendering

DISCUSSION

The request for a Tentative Map Waiver is pursuant to San Diego Municipal Code (SDMC) Section [125.0120\(b\)\(1\)](#) in order to create four residential condominium units on a single parcel that was previously mapped. The project as proposed requires a Process Three, Hearing Officer decision with appeal right to the Planning Commission.

The project includes the creation of four residential condominiums, for two three-story duplexes currently under construction. The project does not propose any enlargements or expansion of use nor does it request any deviations. The project site is located within the developed urban neighborhood of Pacific Beach, surrounded by similar development and served by existing developed right-of-way improvements and public utilities.

The Tentative Map Waiver would allow the creation of four residential condominium units for ownership opportunities and does not affect the previous ministerial approvals. According to SDMC Section [125.0123](#), Findings for a Tentative Map Waiver, the decision maker may approve a Tentative Map Waiver if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the SDMC. Staff has reviewed the proposed

subdivision and determined that it complies with both the Subdivision Map Act and the SDMC. City staff has determined that the proposed subdivision is consistent with the development regulations of the underlying zone, including but not limited to height, floor area ratio, density, parking, setbacks and landscaping requirements.

CONCLUSION

Staff has reviewed the proposed subdivision and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code and staff has determined that the proposed subdivision conforms to both the Pacific Beach Community Plan and the General Plan. Staff has provided draft findings and conditions (Attachment 4 and 5) and Staff recommends the Hearing Officer approve the Tentative Map Waiver as proposed.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 2552081, with modifications.
2. Deny Tentative Map Waiver No. 2552081, if the findings required to approve the project cannot be affirmed.

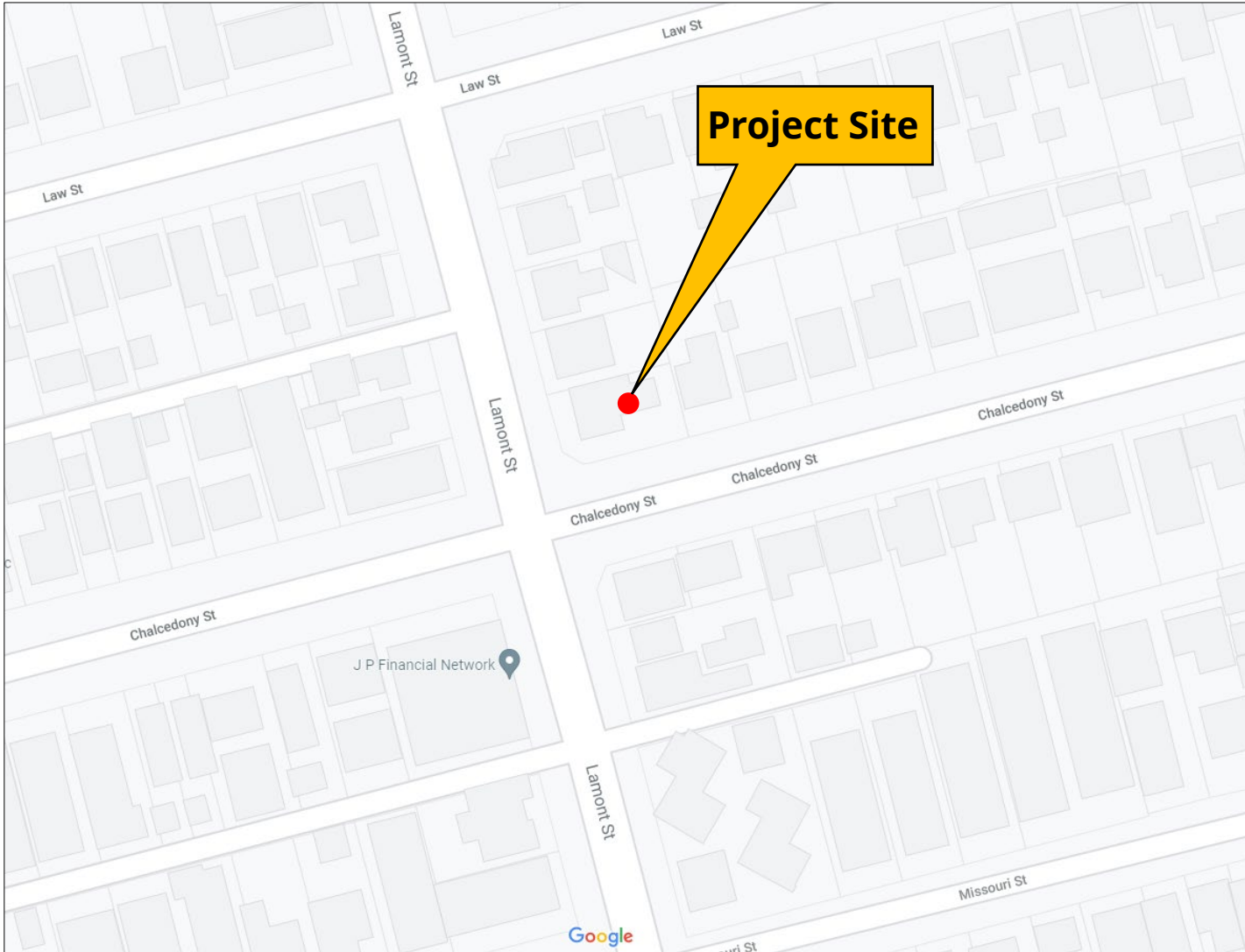
Respectfully submitted,



Benjamin Hafertepe, Development Project Manager

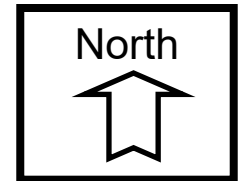
Attachments:

