



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 14, 2018 REPORT NO. HO-18-008

HEARING DATE: February 21, 2018

SUBJECT: FAIRMOUNT & EL CAJON TM – Process Three Decision

PROJECT NUMBER: [565124](#)

OWNER/APPLICANT: Fairmount and El Cajon Realty, LLC/Kettler Leweck Engineering

SUMMARY

Issue: Should the Hearing Officer approve the consolidation of 16 lots and the creation of four residential and four commercial condominium units at 4339 Fairmount Avenue within the Kensington-Talmadge neighborhood of the Mid-City Communities Plan area?

Staff Recommendation: Approve Tentative Map No. 1999856.

Community Planning Group Recommendation: On September 13, 2017, the Kensington-Talmadge Planning group voted 9-1-0 to recommend approval of the project without conditions (Attachment 5).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (minor alternations in land use limitations) (Attachment 4). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 5, 2017, and the opportunity to appeal that determination ended December 19, 2017.

BACKGROUND

The 1.78-acre project site is a near-full city block located at 4339 Fairmount Avenue between El Cajon Boulevard, 44th Street and Meade Avenue in the Central Urbanized Planned District (CUPD) CU-2-4 zone, in the Kensington-Talmadge neighborhood of the Mid-City Communities Plan.

The project site contains an vacant 2,000-square-foot building and a vacant undeveloped lot leased to West Coast General for construction staging. In addition, the City Heights Community Development Corporation leases space at the southwest corner of El Cajon Boulevard and Fairmount Avenue for the Fair at 44th which allows food trucks and kiosks every Wednesday.

The remainder of the site is a previously graded, flat lot with street frontage on all sides. The northeast corner of this block contains a dental office that is not a part of this proposed subdivision.

Surrounding uses include the Copley-Price Family YMCA to the west, multi-family residential development to the north and east, an Arco gas station to the south and a CVS store/pharmacy on the northeast corner of El Cajon Boulevard and 44th Street.

DISCUSSION

The applicant is requesting the approval of a Tentative Map per San Diego Municipal Code (SDMC) Section 125.0420. The Tentative Map would consolidate the 16 existing lots and create four residential and four commercial condominium units on one parcel. This project is a subdivision only and no development is proposed. Any future development would be subject to the underlying zone regulations in effect at the time of the application and the conditions of this Tentative Map.

The Mid-City Communities Plan designates the site for Commercial/Residential Transition, which allows for mixed-use development. The CU-2-4 zone allows a mix of heavy commercial and limited industrial uses with residential development. Therefore, the subdivision of this site into four residential and four commercial condominium units for future development implements the land use designation and is consistent with the CU-2-4 zone allowed uses.

Conclusion:

City staff has reviewed 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 and conditions to support approval of the project (Attachment 3). Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 1999856 with modifications.
2. Deny Tentative Map No. 1999856, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Paul Godwin
Development Project Manager

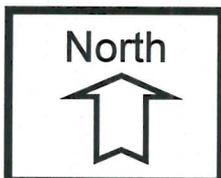
Attachments:

