



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: August 8, 2019 REPORT NO. PC-19-077

HEARING DATE: August 15, 2019

SUBJECT: VISTA DE LOS ALTOS, Process Five Decision

PROJECT NUMBER: [615949](#)

OWNER/APPLICANT: Los Altos Homes, LLC,

SUMMARY

Issue: Should the Planning Commission recommend to the City Council approval of the subdivision of a 4.85-acre site into 14 lots for single-dwelling unit residential development and easement vacation at 1675 1/3 Los Altos Road within the Pacific Beach Community Plan area?

Staff Recommendations:

1. Recommend the City Council APPROVE CEQA Determination for Project No. 615949 that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15332, and
2. Recommend the City Council APPROVE Vesting Tentative Map No. 2193919, and Easement Vacation No. 2193920.

Community Planning Group Recommendation: On April 24, 2019, the Pacific Beach Planning Board considered the project and voted 8-0-2 to recommend approval with no conditions.

Environmental Review: City staff determined that the project qualifies for an exemption from the State of California Environmental Quality Act (CEQA) Guidelines under section 15332, Infill Development.

Fiscal Impact Statement: None with this action; the costs of processing this project are paid by the applicant through a deposit account.

Code Enforcement Impact: None.

Housing Impact Statement: The Pacific Beach Community Plan designates the 4.85-acre project site for Residential, with a Very Low-Density range of 2 to 5 dwelling units per acre

(du/ac). The project proposes 14 residential lots, allowing one unit per lot, on 4.45 acres of the site, which excludes the area needed for the public road, which would result in a density of 3 du/ac

BACKGROUND

The 4.85-acre project site is located at 1675 1/3 Vista de los Altos, east of Windsor Drive, south of Yost Drive and Yost Circle, west of Los Altos Road, and north of Lovajo Road within the [Pacific Beach Community Plan](#) area (Attachment 1). The site is designated for Residential use at a density range between 2 to 5 dwelling units per acre (du/ac) in the PBCP (page 54) and is within the RS-1-4 base zone.

The site was owned by the City of San Diego's Public Utilities Department from 1906 until it was sold in 2018. It had been the site of reservoir from 1908 until the reservoir was demolished in the fall of 2017. Due to upgrades at the nearby Bayview Reservoir in 2004, the Pacific Beach Reservoir was no longer needed by the City, and the Public Utilities Department determined that the property was unneeded/excess property. As described in a staff report to the City Council from the Real Estate Assets Department (Attachment No. 8), No City departments requested retention of the property for a public purpose, and no affordable housing developers submitted offers to acquire the property when it was marketed. The sale of the land to the current owner was approved by the City Council on February 13, 2018.

The project site is located within an urbanized community and abuts single dwelling unit residential development around the entirety of the property. Access to the property is from Los Altos Road on the eastern side of the site.

The site is characterized by moderate slopes descending to the northwest with approximate elevations ranging from 265 feet above mean sea level (AMSL) within the west/northwest portion of the site to 312 feet AMSL within the southeast portion of the site. A 25-foot-wide water easement extends through the southeastern portion of the site in a northeast-southwest direction across proposed Lots 1 and 2 and Public Street A and a portion of that easement is proposed to be vacated with this action, with a new easement at the south/rear sides of proposed Lots 1 and 2.

DISCUSSION

The project requires a requires a Process Five Vesting Tentative Map pursuant to [SDMC Section 125.0430](#) for the proposed fourteen-lot subdivision, and the requested vacation of portions of one easement within the proposed subdivision boundaries.

Project Description:

The project proposes to subdivide the 4.45-acre lot into fourteen lots for single residential dwelling units. A new public road would be constructed to access the lots from Los Altos Road. The lots would range in size from 10,002 square feet to 17,139 square feet, consistent with the minimum 10,000-square-foot lot size required by the underlying zone.

In addition to the new 25-foot water easement proposed, a new 15-foot wide sewer easement is proposed in the northwest portion of the site, to be dedicated to the City of San Diego.

The proposed subdivision yields a density of 3 du/ac, which is consistent with the PBCP land use designation of Very Low Density Residential, 2 to 5 du/ac. The project is also consistent with the maximum number of dwelling units allowed on the site per the RS-1-4 Zone, which allows a density of one dwelling unit per 10,000-square-foot, or a maximum of 19 dwelling units on the 4.45 acres available for development. The dwelling units are less than the maximum allowed due to the geography of the site, including constraints for site access, as well as infrastructure improvements to support the development, and the need to achieve the minimum lot size of 10,000 square feet.

Project-Related Issues:

Tentative Map – A Tentative Map is required for each subdivision of land, except for parcel maps that do not create new lots. The purpose of the City's Tentative Map Procedures is “to implement the provisions of the Subdivision Map Act to provide for the orderly division of land” (SDMC 125.0401). The proposed map includes a new public street that provides direct access to all of the proposed lots. As noted above, the proposed lots are all in conformance with the minimum lot size of 10,000 square feet for the RS-1-4 zone, and no deviations or variances are proposed.

Easements - The conditions of approval for this project include granting necessary utility easements over the proposed subdivision, including easements for water, sewer, and drainage. The site contains one public easement for water that is proposed to be vacated, with a new easement to be granted to the City at the edge of Lots 1 and 2, connecting to Los Altos Road. The existing easement is a 25-foot-wide for water and contains a 20” pipe per Drawing WD-978, and was granted in favor of the City of San Diego on July 16, 2018 as Instrument No. 2018-0288615. The easement currently runs east to Los Altos Road, but angles northeast at the rear of proposed Lot 2. The new easement would eliminate the angle and would run east along the rear of Lots 1 and 2 to Los Altos Road.

The new 10-foot-wide sewer easement would be located in the northwestern portion of the project site, would begin offsite, then run along the eastern and southern edges of proposed Lot 7. This will be a private sewer easement.

The site also contains an existing 10-foot-wide public drainage easement located at the rear (north) edges of Lots 7, 8 and 9. This easement was granted on Map No. 5189. A new 15-foot-wide drainage easement is proposed along the east edge of Lot 9 to the proposed public street. That drainage easement would be dedicated to the City.

In addition, a new private easement is proposed at northern portions of Lots 7 and 8 for offsite improvements that encroach onto those lots.

Community Planning Group:

On April 24, 2019, the Pacific Beach Planning Board considered the project and voted 8-0-2 to recommend approval with no conditions.

Community Plan Analysis:

The 4.85-acre site is located within Pacific Beach Community Plan area. The proposed project site has a land use designation of Very Low Residential in the PBCP, with a density range of 2 to 5 dwelling units per acre. The proposed residential density of 3 dwelling units per acre is consistent with the PBCP residential density range.

A goal of the PBCP's Land Use Goal is to "implement design standards for multi- and single-family development to ensure that properties reflect the scale and character of the established neighborhood." The proposed Tentative Map creates lots of the same scale as those in the existing established neighborhood. Future development of the single dwelling units would be required to comply with the regulations of the underlying zone, so the project would not be expected to disrupt the existing character of the community.

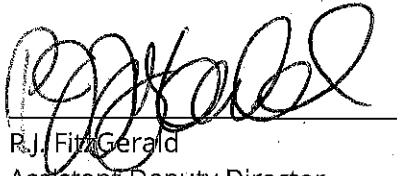
Conclusion:

The project would benefit the community by the increased number of for-sale dwelling units in the community. The proposed project 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. Staff has provided draft findings to support approval of the project and draft conditions of approval. Staff recommends the Planning Commission recommend to the City Council an approval of the project as proposed.