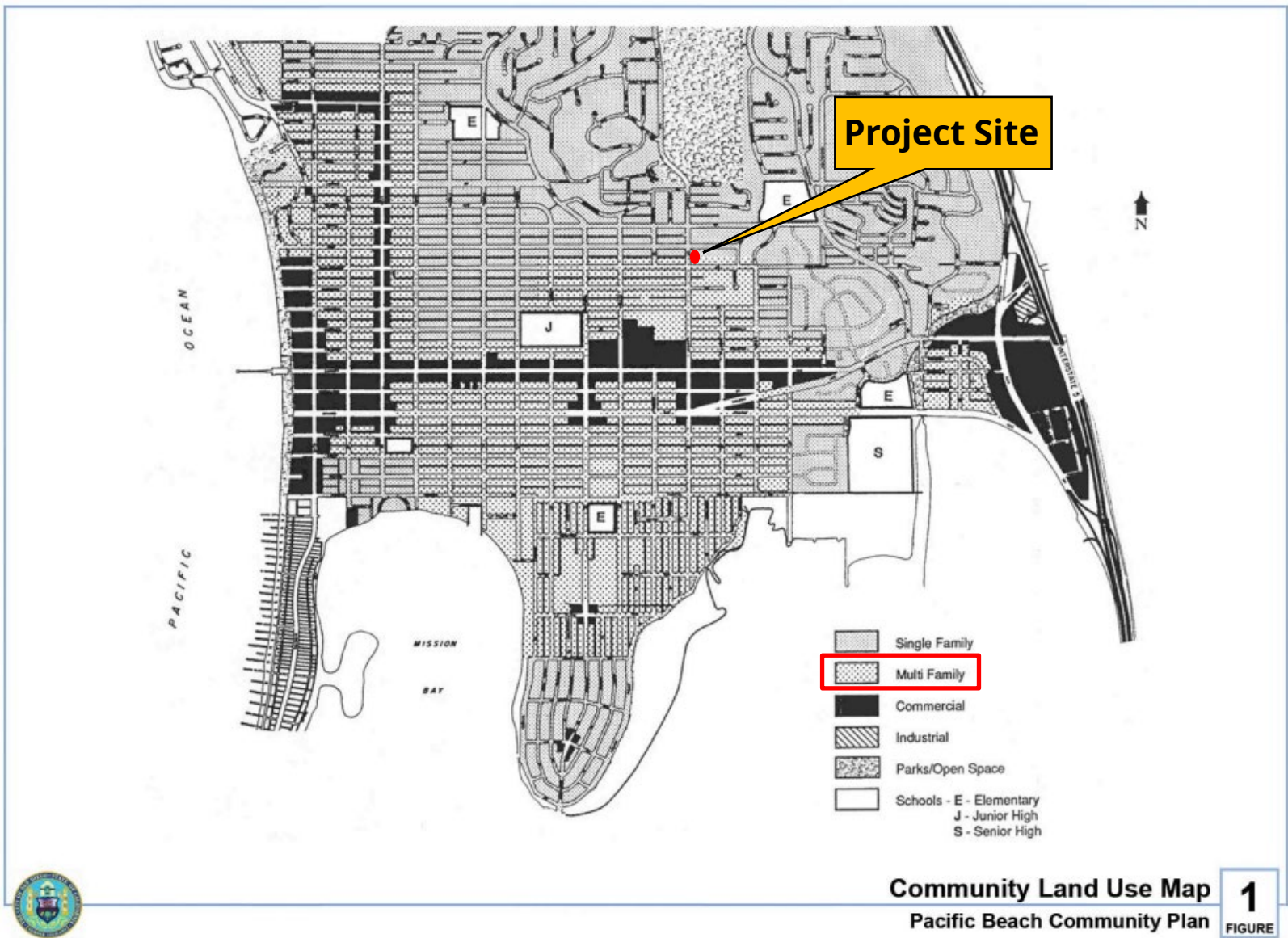
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Map Resolution
5. Draft Map Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Map Exhibit-Tentative Map Waiver