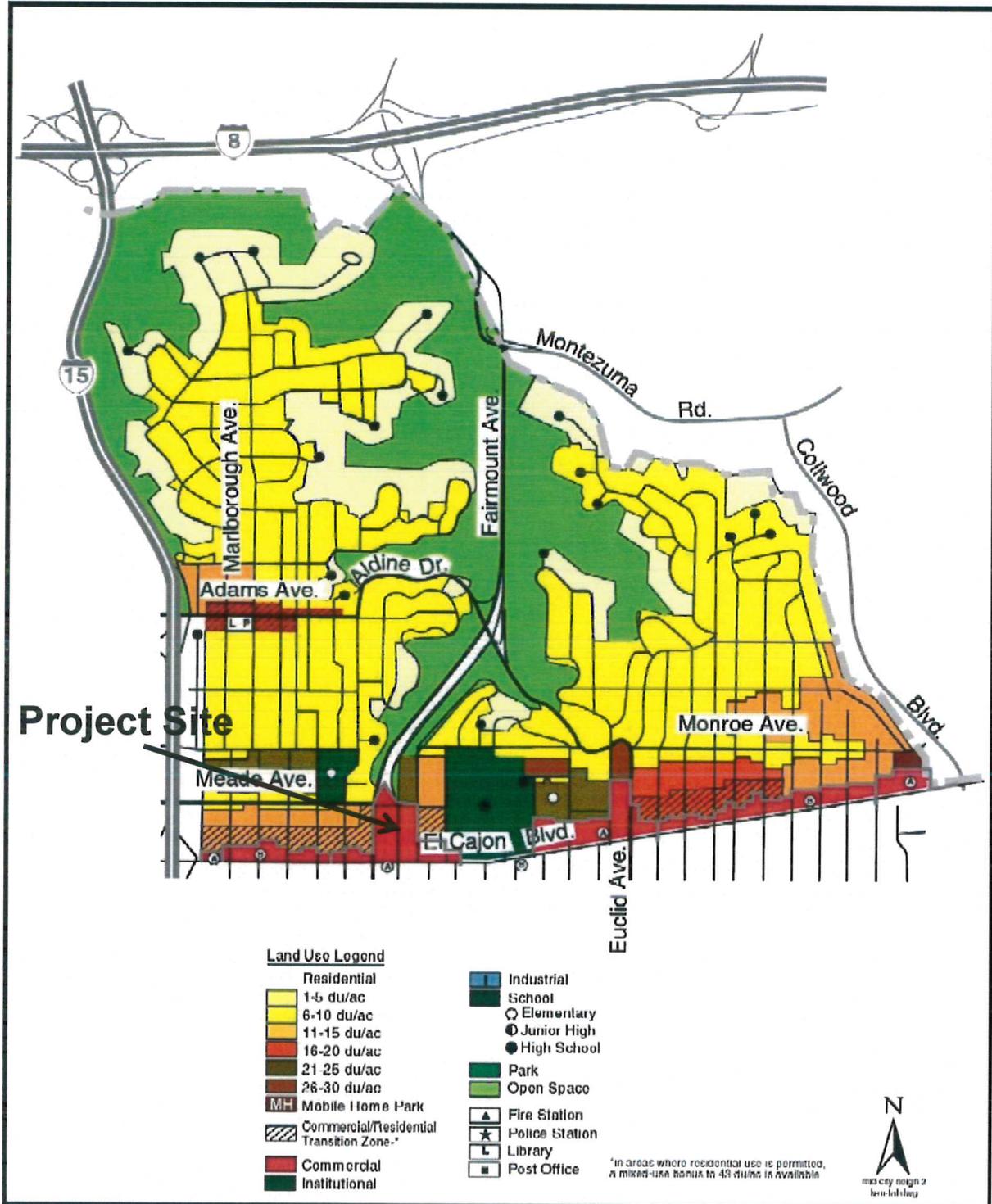
1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Map Resolution and Conditions
4. Environmental Exemption
5. Community Planning Group Recommendation
6. Ownership Disclosure Statement
7. Tentative Map Exhibit



Aerial Photo

Fairmount & El Cajon TM/ 4339 Fairmount Avenue
PROJECT NO. 565124





Land Use Map

Fairmount and El Cajon TM/ 4339 Fairmount Avenue
PROJECT NO. 565124



HEARING OFFICER
TENTATIVE MAP NO. 1999856
FAIRMOUNT & EL CAJON TM - PROJECT NO. 565124
ADOPTED BY RESOLUTION NO. XXXX ON FEBRUARY 21, 2018
DRAFT

WHEREAS, Fairmont and El Cajon Realty, LLC, Subdivider, and Kettler Leweck Engineering, Engineer, submitted an application to the City of San Diego for Tentative Map No. 1999856 to create four residential and four commercial condominium units. The 1.78-acre project site is located at 4339 Fairmount Avenue between El Cajon Boulevard, 44th Street and Meade Avenue in the Central Urbanized Planned District (CUPD) CU-2-4 zone, within the Kensington-Talmadge neighborhood of the Mid-City Communities Plan area. The property is legally described as Lots 1-8, Block 1 of Orangewood, Map No. 1293, filed October 7, 1910; and