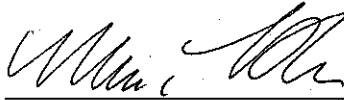
ALTERNATIVES

1. Recommend the City Council ADOPT CEQA Exemption for Project No. 615949 stating that the project is exempt from CEQA in accordance with CEQA Guidelines Section 15332, and Recommend the City Council APPROVE Vesting Tentative Map No.2193919, and Easement Vacation No. 2193920 with conditions.
2. Recommend the City Council Not ADOPT CEQA Exemption for Project No. 615949 that the project is exempt from CEQA and Recommend the City Council DENY Vesting Tentative Map No.2193919, and Easement Vacation No. 2193920, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



R.J. FitzGerald
Assistant Deputy Director
Development Services Department

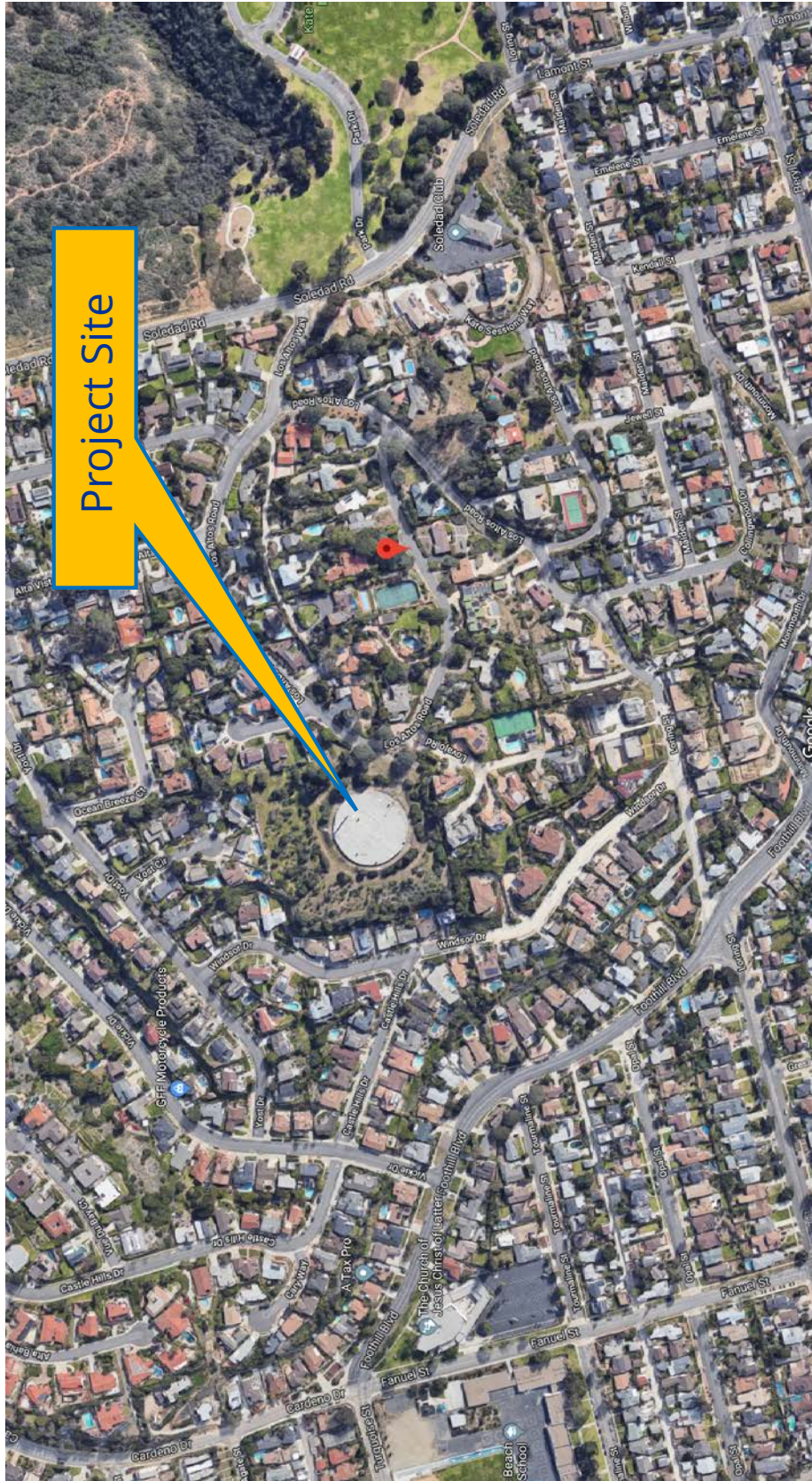
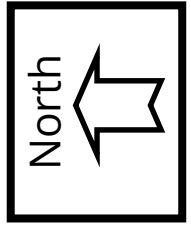


Martha Blake
Development Project Manager
Development Services Department

PJF/MB

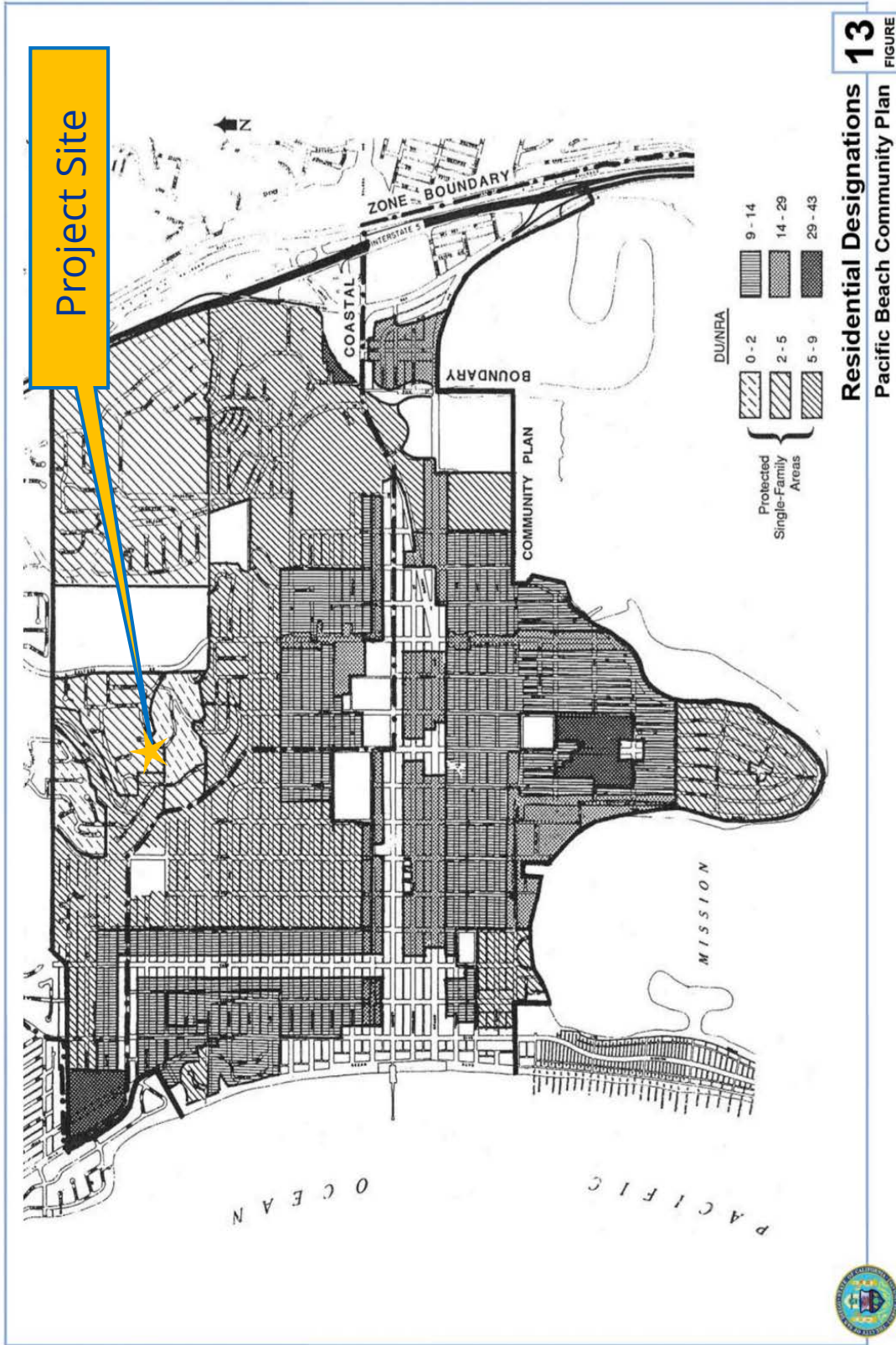
Attachments:

1. Project Location Map
2. Aerial and Site Photographs
3. Community Plan Land Use Map
4. Draft Map Resolution with Findings
5. Draft Map Conditions
6. Draft Easement Vacation Resolution
7. Draft Environmental Resolution
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Report to City Council: Sale of unimproved City-owned land
11. Project Plans/Vesting Tentative Map

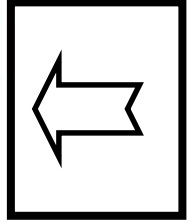


Aerial Photo
Vista de los Altos
PROJECT NO. 615949





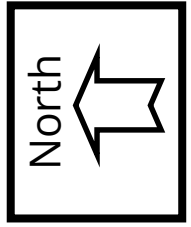
Residential Designations 13
Pacific Beach Community Plan