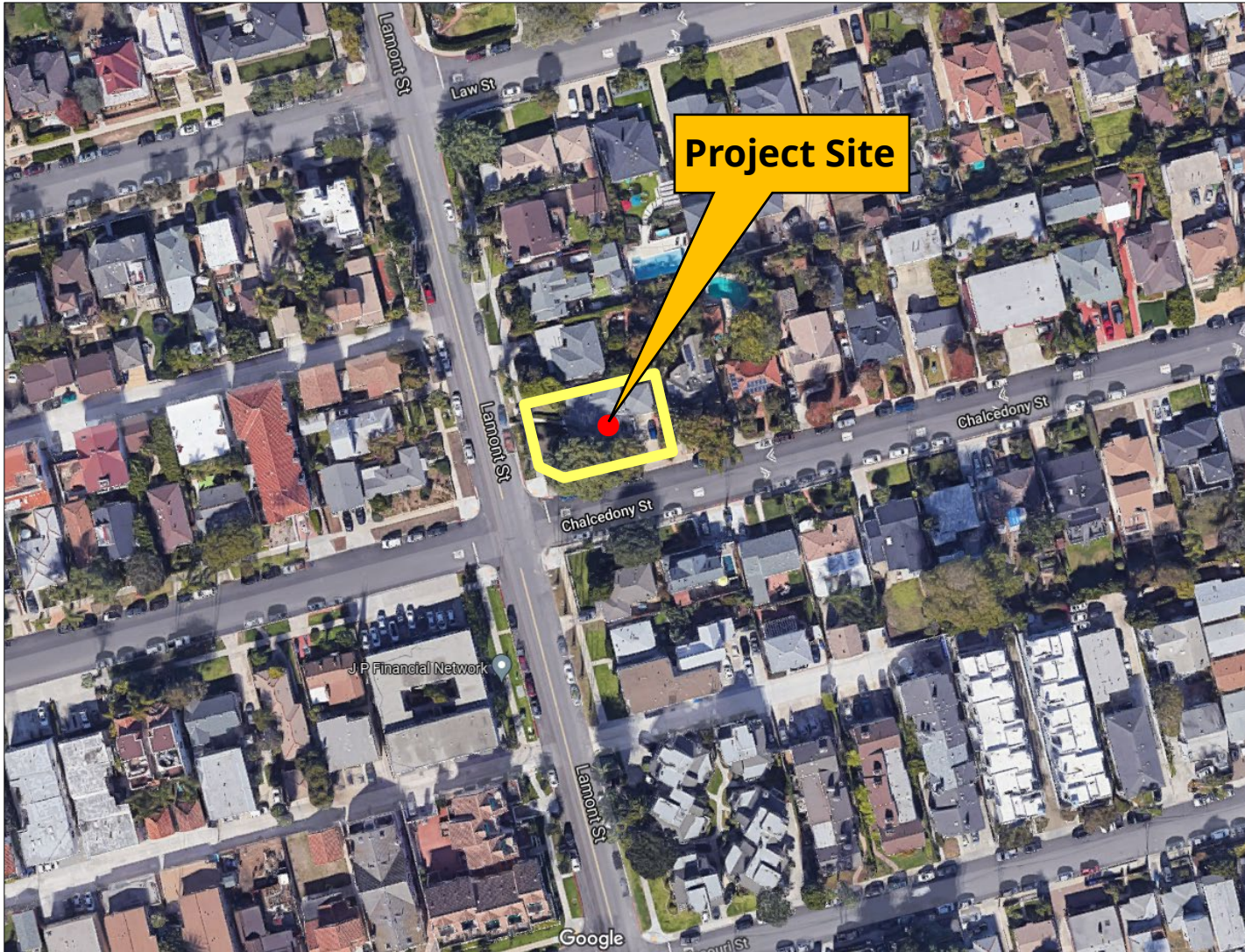
Project Location Map

Chalcedony Flats Tentative Map Waiver
Project No. 690801 - 1902-1908 Chalcedony Street



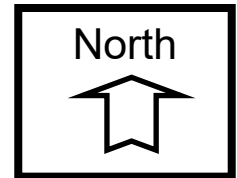


Chalcedony Flats Tentative Map Waiver
 Project No. 690801 - 1902-1908 Chalcedony Street



Aerial Photograph

Chalcedony Flats Tentative Map Waiver
Project No. 690801 - 1902-1908 Chalcedony Street



RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. 2552081 FOR
CHALCEDONY FLATS TENTATIVE MAP WAIVER – PROJECT NO. 690801

WHEREAS, Chalcedony Flats LLC, Subdivider, and Maggie Roland, Surveyor, submitted an application with the City of San Diego for Tentative Map Waiver No. 2552081, to waive the requirement for a Tentative Map for the creation of 4 residential condominium units for 2 three-story duplexes currently under construction. The project site is located at 1902, 1904, 1906, and 1908 Chalcedony Street and is in the RM-1-1 and RM-2-5 zone within the Pacific Beach Community Plan area. The property is legally described as: Lot 1 in Block 2, Lamont Terrace, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2430, filed in the office of the County Recorder of San Diego County, October 6, 1947; and

WHEREAS, the Map proposes the subdivision of a 0.14-acre site into four residential condominium units; and

WHEREAS, on October 1, 2021, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15301, Existing Facilities; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and

WHEREAS, the project consists of four units under construction for which Certificates of Occupancy have not been issued; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is four; and

WHEREAS, on November 3, 2021, the Hearing Officer of the City of San Diego considered Map Waiver No. 2552081, and pursuant to sections 125.0440 (tentative map) of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings pursuant to San Diego Municipal Code section 125.0440 with respect to Map Waiver No. 2552081:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The proposed project is a Tentative Map Waiver for two duplex buildings with four condominium units in total that are currently under construction. The 0.14-acre site is located at 1902, 1904, 1906, and 1908 Chalcedony Street in the RM-1-1 Zone, RM-2-5 Zone, Coastal Height Limitation Overlay Zone, and Transit Priority Area within the Pacific Beach Community Plan area. The RM-1-1 and RM-2-5 base zones allows for the development of the four residential units onsite. The four residential condominium units currently under construction were approved and permitted (under Project No. 663992) by the City of San Diego. The project site is within a fully developed urban residential area within the Pacific Beach Community Plan (PBCP) area designated for multi-family residential development with a density range of 15-30 dwelling units per acre (du/ac). The proposed subdivision is consistent with the PBCP. Additionally, the PBCP has a goal to create safe and pleasant pedestrian linkages among residential neighborhoods, commercial facilities, and neighborhood destinations. Public improvements were approved and permitted (under

Project No. 669466) by the City of San Diego for the sidewalk and driveway adjacent to Chalcedony Street which will create a safe and pleasant pedestrian linkage from the residential development to commercial facilities, neighborhood destinations and provide a linkage to transit.

The proposed development is consistent with the Community Plan recommendation to promote the development of a variety of housing types and styles to provide a greater opportunity for housing that is both affordable and accessible by everyone and to encourage development that reflects the scale and character of the established neighborhood. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The proposed project is a Tentative Map Waiver for two duplex buildings with four condominium units in total that are currently under construction. The 0.14-acre site is located at 1902, 1904, 1906, and 1908 Chalcedony Street in the RM-1-1 zone, RM-2-5 zone, Coastal Height Limitation Overlay Zone, and Transit Priority Area within the Pacific Beach Community Plan area. The RM-1-1 and RM-2-5 base zones allows for the development of the four residential units onsite.

The project complies with the development regulations of the applicable RM-1-1 and RM-2-5 base zone, including, but not limited to, minimum lot size, setbacks, floor area ratio, height, and parking requirements. The project does not affect, nor does it propose any deviations from the building permits (under Project No 663992) previously approved and permitted by the City of San Diego for the construction of the four residential condominium units for two duplex buildings. Therefore, the proposed subdivision complies with all development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development.

The project site is located at 1902, 1904, 1906, and 1908 Chalcedony Street and is under construction to create two duplex buildings with four condominium units in total that are currently under construction. The project is a Tentative Map Waiver action to create four residential condominium units for two duplex buildings that were approved and permitted (under Project No. 663992) by the City of San Diego. The project site is within a fully developed urban residential area within the PBCP area designated for multi-family residential development, base zone RM-1-1 and RM-2-5, with a density range of 15-30 dwelling units per acre (du/ac). The proposed subdivision is consistent with the PBCP.