WHEREAS, the Map proposes the subdivision of a 1.78-acre site into one lot for four residential and four commercial condominium units; and

WHEREAS, on December 19, 2017, 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 15305; and there was no appeal of the environmental determination filed within the time period provided by San Diego Municipal Code (SDMC) 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 SDMC sections 144.0220(a) and 144.0220(b); 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 residential condominium units is four and the total number of commercial condominium units is four; and

WHEREAS, on February 21, 2018, the Hearing Officer of the City of San Diego considered Tentative Map No. 1999856, pursuant to SDMC Section 125.0410 (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 with respect to Tentative Map No.1999856:

Findings for a Tentative Map. SDMC Section 125.0440

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

The Mid-City Communities Plan designates the site for Commercial/Residential Transition uses, which allows for residential, commercial and mixed-use development. The proposed subdivision would create four residential and four commercial condominium units on one parcel for future development, which would facilitate implementation of the land use designation. 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 project site is located in the Central Urbanized Planned District (CUPD) CU-2-4 zone, which allows a mix of heavy commercial and limited industrial uses with residential development. The subdivision to create four residential and four commercial condominium units on one parcel for future development is consistent with the CU-2-4 zone allowed uses. The subdivision complies with all development regulations including lot size, lot width 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 1.78-acre near full city block project site is located at 4339 Fairmount Avenue between El Cajon Boulevard, 44th Street and Meade Avenue in the CUPD-CU-2-4 zone of the Mid-City Communities Plan. The site contains a 2,000-square-foot building that is currently leased by Granite Construction and a vacant lot leased to West Coast General for construction staging. In addition, the City Heights Community Development Corporation leases space at the southwest corner of El Cajon Boulevard and Fairmount Avenue for the Fair at 44th which allows food trucks and kiosks every Wednesday. The remainder of the site is a previously graded, flat lot with right-of-way access available on all sides. The site is located in a developed, urban neighborhood that is served by all existing utilities and there are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site. Therefore, the subdivision to consolidate the 16 existing lots and create four residential and four commercial condominium units on one parcel 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 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. The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (minor alternations in land use limitations). Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife on 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 Tentative Map was reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The 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 San Diego Municipal Code. Any future development would be subject to the underlying zone regulations in effect at the time of the application. Therefore, the project 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 subdivision does not contain or propose any new easements for the development. The site is a previously graded, flat lot with frontage along all sides where public access will be maintained. 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 1.78-acre near full city block project site is located at 4339 Fairmount Avenue between El Cajon Boulevard, 44th Street and Meade Avenue. The proposed subdivision to create four residential and four commercial condominium units on one parcel for future development does not preclude any future passive or natural heating and cooling opportunities for the ultimate development. Any future development would be subject to the underlying zone regulations in effect at the time of the application and the conditions of this Tentative Map. 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 subdivision creates four residential and four commercial condominium units on one parcel on a site is designated and zoned for mixed-use development. This project is a subdivision only and no development is proposed. Any future development would be subject to the underlying zone regulations at the time of the application, including the City's Inclusionary Affordable Housing requirements and payment of all applicable Developer Impact Fees (DIF). The site is served by existing public infrastructure, including developed streets on all four sides and water, sewer, electrical and gas lines. Impacts to environmental resources would be avoided in that the site is located in a developed, urban neighborhood and does not contain nor is adjacent to such 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 No. 1999856 including the of the requirement to underground existing offsite overhead utilities is hereby granted to Fairmont and El Cajon Realty, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Paul Godwin
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions
Internal Order No. 12002110

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 1999856
FAIRMOUNT & EL CAJON TM - PROJECT NO. 565124
ADOPTED BY RESOLUTION NO. XXXX ON FEBRUARY 21, 2018
DRAFT