North

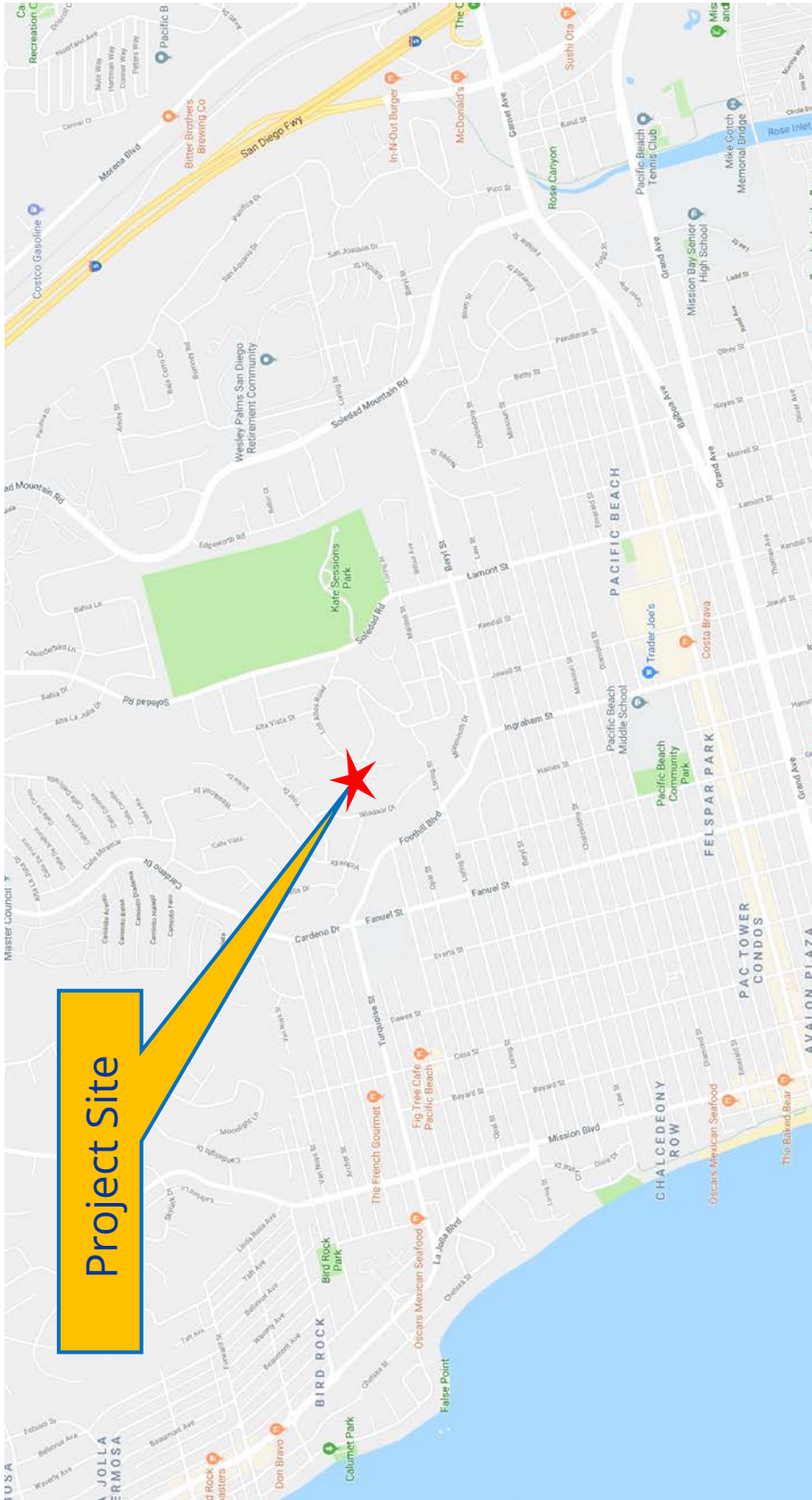
Land Use Map
Vista de los Altos
PROJECT NO. 615949





Project Location Map

Vista de los Altos
PROJECT NO. 615949



Project Site

CITY COUNCIL RESOLUTION NUMBER R-_____

VESTING TENTATIVE MAP NO. 2193919/EASEMENT VACATION NO.
2193920

VISTA DE LOS ALTOS - PROJECT NO. 615949

WHEREAS, Los Altos Home, LLC, a California Limited Liability company, Subdivider and Antony K. Christensen, Engineer submitted an application to the City of San Diego for Vesting Tentative Map No. 2193919 and Easement Vacation No. 2193920 for Vista De Los Altos, which is the subdivision of a 4.45-acre lot into 14 lots, with a public street, including improvements for drainage and storm water management, sewer, water, and other utilities. The project site is located east of Los Altos Road and south of Yost Circle, in the RS-1-4 zone of the Pacific Beach Community Plan area and Local Coastal Program area, the Coastal Overlay Zone (State Coastal Permit Jurisdiction). The project site is legally described as: the east 5 acres of Lot 6 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof Nos. 697 and 854, filed on January 8, 1892 and September 28, 1898, respectively in the Office of the County Recorder of San Diego County. Excepting therefrom that portion of said land conveyed to C.R. McCann in the grant deed recorded August 29, 1967 as Instrument No. 130471 of official Records. Also excepting therefrom that portion of said land conveyed to Los Altos LTD., a California General Partnership in grant deed recorded April 23, 1982 as Instrument No. 82-0114982 of Official Records; and

WHEREAS, the Map proposes the creation of 14 single dwelling unit lots out of an existing 4.45-acre lot; and

WHEREAS, on June 3, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332, In Fill Development; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on August 15, 2019, the Planning Commission of the City of San Diego considered Tentative Map No. 2193919 and Easement Vacation No. 2193920, and pursuant to Resolution No. XX-XXXX, the Planning Commission voted to recommend City Council **approval or denial** of the map; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on _____, the City Council of the City of San Diego considered Vesting Tentative Map No. 2193919, and Easement Vacation No. 2193920, and pursuant to San Diego Municipal Code section(s) 125.0440 and 125.1040, 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 City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 2193919, and Easement Vacation No. 2193920:

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

The 4.45-acre site is located east of Los Altos Road and south of Yost Circle, in the RS-1-4 base zone within the Pacific Beach Community Plan (PBCP) area. The PBCP designates the site as

Very Low-Density, with a range of 2 to 5 dwelling units per acre (du/ac), and the minimum lot size for this zone is 10,000 square feet. The project proposes a Vesting Tentative map for the subdivision of the site to create 14 single dwelling unit lots, with public street and infrastructure improvements, for a density of 3 du/ac, consistent with the PBCP designation. A vacation of a portion of an existing 25-foot-wide easement is also proposed.

The subdivision of this site, which is surrounded by existing residential development, for single-unit residential development is consistent with the residential policies of the PBCP, which encourages design standards to ensure that property reflect the scale and character of the established neighborhood, by maintaining the residential scale of Pacific Beach. As noted above, the project is within the density range of the plan. The surrounding community is developed with single units on large lots, and the subdivision of the lot would be consistent with the existing neighborhood development.

Therefore, the proposed subdivision is 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 subdivision would result in 14 lots, ranging in size from 10,002 to 17,139 square feet, meeting and exceeding the 10,000 square-foot minimum lot size of the RS-1-4 base zone. The subdivision complies with all applicable zoning and development regulations and no deviations are proposed.

Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The infill project site is located in a developed, residential area that is zoned RS-1-4 and designated for Very Low-Density (2 to 5 du/ac) residential development in the PBCP.

The proposed subdivision meets the density requirements of the zone and land use designation. The site topography is characterized by moderate slopes descending to the northwest with approximate elevations ranging from 265 feet above mean sea level (AMSL) within the west/northwest portion of the site to 312 feet AMSL at the southeastern portion of the site. Future single dwelling units would be required to comply with Land Development Code Regulations and construction permit requirements. 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.

Therefore, the subdivision to create 14 lots 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.

This infill project is located in a developed, urban neighborhood. There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site, which is surrounded by existing development. The project was determined to be exempt from CEQA pursuant to State CEQA Guidelines Sections 15332, Infill Development. Therefore, 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 on their habitat.

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

The Vesting Tentative Map was reviewed and determined to be in compliance with the Land Development Code and Subdivision Map Act. The Vesting Tentative Map includes conditions and corresponding exhibits of approvals, including utility undergrounding, installation of public improvements, and payment of applicable taxes in order to achieve compliance with the regulations of the Land Development Code. All lots would be accessed from a new public right-of-way. The development as proposed is consistent with Land Development Code Regulations and Building Permit requirements, which would ensure that the project is not 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.

There are no existing access easements through the property. Therefore, the design of the subdivision and proposed improvements would 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 proposed subdivision of a 4.45-acre parcel into 14 lots for residential development will not impede or inhibit passive or natural heating and cooling opportunities. The design of the subdivision and placement of proposed dwelling units has taken into account the best use of the land to minimize grading, and complies with Land Development Code Regulations and Building Permit requirements, which include setback and height limitations to ensure adequate natural light and air movement between the future structures.