The proposed project meets the density requirements of the zone and consistent with the PBCP. The site topography is generally level. The site is located in a developed urban neighborhood with no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site. The project establishes a land use that is compliant with the Land Development Code. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project site is located at 1902, 1904, 1906, and 1908 Chalcedony Street and is under construction to create two duplex buildings with four condominium units in total. The project will create four residential condominium units for two duplex buildings that were approved and permitted (under Project No. 663992) by the City of San Diego.

The site is located in a developed urban neighborhood and does not contain, nor is it adjacent to, sensitive biological resources, Multi-Habitat Planning Areas, Environmentally Sensitive lands, or fish or wildlife habitats. The proposed subdivision is a condominium creation for four detached residential condominium units currently under construction; and does not include additional development of the subject property and no other modifications to the site or structures are requested with this subdivision. The proposed subdivision will not result or have the potential to result in direct or indirect destruction, ground disturbance, modification of any habitat, harm, harassment or take of any fish and/or wildlife species. Therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

The project site is located at 1902, 1904, 1906, and 1908 Chalcedony Street and is under construction to create two duplex buildings with four condominium units in total. The project will create four residential condominium units for two duplex buildings that were approved and permitted (under Project No. 663992) by the City of San Diego. The proposed project will create four residential condominium units for individual ownership with no enlargement or expansion of use. The project site is located within the developed urban neighborhood of Pacific Beach, surrounded by similar development and served by existing developed right-of-way improvements and public utilities.

The proposed subdivision was reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Tentative Map Waiver includes conditions and corresponding exhibits of approval relevant to adequate parking, and public improvements, additionally, at the time of issuance of the ministerial construction permits under Project No. 663992, the applicant paid the Inclusionary Affordable Housing In-Lieu Fee to comply with the City's Inclusionary Affordable Housing Ordinance. The proposed subdivision is consistent with development regulations of the underlying zone and the Land Development Code regulations and requirements continue to govern this project. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The proposed project located at 1902, 1904, 1906, and 1908 Chalcedony Street is on a private lot with no existing public easements. The site has frontage on and is accessed from the existing Chalcedony Street public right-of-way. The project is a Tentative Map Waiver action to create four residential condominium units for two duplex buildings that were approved and permitted (under Project No. 663992) by the City of San Diego. The proposed project does not include any new easements with this application. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The project site is located at 1902, 1904, 1906, and 1908 Chalcedony Street and is under construction to create two duplex buildings with four condominium units in total. The project is a Tentative Map Waiver action to create four residential condominium units for individual ownership with no enlargement or expansion of use.

The two existing duplexes are three-story structures currently under construction, which were approved and permitted (under Project No. 663992) by the City of San Diego. The duplexes are designed to allow each building exposure to all directions (north, west, east, and south). The existing duplex buildings currently under construction are designed with architectural features and technique incorporated into the project which include overhangs that provide seasonal shading during summer months. Additionally, the project has incorporated into its design site orientation, architectural treatments and the placement and selection of plant materials that have taken into consideration natural heating and cooling opportunities. The multi-story floor plans have operable windows which encourage passive cooling through natural ventilation. Roofing materials and exterior finish materials and building colors have been designed in conformance to solar reflective index values that moderate the temperature of the building envelope. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The project site is located at 1902, 1904, 1906, and 1908 Chalcedony Street and is under construction to create two duplex buildings with four condominium units in total. The project is a Tentative Map Waiver action to create four residential condominium units. The proposed Tentative Map Waiver is to create residential four condominium units for individual ownership with no enlargement or expansion of use.

All appropriate public services (including fire, police, schools, public parks, libraries and medical services) as well as necessary utilities such as electricity, water and sewer exist within the built out urbanized community and provide adequate services for the proposed subdivision. Other than the subdivision to allow for the creation of condominium units for individual ownership within a built out urbanized community with adequate existing

infrastructure, the project does not include additional development of the property and no other modifications to the site or structures are requested with this subdivision. On December 7, 2020, the City of San Diego approved the ministerial construction permits under Project No. 663992 for the development of two three-story duplexes being constructed by right in accordance with the base zone regulations of the San Diego Municipal Code. At the time of issuance of the ministerial construction permits under Project No. 663992, the applicant paid the Inclusionary Affordable Housing In-Lieu Fee to comply with the Inclusionary Affordable Housing Ordinance and paid the applicable Development Impact Fees for financing public facilities.

The project is consistent with the Pacific Beach Community Plan policies to promote the development of a variety of housing types and styles to provide a greater opportunity for housing that is both affordable and accessible by everyone, to encourage development that reflects the scale and character of the established neighborhood, and to create a safe and pleasant pedestrian linkage from the residential development to commercial facilities, neighborhood destinations and provide pedestrian connectivity and access to existing transportation corridors. There are no significant impacts related to traffic, parking, noise, or other environmental impacts. Therefore, the decision maker has reviewed the administrative record including the project plans, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and those needs were balanced against the needs for public services and the available fiscal and environmental resources.

That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. 2552081 is hereby granted to Chalcedony Flats LLC subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Benjamin Hafertepe
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions
Internal Order No. 11004543

ATTACHMENT 5

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 2552081
CHALCEDONY FLATS TENTATIVE MAP WAIVER - PROJECT NO. 690801
ADOPTED BY RESOLUTION NO. _____ ON _____

GENERAL

1. This Tentative Map Waiver will expire [**INSERT: Date 3 years from Decision Date - or blank line if prior to Council hearing**].
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
7. The Subdivider shall reconstruct the existing curb ramp at the northeast corner of Lamont and Chalcedony Street, with current City standard directional (dual) curb ramps to satisfaction of the City Engineer.
8. The Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 2445069 including new curb/gutter, driveway and curb ramps.