GENERAL

1. This Tentative Map will expire March 7, 2021.
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 Parcel Map unless otherwise noted.
3. A Parcel Map shall be recorded in the Office of the San Diego County Recorder to consolidate and subdivide the properties into four (4) residential and four (4) commercial condominium units prior to the Tentative Map expiration date.
4. Prior to the recordation of the Parcel Map, 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. 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 along with the associated \$34.00 compliance fee to avoid delaying the recordation of the Parcel Map.
5. Prior to the issuance of a Parcel Map, 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.
6. 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

7. Prior to the issuance of the Certificate of Occupancy, the Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
8. Prior to the issuance of the Certificate of Occupancy, per the City of San Diego Street Design Manual-Street Light Standards and Council Policy 200-18, the Subdivider will be required to install three new street lights adjacent to the site on 44th Street.
9. Prior to the issuance of the Certificate of Occupancy, the Subdivider shall dedicate an additional 2.4 feet on Fairmount Avenue to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.
10. Prior to the issuance of the Certificate of Occupancy, the Subdivider shall dedicate an additional range of 5.5 feet to 9.3 feet on El Cajon Boulevard, as shown on Exhibit A, to provide a minimum 12-foot parkway and 10-foot right turn lane, satisfactory to the City Engineer.
11. Whenever street 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.
12. Prior to the issuance of the Certificate of Occupancy, the Subdivider shall reconstruct existing driveways that are not to current City Standards adjacent to the site on El Cajon Boulevard, Fairmount Avenue, 44th Street and Meade Avenue.
13. Prior to the issuance of the Certificate of Occupancy, the Subdivider shall reconstruct the existing curb with City Standard curb and gutter, adjacent to the site on El Cajon Boulevard.
14. Prior to the issuance of the Certificate of Occupancy, the Subdivider shall reconstruct the damaged portions of the existing curb with City Standard curb and gutter, adjacent to the site on Fairmount Avenue, 44th Street and Meade Avenue.
15. Prior to the issuance of the Certificate of Occupancy, the Subdivider shall reconstruct the existing curb ramp at the northwest corner of 44th Street and El Cajon Boulevard, with current City standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes.
16. Prior to the issuance of the Certificate of Occupancy, the Subdivider shall reconstruct the existing curb ramp at the northeast corner of Fairmount Avenue and El Cajon Boulevard, with current City standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes.
17. Prior to the issuance of the Certificate of Occupancy, the Subdivider shall reconstruct the non-contiguous sidewalk, maintaining the existing sidewalk scoring pattern and preserving any contractor's stamp, adjacent to the site on El Cajon Boulevard.

18. Prior to the issuance of the Certificate of Occupancy, the Subdivider shall reconstruct the sidewalk, maintaining the existing sidewalk scoring pattern and preserving any contractor's stamp, adjacent to the site on Fairmount Avenue, 44th Street and Meade Avenue.
19. Prior to the issuance of the Certificate of Occupancy, the Subdivider shall construct a 10-foot right turn lane adjacent to the site on El Cajon Boulevard per current City Standard, satisfactory to the City Engineer.

MAPPING

20. The Parcel 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 Parcel 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 Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Code.
21. 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.
22. The Parcel 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.

INFORMATION:

- The approval of this Tentative Map 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.*).

ATTACHMENT 3

- 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 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 Tentative Map, may protest the imposition within 90 days of the approval of this 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. 12002110

NOTICE OF EXEMPTION

(Check one or both)

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: Fairmont & El Cajon TM

Project No. 565124/**SCH No.:** N.A.

Project Location-Specific: The project is located at 4339 Fairmount Avenue between El Cajon Boulevard, 44th Street and Meade Avenue, San Diego, CA 92105.