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.

ATTACHMENT 4

(R-[Reso Code])

The subdivision creates 14 lots for single dwelling unit residential development on a site is designated and zoned for such. The site is surrounded by single dwelling unit residential development, built out at the same density as proposed for this site. At the time of construction, dwelling units will be subject to the underlying zone regulations, and payment of all applicable Development Impact Fees (DIF).

The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine 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 and found that the addition of one residential lot (two proposed lots minus one lot) for private development is consistent with the housing needs anticipated for the Pacific Beach Community Planning area.

The above 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 City Council, Vesting Tentative Map 2193919 is hereby granted to Los Altos Home, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Martha Blake
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008016

CITY COUNCIL
CONDITIONS FOR
VESTING TENTATIVE MAP NO. 2193919
VISTA DE LOS ALTOS - PROJECT NO. 615949
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Vesting Tentative Map will expire _____.
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 Final Map, unless otherwise noted.
3. Prior to the expiration of the Vesting Tentative Map, a Final Map to subdivide the 4.45-acre property into 14 lots shall be recorded with the County Recorder's office.
4. Prior to the recordation of the Final Map, 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.

ENGINEERING

5. The Subdivider shall ensure that all onsite utility systems 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.
6. Prior to the issuance of any construction permits, the Subdivider shall vacate a portion of the water easement, satisfactory to the City Engineer as detailed on Exhibit A.
7. The Subdivider shall grant an easement to the City of San Diego for water and sewer purposes, satisfactory to the City Engineer as detailed on Exhibit A.
8. Whenever public rights-of-way are required to be dedicated, it is the responsibility of the Subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The Subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
9. The Subdivider shall obtain a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPD), 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.

10. The Subdivider shall assure, by permit and bond, to construct current City Standard water mains, cross-gutter, storm drain cleanout, storm pipe, street, curbs, gutters, sidewalks, driveways, and curb ramps, satisfactory to the City Engineer.
11. Prior to the issuance of any building permits, the Subdivider shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer for private storm drain and sewer.

MAPPING

12. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Code.

13. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
14. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (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 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 shall be shown on the map.
15. The Subdivider shall vacate the easement shown on the Vesting Tentative Map (VTM) Exhibit pursuant to section 66434(g) of the Subdivision Map Act (through the filing of the Final Map).
16. The proposed Water Easement Vacation within the TM boundary shall be vacated pursuant to the Subdivision Map Act which requires Process 5 vacation approval.

TRANSPORTATION DEVELOPMENT

17. A minimum of 28 automobile spaces for the 14 single-dwelling units are required by the Land Development Code. All on-site parking stalls and aisle widths shall be in compliance with the requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.
18. Prior to the recordation of the final map, the owner/permittee shall assure by permit and bond the construction of Street "A" as a two-lane local residential street with 32 feet of pavement within 52 feet of right-of-way, satisfactory to the City Engineer.
19. The owner/permittee shall provide and maintain a 25-foot by 25-foot visibility triangle area at the northwest and southwest corner of the intersection of Los Altos Road and Street "A" measured along the property line. No obstacles higher than 36 inches shall be located within this area, including but not limited to shrubs, walls, columns, and signs.
20. The owner/permittee shall provide and maintain a 10-foot by 10-foot visibility triangle at both sides of each driveway of the 14 residential lots measures along the property line. No obstacles higher than 36 inches shall be located within this area, including but not limited to shrubs, walls, columns, and signs.

PUBLIC UTILITIES

21. Prior to any Final Map being recorded, any sewer lateral which has been/is being connected to the City's public sewer infrastructure as a private sewer main within the public right-of-way must be located and labeled on an approved City Construction Record Drawing so as to clearly convey all of the following: the sewer line's identity as a "PRIVATE SEWER MAIN", its location relative to the nearest property line, its authorization to encroach (i.e. the approved EMRA number), and its point of connection to the public sewer collection system relative to the nearest manhole (MH).
22. Prior to any Final Map being recorded, the Subdivider shall provide CC&Rs for the operation and maintenance of all private sewer mains in a manner satisfactory to the Public Utilities Director and the City Engineer.
23. Prior to any Final Map being recorded, the Subdivider shall delineate, to the satisfaction of the Public Utilities Director, and record, both the public water easement dedication and vacation as provided for in Exhibit 'A'.
24. Prior to any Final Map being recorded, the Subdivider shall construct, or assure, by permit and bond, the construction of all required public water and sewer facilities as provided for in Exhibit 'A'.

INFORMATION:

- The approval of this Tentative Map by the City Council 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 USC § 1531 et seq.).

ATTACHMENT 5

- 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 Vesting Tentative Map 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 Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map 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. 24008016

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION VACATING PORTIONS OF A PUBLIC WATER EASEMENT
LOCATED AT 1675 1/3 LOS ALTOS ROAD
WATER EASEMENT VACATION NO. 2193920
PROJECT NO. 615949

WHEREAS, California Streets and Highways Code section 8320 *et seq.* and San Diego Municipal Code section 125.1001 *et seq.* provide a procedure for the vacation of public service easements by City Council resolution; and

WHEREAS, LOS ALTOS HOMES, LLC, a California Limited Liability company filed an application to vacate portion of a Water Easement being described as Easement Vacation No. 2193920; and

WHEREAS, Easement Vacation No. 2193920 is located on property owned by Los Altos Homes, LLC located at 1675 1/3 Los Altos Road__; and

WHEREAS, under Charter Section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to Easement Vacation No. 2193920, the Council finds that:

(a) There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

The existing portion of the easement to be vacated was acquired on July 16, 2018, recorded in favor to the City when the City sold the underlying property.

There is no present or prospective public use for the portion of the water easement to be vacated for the purpose for which it was originally acquired. The water tank that occupied the site and appurtenances have been removed. The portion of the water easement that is proposed to be vacated will be relocated to areas outside of the proposed building pads, and a new easement will be dedicated in favor of the City for the same use (water). The new 25'-wide easement will be located at the rear of proposed Lots 1 and 2.

(b) The public will benefit from the action through improved utilization of the land made available by the vacation.

The total property area is 4.85 acres, of which 4.45 acres is considered available for development. The site is limited to one access point, from Los Altos Road, due to the surrounding development. In order to develop the site in accordance with the underlying zone and to achieve the density range of the community plan, the easement vacation is required to create developable lots. Without the easement vacation, development at proposed Lot 1 would at best be severely restricted, resulting in development that is not consistent with existing residential character, and would require access from Los Altos Road, rather than from the new public street. Development on proposed Lot 2 would also be limited, resulting in development that would be somewhat out of character with the existing neighborhood. The public will benefit through the use of the land for residential

development and landscaping of the site that formerly housed a City-owned water reservoir in a tank.

- (c) The vacation is consistent with any applicable land use plan.

The proposed vacation will allow the creation of 14 lots with a minimum size of 10,000 square feet, which is required by the underlying base zone. The 14 proposed lots on the 4.45-acre site results in a density of 3 dwelling units/acre (du/ac). The Pacific Beach Community Plan designates the site for Very Low-Density residential uses, with a density range of 2 to 5 du/ac. The easement vacation will allow for a subdivision consistent with the land use plan allowable density.

- (d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

The purposed for which the easement was acquired no longer exists, which served the water reservoir/tank. While there is a need for an easement for water services, that is adequately provided for with the provision of a new, 25-foot-wide easement in a new location just south of the portion proposed to be vacated.

BE IT FURTHER RESOLVED, that Easement Vacation No. 2193920 as more particularly described in the legal description marked as Exhibit "A" and shown on Drawing No. WD-978 marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the Office of the County Recorder.

APPROVED: MARA ELLIOT, City Attorney

By _____
[Attorney]
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]
Document No.

RESOLUTION NUMBER R- [REDACTED]

DATE OF FINAL PASSAGE [REDACTED]

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO DETERMINING THAT THE APPROVAL OF THE
VISTA DE LOS ALTOS PROJECT IS CATEGORICALLY
EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT PURSUANT TO CEQA GUIDELINES
SECTION 15332.

WHEREAS, the project which is a Vesting Tentative Map and Easement Vacation that would allow the Subdivision of an existing 4.45-acre lot to create 14 single family lots, with public street and infrastructures improvements and would vacate a portion of the existing 25-foot water easement.