ATTACHMENT 5

9. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

10. A Certificate of Compliance shall be recorded with the County Recorder prior to the expiration date of the Tentative Map Waiver.
11. Prior to the recordation of the Certificate of Compliance, all conditions in the Tentative Map Waiver Resolution of Approval must be satisfied.
12. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Certificate of Compliance.
13. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monument was missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.
14. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
15. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
16. Every Certificate of Compliance shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These

ATTACHMENT 5

tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 11004543

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

From: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name/Number: 675647/Carroll CDP

Project Location-Specific: 4636 Del Monte Avenue

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project proposes a Coastal Development Permit to convert an existing single dwelling unit to a companion unit and to construct two new detached single dwelling units and four-car garage at 4636 Del Monte Avenue. The site is previously developed and surrounded by one- and two-story dwelling units. The project includes the replacement of the concrete alley with full-width City standard concrete alley adjacent to the site. The 0.16-acre site is in the Airport Influence Area 1 for San Diego International Airport (SDIA), Airport FAA Part 77 Noticing area, Multifamily Residential (RM-1-1) Zone Coastal Height Limit, Coastal Overlay Zone (Non-Appealable Area 2), Parking Impact Overlay Zone (Coastal), and Transportation Priority Area within the Ocean Beach Community Plan Area in Council District 2.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Ron Jackson, Sunshine Permits, 8678 Sky Rim Drive, Lakeside, CA, 92040, 619-885-4458.

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
 Categorical Exemption: Sec. 15303 New Construction or Conversion of Small Structures

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines, New Construction or Conversion of Small Structures. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The exceptions listed in Section 15300.2 would not apply.

Lead Agency Contact Person: Jamie Kennedy

Telephone: 619-446-5445

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

ATTACHMENT 6

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA




Signature/Title

Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Page 3		City of San Diego · Information Bulletin 620		May 2020
		City of San Diego Development Services		Community Planning Committee Distribution Form
Project Name: 1902-1908 Chalcedony St Condo TMW			Project Number: 690081	
Community: Pacific Beach				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny				
# of Members Yes	# of Members No	# of Members Abstain		
11	0	1		
Conditions or Recommendations:				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Ed Gallagher				
TITLE: Development Subcommittee, Chair			DATE: July 14, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="text-align: center;">Ownership Disclosure Statement</h1>	FORM DS-318
			October 2017

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: Chalcedony Flats TM Waiver **Project No. For City Use Only:** 0690801

Project Address: 1902-1908 Chalcedony Street
San Diego, CA 92019

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? California Corporate Identification No. 202004910210
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Chalcedony Flats LLC, a California limited liability company Owner Tenant/Lessee Successor Agency

Street Address: 1010 Turquoise Street, Suite 101

City: San Diego State: CA Zip: 92109

Phone No.: 858-799-1020, Ext. 702 Fax No.: _____ Email: ben@trmln.com

Signature:  Date: 10/30/20 4-7-21

Additional pages Attached: Yes No

Applicant

Name of Individual: Chalcedony Flats LLC / Ben Ryan Owner Tenant/Lessee Successor Agency

Street Address: 1010 Turquoise Street, Suite 101

City: San Diego State: CA Zip: 92109

Phone No.: 858-799-1020, Ext. 702 Fax No.: _____ Email: ben@trmln.com

Signature:  Date: 10/30/20 4-17-21

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No



Feb 26, 2020 04:52 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$1,340.00 (SB2 Atkins: \$0.00)

PCOR: YES

PAGES: 3

MAR-240737 2607178030-56 WSTN-2190120

RECORDING REQUESTED BY:

Old Republic Title Company

APN #: 416-352-01-00

When Recorded Mail Document and Tax Statements to:

Chalcedony Flats LLC
1010 Turquoise Street, #101
San Diego CA 92109

SPACE ABOVE THIS LINE FOR RECORDERS USE

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$1,320.00

computed on full value of property conveyed, or

computed on full value less of liens and encumbrances remaining at time of sale.

Unincorporated area: City of San Diego

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Didier Luneau and Marie-Isabelle Boucher, husband and wife , as community property hereby GRANT(S) to

Chalcedony Flats LLC, a California Limited Liability Company

that property in the city of San Diego, San Diego County, state of California described as:

The land referred to is situated in the County of San Diego, City of San Diego, State of California, and is described as follows: Lot 1 in Block 2, Lamont Terrace, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2430, filed in the office of the County Recorder of San Diego County, October 6, 1947.

APN: 416-352-01-00

SEE ATTACHED EXHIBIT 'A'

Date 01/27/2020

Didier Luneau

Marie-Isabelle Boucher

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of, ILLINOIS
County of, COOK

On 27 of January 2020 before me, Fabiola Davila, a Notary Public, personally appeared,
/Didier Luneau

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

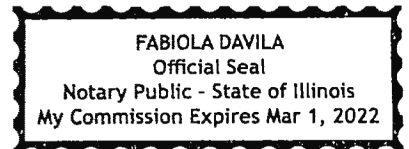
I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ ^{Illinois} that the foregoing paragraph is true and correct.

(SEAL) ✓

WITNESS my hand and official seal.

Signature: [Handwritten Signature]

Name: Fabiola Davila
(Typed or Printed)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of, CALIFORNIA
County of, SAN DIEGO

On 01-24-2020 before me, STEVE HOLL, a Notary Public, personally appeared,
/Marie-Isabelle Boucher

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(SEAL) ✓

WITNESS my hand and official seal.

Signature: [Handwritten Signature]

Name: STEVE HOLL
(Typed or Printed)



ORDER NO. : 2607178030

EXHIBIT A

The land referred to is situated in the County of San Diego, City of San Diego, State of California, and is described as follows:

Lot 1 in Block 2, Lamont Terrace, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2430, filed in the office of the County Recorder of San Diego County, October 6, 1947.

APN: 416-352-01-00



**Secretary of State
Articles of Organization
Limited Liability Company (LLC)**

LLC-1

ATTACHMENT 8
202004910210

ato

IMPORTANT — Read Instructions before completing this form.

Filing Fee — \$70.00

Copy Fees — First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00

Note: LLCs may have to pay minimum \$800 tax to the California Franchise Tax Board each year. For more information, go to <https://www.ftb.ca.gov>.