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

Description of nature and purpose of the Project: TENTATIVE MAP (TM) to consolidate 16 existing lots into one parcel for the creation of four residential and four commercial condominium units, on a 1.78 acre site. The project is designated as Commercial/Residential Transition zone (73 du/ac), and zoned CUPD-CU-2-4.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Jacob Wittler (Agent),
Kettler Leweck Engineering (Firm),
303 A Street, Suite 302,
San Diego, CA 92101,
(619) 269-3444

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: CEQA Section 15305 (Minor Alterations In Land Use Limitations)
- Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15305 which addresses minor alterations in land use limitations, in areas with an average slope of less than 20 percent, and which do not result in any changes in land use or density. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

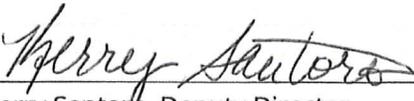
Telephone: (619) 446-5468

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 4

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



Kerry Santoro, Deputy Director

December 19, 2017

Date

Check One:

Signed By Lead Agency

Signed by Applicant

Date Received for Filing with County Clerk or OPR:



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Fairmount & El Cajon - MW		Project Number: 565124	Distribution Date: 7/28/2017
Project Scope/Location: MID-CITY KENSINGTON-TALMADGE - (FLAT FEE) (Process 3) Map Waiver for a consolidation of sixteen lots into one parcel for four residential condominium units and four commercial condominium units located at 4339 Fairmount Avenue between El Cajon Boulevard, 44th Street and Meade Avenue. The 1.78-acre site in the CUPD-CU-2-4 zone (s) of the Mid-City Kensington-Talmadge Community Plan area. Council 9.			
Applicant Name: Mandelbaum, Alison		Applicant Phone Number: 858-373-2067	
Project Manager: Mezo, Renee	Phone Number: (619) 446-5001	Fax Number: (619) 321-3200	E-mail Address: RMezo@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 9	Members No 1	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: DON TAYLOR		TITLE: CHAIR, KTPG	
SIGNATURE: <i>Don Taylor</i>		DATE: 9/13/17	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
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.			



City of San Diego
Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

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

Fairmount and El Cajon

Project No. For City Use Only

565124

Project Address:

Fairmount Avenue and El Cajon Boulevard

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

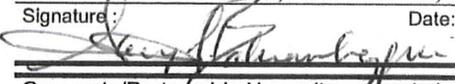
Additional pages attached Yes No

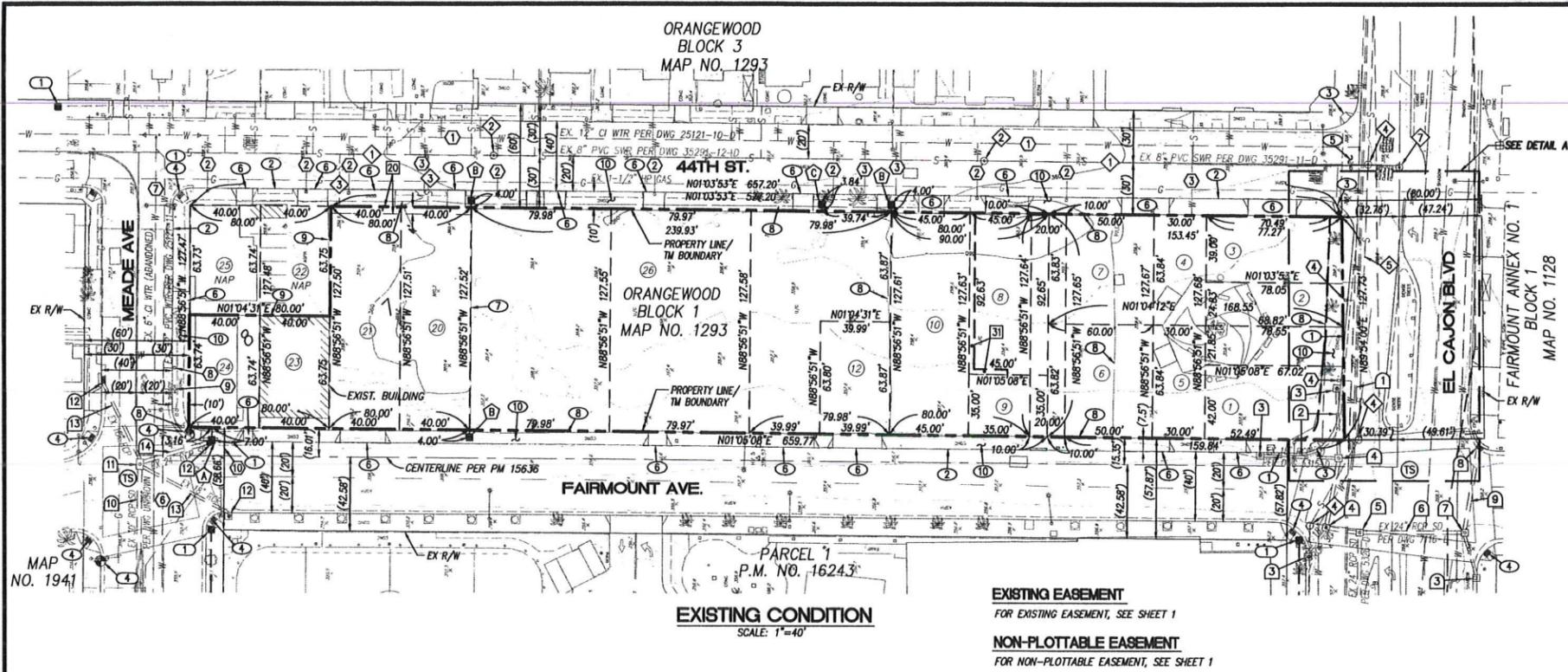
Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