WHEREAS, the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.), section 21084, states that the CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.) shall list those classes of projects which have been determined not to have a significant effect on the environment and which shall be exempt from CEQA; and

WHEREAS, pursuant to that authority, CEQA Guidelines sections 15300-15333 list the categorical exemptions promulgated by the California Office of Planning and Research and adopted by the Secretary of the California Natural Resources Agency for those classes of Projects which have been determined not to have a significant effect on the environment; and

WHEREAS, the Development Services Department has established that the Project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15332 and that no exception to the exemption, as set forth in CEQA Guidelines section 15300.2, applies to the Project; and

WHEREAS, the Council of the City of San Diego has considered the potential environmental effects of the Project, and

WHEREAS, on [insert date of Council meeting], the City Council held a duly noticed public meeting and considered the written record for the Project as well as public comment; and

WHEREAS, the Council of the City of San Diego, using its independent judgment, has determined that the Project will not have a significant effect on the environment. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than 5 acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services; and

WHEREAS, under Charter section 280(a)(X) this resolution is not subject to veto by the Mayor because [state why, pursuant to the appropriate subsection of Charter section 280(a), this matter is not subject to Mayoral veto]; NOW, THEREFORE,

BE IT RESOLVED, that the Council of the City of San Diego determines that the Project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15332 and that an exception to the exemption does not apply.

BE IT FURTHER RESOLVED, that the Council of the City of San Diego has determined that an exception to the exemption as set forth in CEQA Guidelines section 15300.2 does not apply.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Exemption regarding the Project with the Clerk of the Board of Supervisors for the County of San Diego.

APPROVED: MARA W. ELLIOTT, City Attorney



By _____
[Attorney]
Deputy City Attorney


[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]
Doc. No.

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Page 4		City of San Diego • Information Bulletin 620		August 2018	
 <div style="clear: both;"></div> <p>City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101</p>		<h2 style="margin: 0;">Community Planning Committee Distribution Form Part 2</h2>			
Project Name: Los Altos Homes		Project Number: 615949		Distribution Date:	
Project Scope/Location: A Vesting Tentative Map and Easement Vacation for a subdivision of an existing 4.45 acre lot to create 14 single family lots, with public street Infrastructure improvements and vacating a portion of the existing 25' water easement. Located to the east of Los Altos Road and south of Yost Circle. The 4.45 acre site is in the RS-1-4 base zone of the Pacific Beach Plan area.					
Applicant Name: Michael Turk		Applicant Phone Number: (858) 274-5995			
Project Manager: Martha Blake		Phone Number: (619) 446-5375		Email Address: mblake@sandiego.gov	
Committee Recommendations (to be completed for Initial Review):					
<input checked="" type="checkbox"/> Vote to Approve 4/24/19 MTG PB PLANNING GROUP		Members Yes 8		Members No 0	
		Members Abstain 2			
<input type="checkbox"/> Vote to Approve With Conditions Listed Below					
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below					
<input type="checkbox"/> Vote to Deny					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS:					
NAME: KARL RAND		TITLE: CRMS CHAIR			
SIGNATURE: 		DATE: 4/25/19			
Attach Additional Pages if Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101			

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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: Vista de Los Altos

Project No. For City Use Only: 615949

Project Address: Los Altos Road

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. _____
☐ 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: Los Altos Homes, LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 4641 Ingraham Street

City: San Diego

State: CA

Zip: 92109

Phone No.: (858) 274-5995

Fax No.: _____

Email: Mike@kdtinc.com

Signature: Michael E. Turk

Date: 8/15/2018

Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: Michael E. Turk ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 4641 Ingraham Street

City: San Diego

State: CA

Zip: 92109

Phone No.: (858) 274-5995

Fax No.: _____

Email: Mike@kdtinc.com

Signature: Michael E. Turk

Date: 8/15/2018

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

Printed on recycled paper. Visit our web site at www.sandiego.gov/development_services.
 Upon request, this information is available in alternative formats for persons with disabilities.

LOS ALTOS HOMES, LLC

Michael E. Turk through
Turk Family Trust
4641 Ingraham St
San Diego, CA 92109

Steven Cairncross through
Steven and Lori Cairncross Trust
960 Oliver Avenue
San Diego, CA 92109

Michael Blumenthal through
MJB Investments, LLC
101 Clay Street, Suite 350
San Francisco, CA 94111

Abraham Artenstein
6229 La Pintura Drive
La Jolla, CA 92037



The City of San Diego

Staff Report

DATE ISSUED: January 4, 2018

TO: City Council

FROM: Real Estate Assets Department

SUBJECT: Sale of unimproved City-owned land (APN 416-043-09) located on Los Altos Road (the former Pacific Beach Reservoir), approval of real estate brokerage commission, and reservation of easement(s).

Primary Contact: Mary Carlson Phone: (619) 236-6079

Secondary Contact: Cybele Thompson Phone: (619) 236-6145

Council District(s): 2

OVERVIEW:

Requesting approval of sale of approximately 4.756 acres of unimproved City-owned real property formerly operated as the Pacific Beach Reservoir on Los Altos Road Assessor's Parcel Number 416-043-09; approve payment of a real estate brokerage commission; and reserve easement(s) for existing City water pipeline(s).

PROPOSED ACTIONS:

1. A resolution authorizing the Mayor or his designee to sell 4.756 acres of City-owned real property, Assessor's Parcel Number 416-043-09, at or above the appraised value of \$8,800,000; approve a 3% real estate brokerage commission; reserve easement(s) for existing City water pipelines; execute and deliver any other documents required to complete the sale of the property on terms and conditions deemed reasonable and in the City's best interest by the Mayor or his designee.
2. Authorize the Chief Financial Officer to accept and deposit the proceeds of the sale, net costs related to the sale, into the Capital Outlay Water Fund 400004.
3. Authorize the Chief Financial Officer to accept and deposit the Independent Consideration into the General Fund 100000.
4. Determine this activity is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15312 (Surplus Government Property Sales) which consists of sales of surplus government property except for parcels of land located in an area of statewide, regional, or area-wide concern identified in Section 15206(b)(4); and where the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; no historical resources would be affected by the action; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DISCUSSION OF ITEM:

The City's Public Utilities Department acquired the 4.756 acre property on Los Altos Road ("Property") in 1906 for a reservoir which was constructed in 1908. The reservoir served as part of the City of San Diego's water system for approximately 80 years. Upgrades to the nearby Bayview Reservoir in 2004 brought essential seismic protection for the water supply, rendering upgrades to the Pacific Beach Reservoir unnecessary. The reservoir was demolished in the fall of 2017.

The Public Utilities Department determined that the Property is excess to its needs. Council Policy 700-10 states that City owned properties may become available for sale if at least one of the following criteria has been met: 1) the property is not currently used by a City department or does not support a municipal function; 2) the property is vacant and has no foreseeable use by the City; 3) the property is a non-performing or under-performing asset and greater value can be generated by its sale; or 4) significant economic development opportunities can be generated by selling the property. The Property meets the criteria for sale per the Council Policy.

Prior to disposition, the City notifies all agencies and entities required by California Government Code section 54222. None of required agencies or entities submitted an offer to acquire the Property, including those engaged in developing affordable housing. In accordance with City policies, City departments are notified of the availability of the Property; no City department requested retention of the Property for a municipal purpose.

The Property was appraised by a qualified MAI appraiser and the value was determined to be \$8,800,000.

Affordable housing developers did not submit offers to acquire the property when it was broadly marketed. The Property is zoned RS-1-4 which allows for single family homes on 10,000 square foot lots. Lots of that size are generally not suitable for affordable housing development (according to a 2015 study prepared by the Fermanian Business & Economic Institute at PLNU, projects less than 50 units oftentimes do not operate efficiently and have high operating expenses), there is a thirty foot height restriction, and the community plan for this area does not contemplate multifamily development in this location.

The commercial real estate brokerage firm, Jones Lang LaSalle, was used to represent the City and facilitate the sale of the property on the open market. Jones Lang LaSalle was selected through a Request for Statement of Qualifications and then through a Request for Proposal for the Property. The real estate commission will be three percent of the sales price and paid from the proceeds of the sale. Pursuing an open market transaction using real estate brokers and selling by negotiation has resulted in achieving the highest price for the City.

Jones Lang LaSalle commenced marketing the Property on August 7, 2017.

Staff recommends authorization of the sale of the Property at or above its appraised value, reservation of any required easements, and payment of a real estate brokerage commission based on three percent of the final sale price.

City Strategic Plan Goal(s)/Objective(s):

Goal #3: Create and sustain a resilient and economically prosperous City.

Objective #1: Create dynamic neighborhoods that incorporate mobility, connectivity, and sustainability.

Fiscal Considerations:

Proceeds from the sale, net of costs related to the sale, will be deposited in the Capital Outlay Water Fund 400004. The Independent Consideration will be deposited into the General Fund 100000.