FILED
Secretary of State
State of California

FEB 18 2020

llc

This Space For Office Use Only

1. Limited Liability Company Name (See Instructions – Must contain an LLC ending such as LLC or L.L.C. "LLC" will be added, if not included.)

CHALCEDONY FLATS LLC

2. Business Addresses

a. Initial Street Address of Designated Office in California - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
1010 turquoise st suite 101	San Diego	CA	92109
b. Initial Mailing Address of LLC, if different than item 2a	City (no abbreviations)	State	Zip Code

3. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL – Complete Items 3a and 3b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
Cynthia		Black	
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
1010 turquoise st suite 101	san diego	CA	92109

CORPORATION – Complete Item 3c. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 3a or 3b

4. Management (Select only one box)

The LLC will be managed by:

One Manager More than One Manager All LLC Member(s)

5. Purpose Statement (Do not alter Purpose Statement)

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

6. The Information contained herein, including in any attachments, is true and correct.

[Handwritten Signature]
Organizer sign here

Corporation Service Company Which Will Do Business in California as CSC-Lawyers Incorporating Service, Organizer, by Brejet Stephens, Assistant Secretary

Print your name here



**Secretary of State
Amendment to Articles of
Organization of a
Limited Liability Company (LLC)**

LLC-2

ATTACHMENT 8

IMPORTANT — *Read Instructions* before completing this form.

Filing Fee — \$30.00

Copy Fees — First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00

Note: You must file a Statement of Information (Form LLC-12), to change the business address(es) of the LLC or to change the name or address of the LLC's manager(s) and/or agent for service of process, which can be filed online at lcbizfile.sos.ca.gov/SI.

cm
FILED
Secretary of State
State of California

AUG 10 2020

1 pc
TJD
Above Space For Office Use Only

1. LLC Exact Name (Enter the exact name on file with the California Secretary of State.)

Chalcedony Flats, LLC

2. LLC 12-Digit Entity (File) Number (Enter the exact 12-digit Entity (File) Number issued by the California Secretary of State.)

202004910210

3. New LLC Name (If Amending) (*See Instructions* – List the proposed LLC name exactly as it is to appear on the records of the California Secretary of State. The name must contain an LLC identifier such as LLC or L.L.C. "LLC" will be added, if not included.)

4. Management (If Amending) (Select **only** one box)

The LLC will be managed by:

One Manager

More than One Manager

All LLC Member(s)

5. Purpose Statement (Do not alter Purpose Statement.)

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

6. Additional Amendment(s) set forth on attached pages, if any, are incorporated herein by reference and made part of this Form LLC-2. (All attachments should be 8½ x 11, one-sided, legible and clearly marked as an attachment to this form LLC-2.)

Signature

By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

[Handwritten Signature]

Ben Ryan

Sign here

Print your name here



Secretary of State
Statement of Information
 (Limited Liability Company)

LLC-12

ATTACHMENT 8
 20-A82313

FILED

In the office of the Secretary of State
 of the State of California

FEB 19, 2020

This Space For Office Use Only

IMPORTANT — [Read instructions](#) before completing this form.

Filing Fee – \$20.00

Copy Fees – First page \$1.00; each attachment page \$0.50;
 Certification Fee - \$5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, [see instructions](#).)
 CHALCEDONY FLATS LLC

2. 12-Digit Secretary of State File Number 202004910210	3. State, Foreign Country or Place of Organization (only if formed outside of California) CALIFORNIA
---	--

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 1010 turquoise st suite 101	City (no abbreviations) san diego	State CA	Zip Code 92109
b. Mailing Address of LLC, if different than item 4a 1010 turquoise st suite 101	City (no abbreviations) san diego	State CA	Zip Code 92109
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 1010 turquoise st suite 101	City (no abbreviations) san diego	State CA	Zip Code 92109

5. Manager(s) or Member(s)

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name and address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A ([see instructions](#)).

a. First Name, if an individual - Do not complete Item 5b Cynthia	Middle Name	Last Name Black	Suffix
b. Entity Name - Do not complete Item 5a TOURMALINE PROPERTIES, INC.			
c. Address 1010 turquoise st suite 101	City (no abbreviations) san diego	State CA	Zip Code 92109

6. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation) Cynthia	Middle Name	Last Name Black	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 1010 turquoise st suite 101	City (no abbreviations) san diego	State CA	Zip Code 92109