Environmental Impact:

This activity is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15312 (Surplus Government Property Sales) which consists of sales of surplus government property except for parcels of land located in an area of statewide, regional, or area-wide concern identified in Section 15206(b)(4); and where the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; no historical resources would be affected by the action; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

Equal Opportunity Contracting Information (if applicable):

N/A – EOCP Memo dated 11/14/11.

Previous Council and/or Committee Actions:

This property was listed in Information Agenda Item 7 regarding Availability of City-Owned Land for Affordable Housing at the March 15, 2017 Smart Growth & Land Use Committee Meeting.

This item was heard by the Smart Growth and Land Use Committee on January 31, 2018 and forwarded to the full Council with a recommendation to approve.

Key Stakeholders and Community Outreach Efforts:

N/A

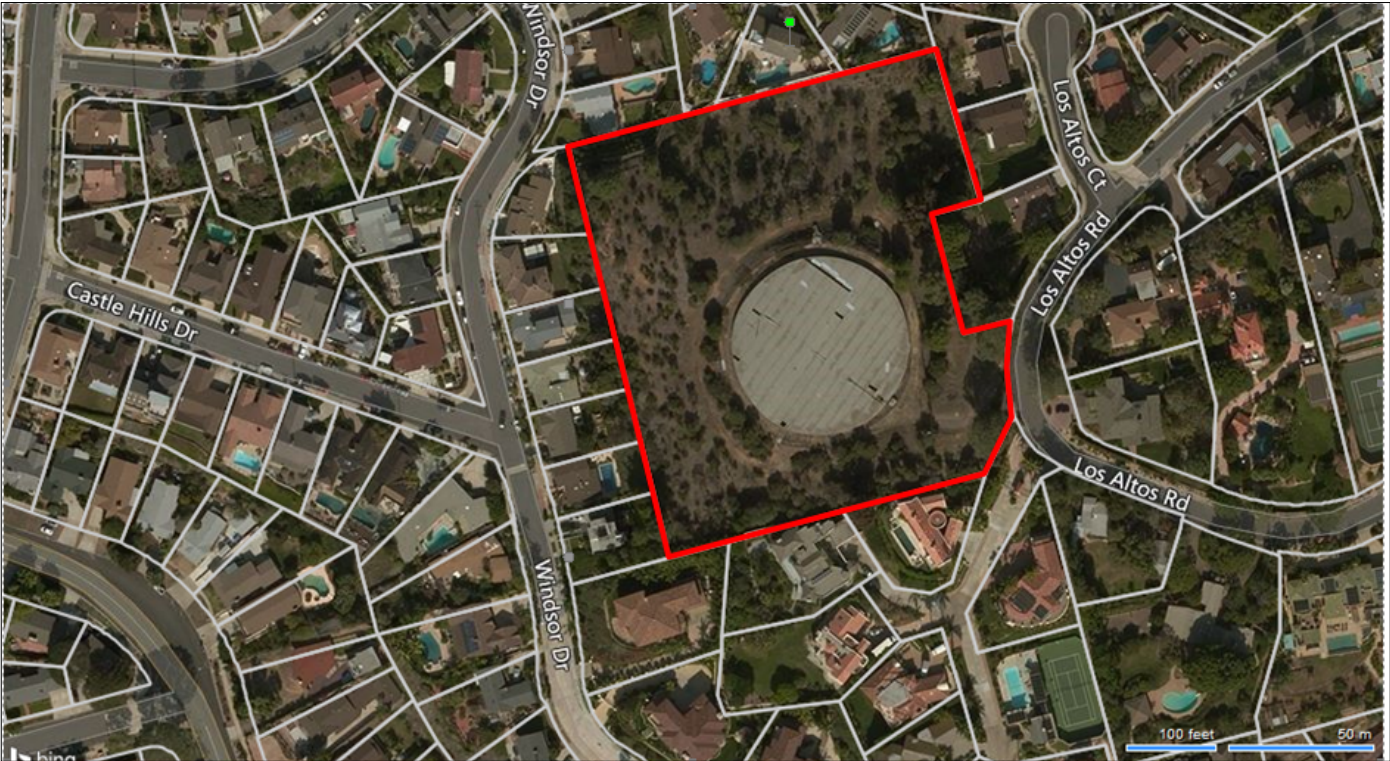
Cybele Thompson

Director Real Estate Assets

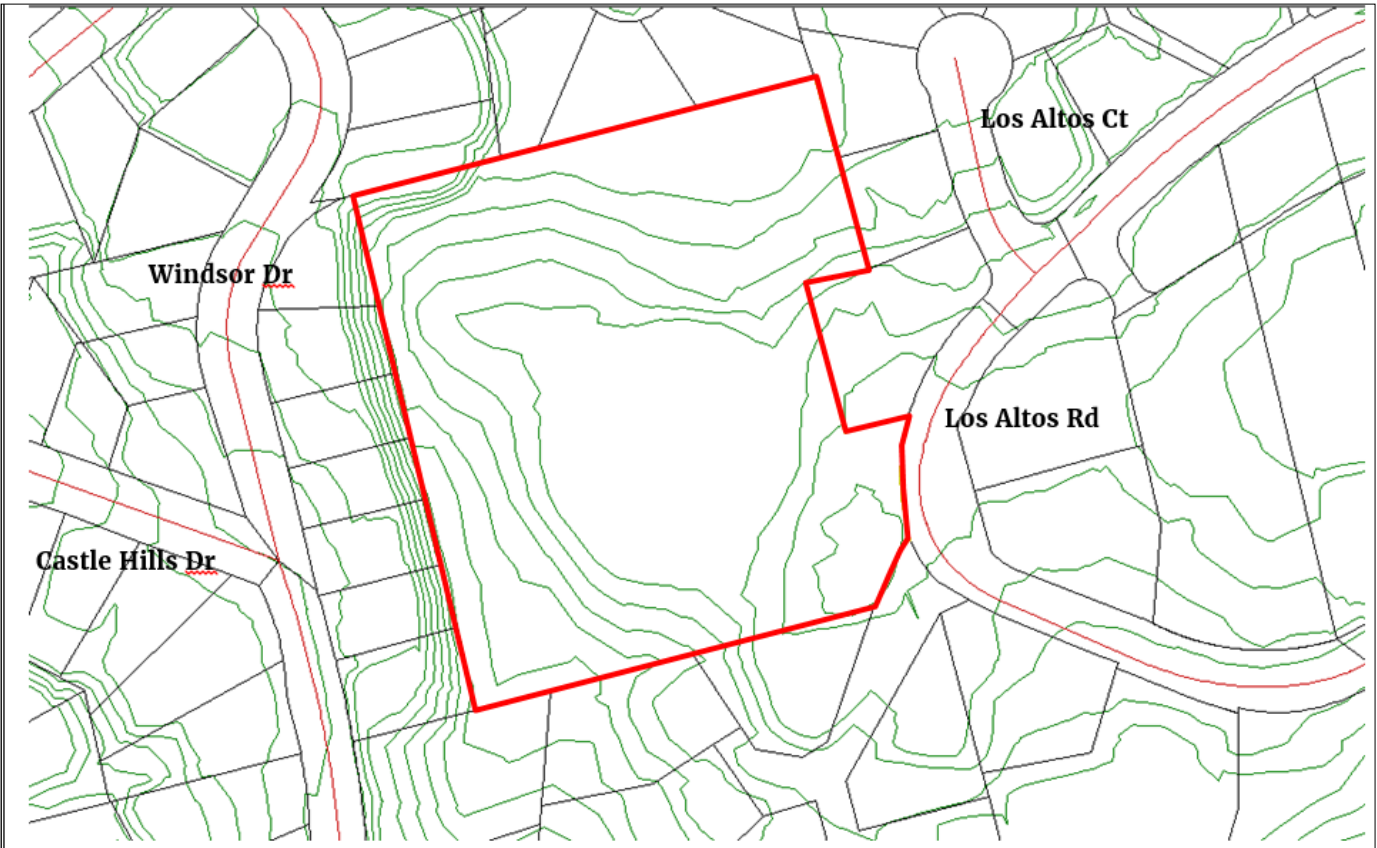
Ronald H. Villa

Deputy Chief Operating Officer, Internal Operations

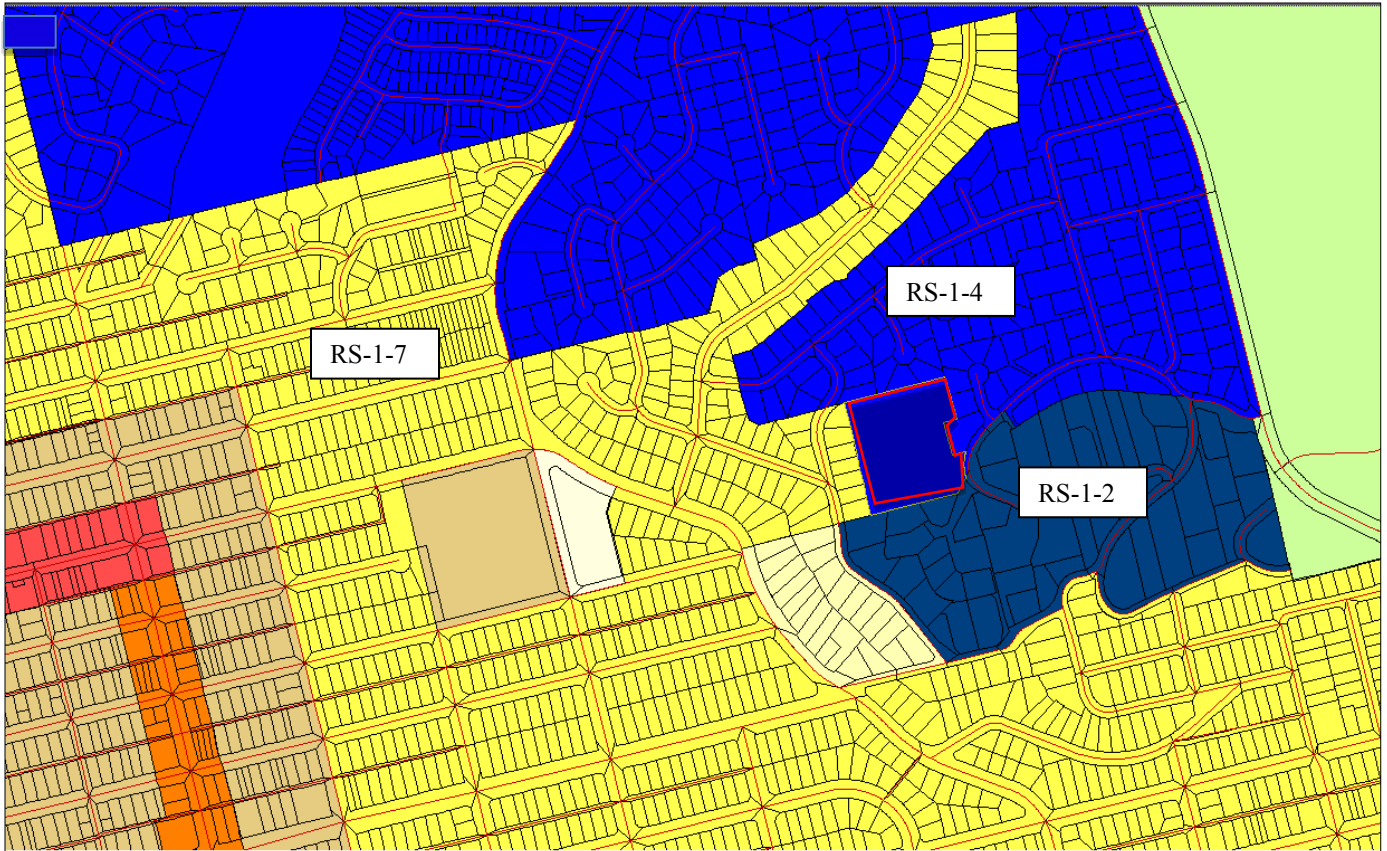
Location




5 Foot Elevation Contours




Zoning



RS-1-4: Minimum 10,000 SF lots for single family homes

 RS-1-2: Minimum 20,000 SF lots for single family homes

 RS-1-7: Minimum 5,000 SF lots for single family homes

VISTA DE LOS ALTOS

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE AN INTEREST IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS VISTA DE LOS ALTOS AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 4 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

IT IS OUR INTENT TO SUBDIVIDE OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHTS-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

WE HEREBY DEDICATE TO PUBLIC USE GORDON LANE FOR USE AS A PUBLIC STREET AND APPURTENANCES THERETO, AND PUBLIC WATER AND DRAIN EASEMENTS, ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION.

LOS ALTOS HOMES, LLC., A CALIFORNIA CORPORATION

BY:

MICHAEL E. TURK
MANAGING MEMBER

ZB, N.A., DBA CALIFORNA BANK AND TRUST, AS BENEFICIARY UNDER THAT DEED OF TRUST RECORDED JULY 16, 2018, AS INSTRUMENT NO. 2018-0288616 OF OFFICIAL RECORDS

BY:

BY:
TITLE:

SIGNATURE OMISSION STATEMENT

THE SIGNATURES OF THE EASEMENT HOLDERS, OWNERS OF UTILITIES EASEMENTS, AS DISCLOSED BY DEED, RECORDED AT SAN DIEGO COUNTY HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3) (A) (i) OF THE SUBDIVISION MAP ACT, SINCE THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

CITY OF SAN DIEGO PER DOCUMENTS:

RECORDED FEBRUARY 10, 1971 AS INSTRUMENT NO. 71-026293 OF OFFICIAL RECORDS.

RECORDED JULY 16, 2018 AS INSTRUMENT NO. 2018-0288615, OF OFFICIAL RECORDS; A PORTION TO BE VACATED HEREON.

PRIVATE USE EASEMENT PER DOCUMENT:

RECORDED MARCH 18, 2019 AS INSTRUMENT NO., 2019-0095140, OF OFFICIAL RECORDS,