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
 real estate development

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

02/19/2020

Benjamin Ryan

organizer

Date

Type or Print Name of Person Completing the Form

Title

Signature

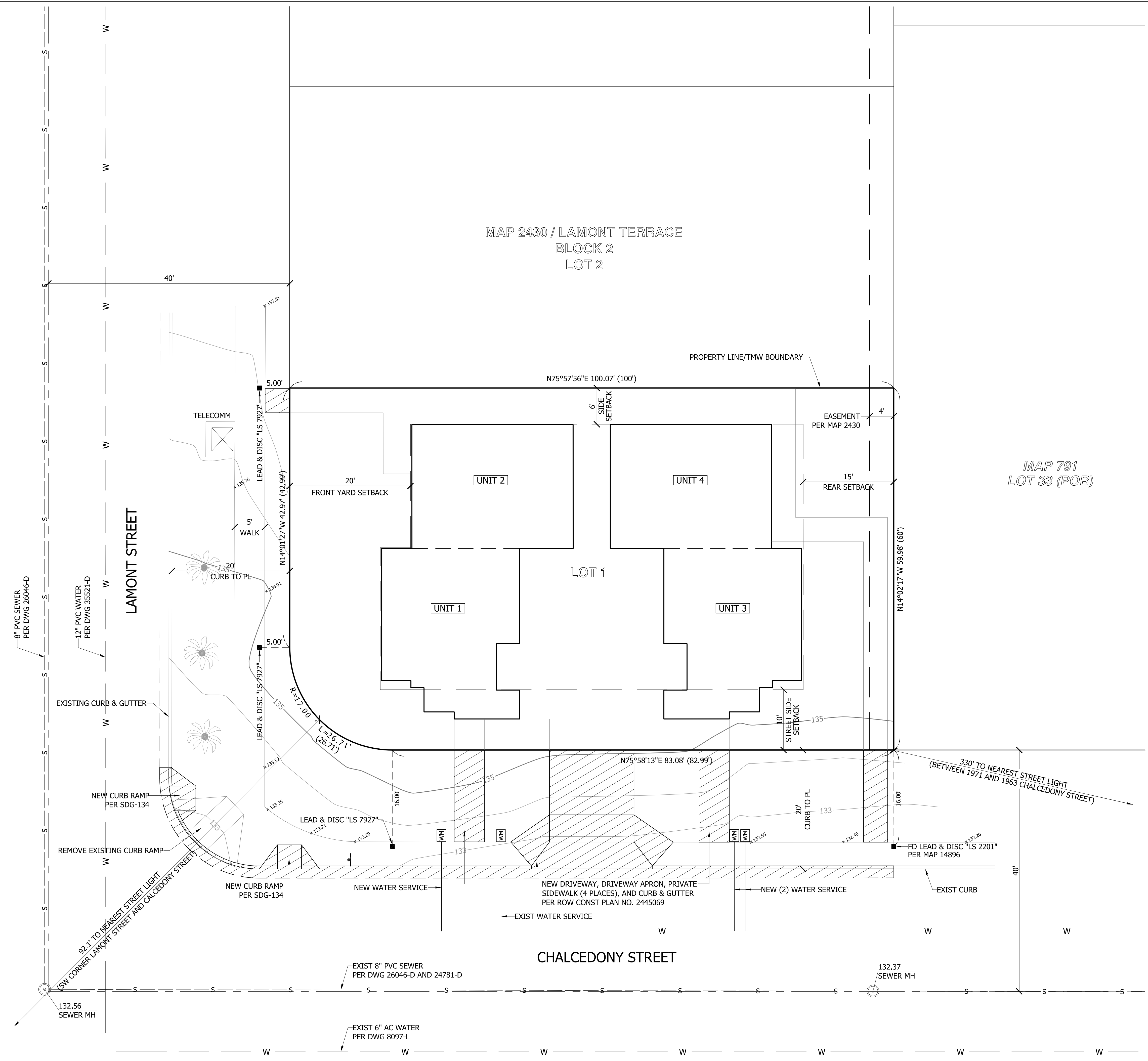
Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. [SEE INSTRUCTIONS](#) BEFORE COMPLETING.)

Name: []

Company:

Address:

City/State/Zip: []



LEGEND

	PROPERTY LINE/TM WAIVER BOUNDARY
	CENTER LINE
	LOT LINE
	RIGHT OF WAY
	BOUNDARY LINE DATA (BEARING/DISTANCE)
	RECORD DATA PER MAP 2430
	FOUND LEAD & DISC "LS 7927" PER CR UNLESS OTHERWISE NOTED
	EDGE OF CONCRETE
	CURB & GUTTER
	CMU WALL
	CONCRETE SURFACE
	SEWER LINE
	WATER LINE
	ABOVE GROUND UTILITY BOX
	UNDERGROUND UTILITY ACCESS LID
	SPOT ELEVATION

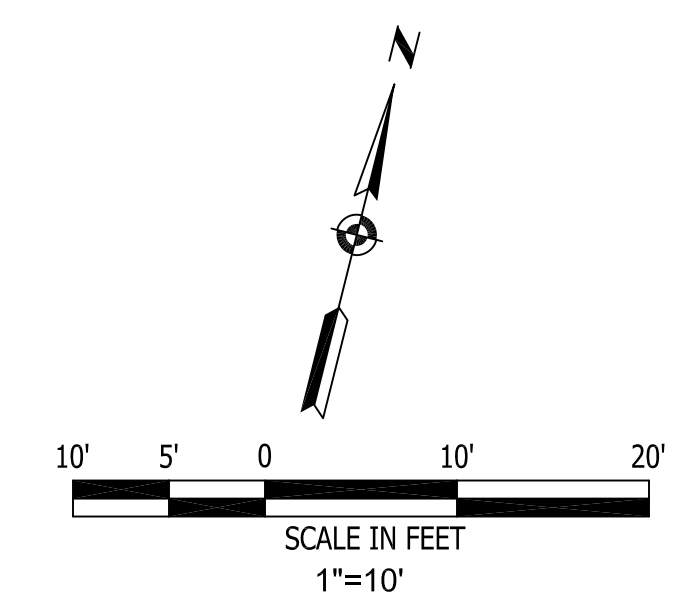
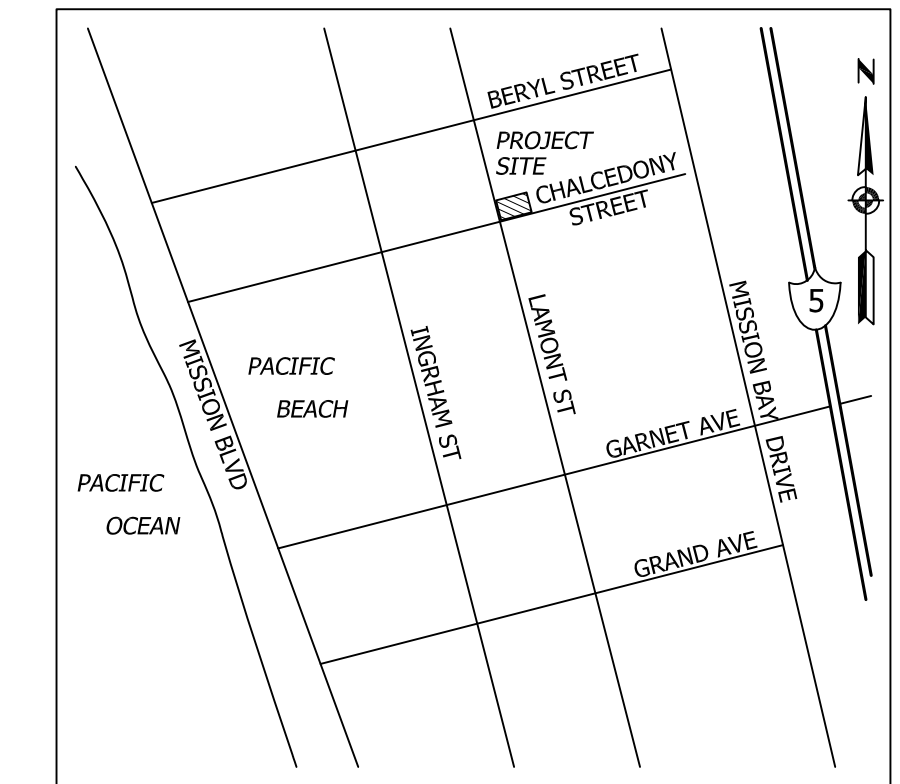
ABBREVIATIONS