BEING A SUBDIVISION OF THE EAST 5 ACRES OF LOT 6 OF PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NOS. 697 AND 854, FILED ON JANUARY 8, 1892 AND SEPTEMBER 28, 1898, RESPECTIVELY, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO C.R. MCCANN IN THE GRANT DEED RECORDED AUGUST 29, 1967 AS INSTRUMENT NO. 130471 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO LOS ALTOS LTD., A CALIFORNIA GENERAL PARTNERSHIP IN GRANT DEED RECORDED APRIL 23, 1982 AS INSTRUMENT NO. 82-0114982 OF OFFICIAL RECORDS.

SUBDIVISION GUARANTEE BY: CHICAGO TITLE COMPANY
ORDER NO: 00111401-996-SD1-RT4

NOTARY STATEMENT

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 _____ BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ 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.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: _____
PRINT NAME: _____
MY COMMISSION EXPIRES ON _____, 20____
MY COMMISSION NUMBER IS: _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

CITY CLERK'S CERTIFICATE

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT THE CITY LAND SURVEYOR HAS APPROVED THIS SUBDIVISION MAP. I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON _____, 2019, AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

IN WITNESS WHEREOF THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS ____ DAY OF _____, 2019.

ELIZABETH MALAND
CITY CLERK

BY: _____
DEPUTY



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, AT THE REQUEST OF LOS ALTOS HOMES, LLC IN DECEMBER 2018, AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. (SEE LEGEND ON SHEET 3)

I WILL SET ALL OTHER MONUMENTS OF THE CHARACTER AND POSITIONS INDICATED BY THE LEGEND IN THIS MAP WITHIN TWO YEARS OF RECORDATION OF THIS MAP, UNLESS EXTENDED BY THE CITY LAND SURVEYOR.



ANTONY K. CHRISTENSEN, LS 7508
MY REGISTRATION EXPIRES 12-31-19

DATE

LAND SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION; THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION

I ALSO ACCEPT THOSE ITEMS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN.

GREGORY P. HOPKINS, PLS
CITY LAND SURVEYOR



BY: _____
FREDERICK R. LePAGE, DEPUTY
PLS 7524

DATE

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

I, DAVID HALL, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSIT FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

DAVID HALL
CLERK OF THE BOARD OF SUPERVISORS

BY: _____
DEPUTY

DATE: _____

RECORDER'S CERTIFICATE

FILE NO. _____

FILED THIS _____ DAY OF _____, 2019 AT _____ O'CLOCK ____ M.
IN THE BOOK OF FINAL MAPS AT PAGE _____ AT THE REQUEST OF
ANTONY K. CHRISTENSEN.

ERNEST J. DRONENBURG, JR BY: _____
COUNTY RECORDER DEPUTY COUNTY RECORDER

FEES: \$ _____

THIS MAP SECURES VESTED DEVELOPMENT RIGHTS AND THE RIGHTS VESTED SHALL REMAIN IN EFFECT FOR TWO YEARS FROM THE DATE OF RECORDATION (REFERENCE MUNICIPAL CODE SECTION 125.0131)

VISTA DE LOS ALTOS

NOTARY STATEMENT

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 _____ BEFORE ME, _____, A NOTARY PUBLIC,
PERSONALLY APPEARED _____
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.