APPROX	APPROXIMATE
BLDG	BUILDING
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
DI	DRAIN INLET
DWAY	DRIVEWAY
EL	ELEVATION
FF	FINISHED FLOOR
FL	FLOWLINE
FTG	FOOTING
GB	GRADE BREAK
PP	UTILITY POLE
TBR	TO BE REMOVED
TG	TOP OF GRATE (DRAIN)
TC	TOP OF CURB
TYP	TYPICAL
TW	TOP OF WALL
UP	UP (STEP)
WM	WATER METER

EXISTING FRANCHISE UTILITY TABLE

(TYPE)	(STATUS)
ELECTRIC	OVERHEAD
TELEPHONE	OVERHEAD
CABLE TELEVISION	OVERHEAD

THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUNDED WITH THE APPROPRIATE PERMITS.



PREPARED BY:
 METROPOLITAN MAPPING
 3712 30TH STREET
 SAN DIEGO, CA 92104
 TEL: 619-431-5250
 FAX: 619-330-1830
 email: metromap.sd@gmail.com



DRAFT 09/10/2021
 VERNON V. FRANCK, PLS 7927

DATE

TENTATIVE MAP WAIVER NO. 2552081
PROJECT NO. 690801
CHALCEDONY FLATS

PROJECT SUMMARY
 TENTATIVE MAP WAIVER (FOR CONDOMINIUM PURPOSES)
 EXISTING LOTS: 1
 PROPOSED LOTS: 1

EXISTING SITE DATA
 SITE ADDRESS: 1902-1908 CHALCEDONY STREET, SAN DIEGO, CA 92109

ASSESSOR'S PARCEL NUMBER: 416-352-01
 SITE AREA: 5,939.865545 SF / 0.136 ACRES

EXISTING ZONING
 BASE ZONE: RM-2-5

OVERLAY ZONES
 COASTAL HEIGHT LIMIT (CHLOZ)
 PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA)
 TRANSIT PRIORITY AREA (TPA)
 AFFORDABLE HOUSING PARKING DEMAND

GEOLOGIC HAZARD CATEGORY: 53

BUILDING SETBACKS
 FRONT: 15'
 SIDE: 6'
 STREET SIDE: 10'
 REAR: 15'

PROPOSED BUILDING DATA
 NUMBER OF RESIDENTIAL CONDOMINIUM UNITS: 4
 TOTAL FLOOR AREA OF RESIDENTIAL CONDOMINIUM UNITS: 5,852SF
 NUMBER OF STORIES: 3
 NUMBER OF BUILDINGS: 2

OFF-STREET PARKING SPACE REQUIREMENTS
 PARKING REQUIRED: 4 UNITS @ 1.0 SPACES PER UNIT=4 SPACES PROVIDED

CURRENT PERMITS
 BUILDINGS CURRENTLY UNDER CONSTRUCTION
 CONSTRUCTION PROJECT NO. 663992
 CONSTRUCTION APPROVAL NO. _____
 ROW CONSTRUCTION PLAN PROJECT NO. 669466
 ROW CONSTRUCTION PLAN APPROVAL NO. 2445069

DEVELOPMENT NOTES
 THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 4.

MONUMENTATION NOTES
 ALL PROPERTY CORNER MONUMENTS ARE SET PER CR _____

REFERENCE DRAWINGS
 MAP 2430, CR _____
 DWG 2911-1, DWG 26046-D, DWG 35521-D, DWG 24781-D, DWG 8097-L

- NOTES**
- THE SUBDIVIDER SHALL PREPARE CC&RS FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER FACILITIES THAT SERVE OR TRAVERSE MORE THAN A SINGLE CONDOMINIUM UNIT OR LOT.
 - THE SUBDIVIDER SHALL OBTAIN A PLUMBING PERMIT FOR THE INSTALLATION OF APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICE(S), ON EACH WATER SERVICE (DOMESTIC, FIRE AND IRRIGATION), IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER. BFPDS SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY.
 - EMRA RECORDED NOVEMBER 18, 2020 AS FILE NO. 2020-0728193; FOR DRIVEWAY AND WALKWAY CONCRETE PAVEMENT, AND FOR LANDSCAPING.

PROJECT OWNER
 CHALCEDONY FLATS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 2079 GARNET AVENUE, SAN DIEGO, CA 92109

BY: _____ DATE _____

LEGAL DESCRIPTION
 LOT 1 IN BLOCK 2 OF LAMONT TERRACE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 2430, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 6, 1947.

SOURCE OF TOPOGRAPHY
 FIELD SURVEY BY METROPOLITAN MAPPING, DECEMBER 2020

BASIS OF ELEVATIONS
 CITY OF SAN DIEGO BENCHMARK DESCRIPTION: NEBP
 KENDALL STREET & CHALCEDONY STREET
 ELEVATION: 132.65 FEET DATUM: M.S.L. (NGVD 29)

BASIS OF BEARINGS
 THE NORTH LINE OF CHALCEDONY STREET, AS SHOWN ON MAP 14896 I.E., N75°58'13"E

PROJECT NAME
 CHALCEDONY FLATS TMW

SHEET TITLE
 TENTATIVE MAP WAIVER NO. 2552081