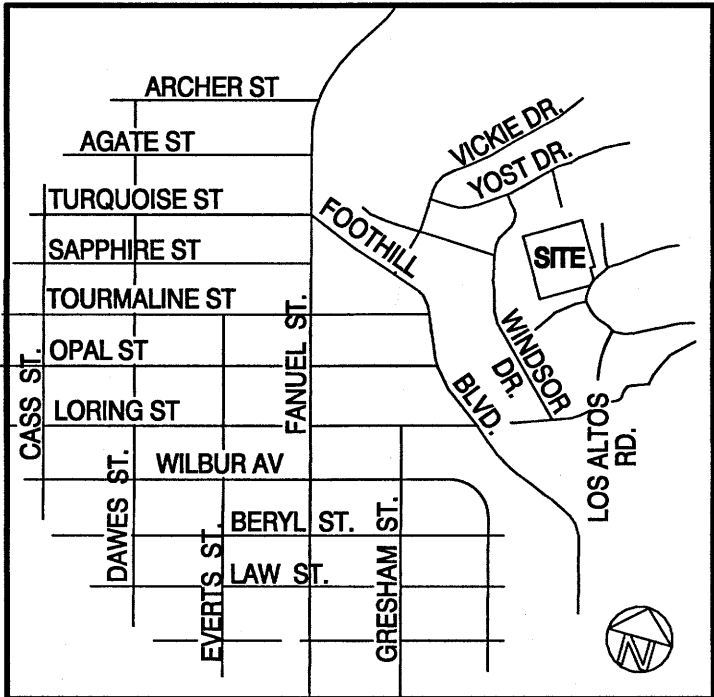
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT
THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

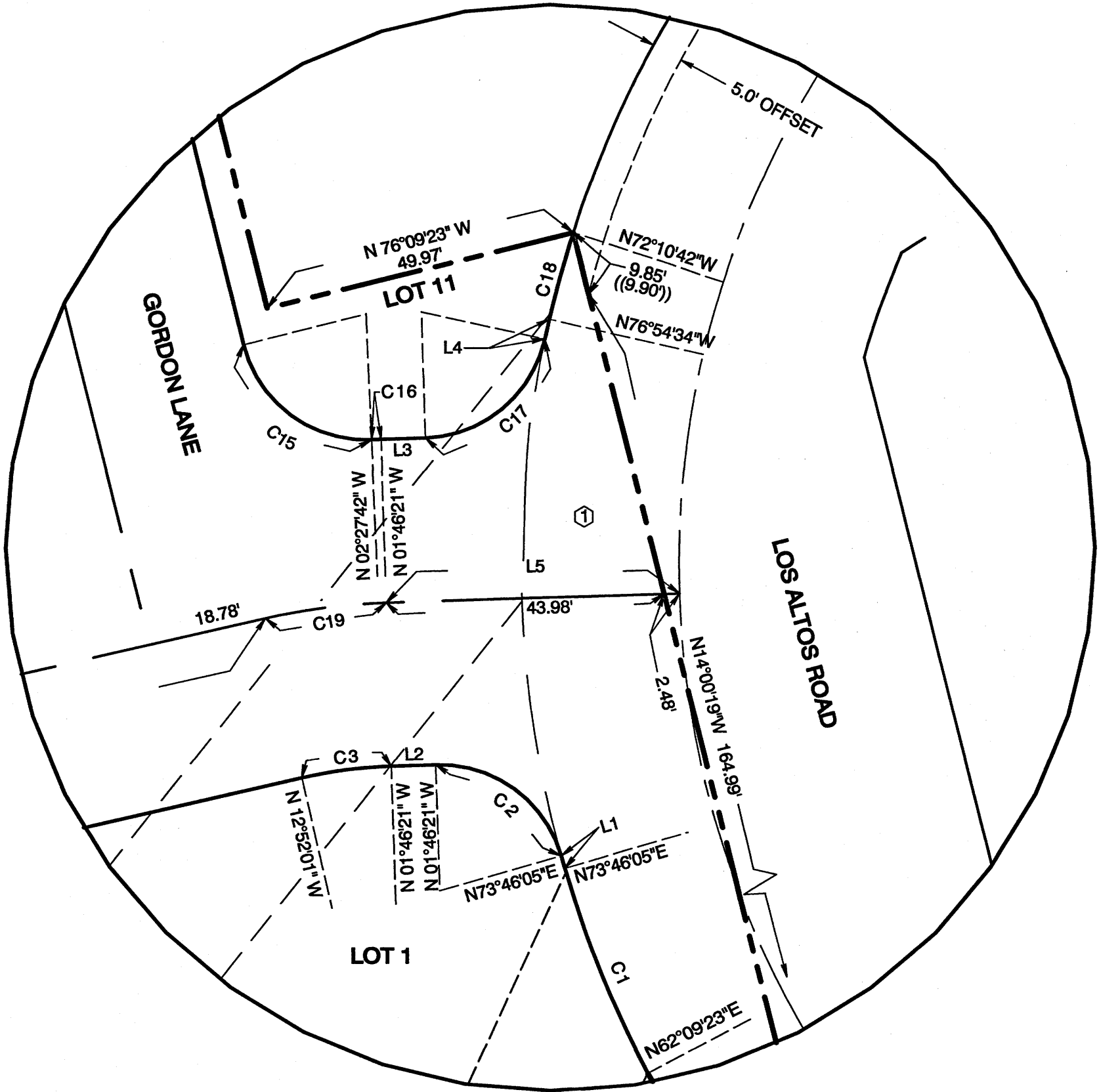
SIGNATURE: _____
PRINT NAME: _____
MY COMMISSION EXPIRES ON _____, 20____
MY COMMISSION NUMBER IS: _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

TITLE NOTES

- 2 AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR A PUBLIC STREET,
RECORDED FEBRUARY 10, 1971 AS INSTRUMENT NO. 71-026293 OF OFFICIAL
RECORDS.
- 3 A PERMANENT WATER MAIN EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO,
RECORDED JULY 16, 2018 AS INSTRUMENT NO. 2018-0288615, OF OFFICIAL RECORDS
PORTION VACATED HEREON.
- 8 A GRANT OF SEWER LINE EASEMENT AND GRANT OF USE EASEMENT, RECORDED
MARCH 18, 2019 AS INSTRUMENT NO. 2019-0095140, OF OFFICIAL RECORDS.

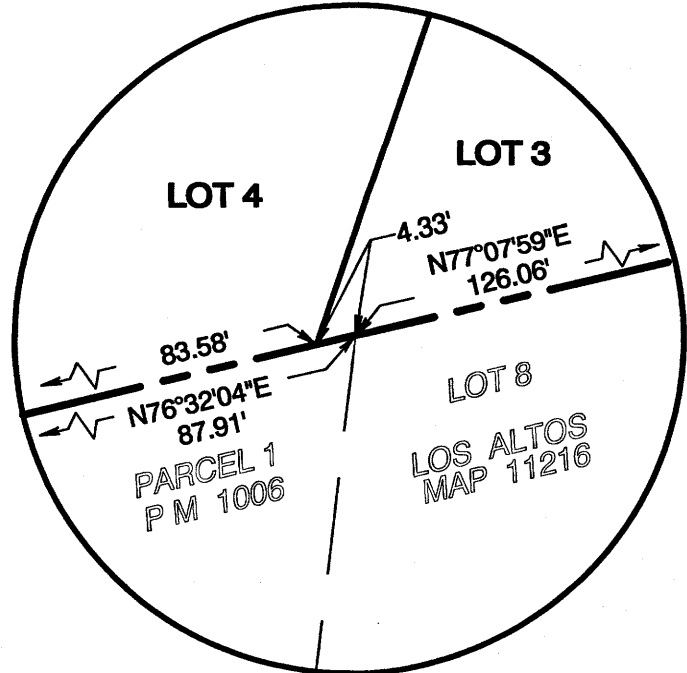


VICINITY MAP
NOT TO SCALE



DETAIL "A"

SCALE 1" = 20'



DETAIL "B"

SCALE 1" = 20'

MAP NO.

SHEET 3 OF 4 SHEETS

VISTA DE LOS ALTOS



MAP NO.

SHEET 4 OF 4 SHEETS

VISTA DE LOS ALTOS
EASEMENT DEDICATIONS/VACATION

LEGEND

- INDICATES AREA OF 25' WATER EASEMENT GRANTED HEREON 3,907.14 SQ FT (0.090 AC)
- INDICATES AREA OF 25' WATER EASEMENT VACATION HEREON 3,811.60 SQ FT (0.088 AC)
- INDICATES AREA OF 5' DRAIN EASEMENT GRANTED HEREON 4,618.26 SQ FT (0.106 AC)