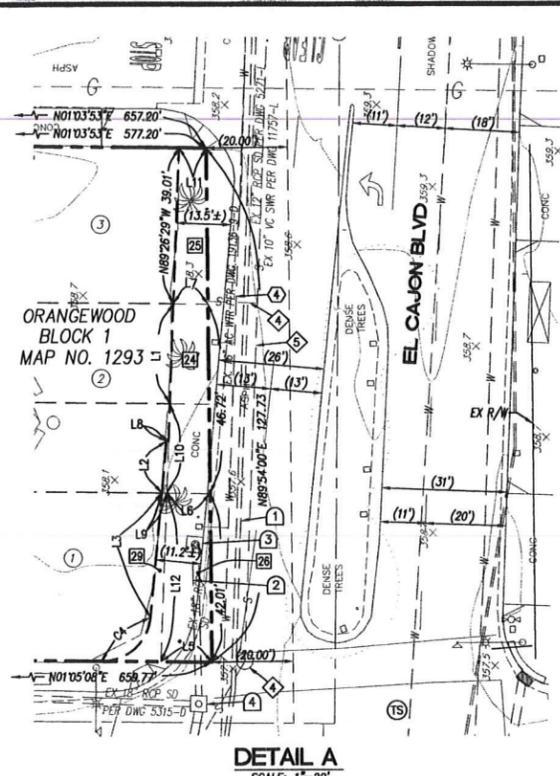
Project Title: Fairmount and El Cajon	Project No. (For City Use Only)
Part II - To be completed when property is held by a corporation or partnership	
Legal Status (please check): <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? <u>CA</u> Corporate Identification No. <u>200905010343</u> <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> <u>Limited Liability Company</u>	
By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. Additional pages attached <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Corporate/Partnership Name (type or print): Fairmont and El Cajon Realty, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: 7777 Fay Ave, Suite 300 City/State/Zip: La Jolla, Ca 92037 Phone No: (858)373-2037 Fax No: (858)373-2340	Street Address: City/State/Zip: Phone No: Fax No:
Name of Corporate Officer/Partner (type or print): Sherry Bahrambeygui Title (type or print): Executive Vice President, Price Charities, its Sole Member Signature:  Date: <u>7/24/17</u>	Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: City/State/Zip: Phone No: Fax No:	Street Address: City/State/Zip: Phone No: Fax No:
Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: City/State/Zip: Phone No: Fax No:	Street Address: City/State/Zip: Phone No: Fax No:
Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:



EXISTING CONDITION
SCALE: 1"=40'

EXISTING EASEMENT
FOR EXISTING EASEMENT, SEE SHEET 1

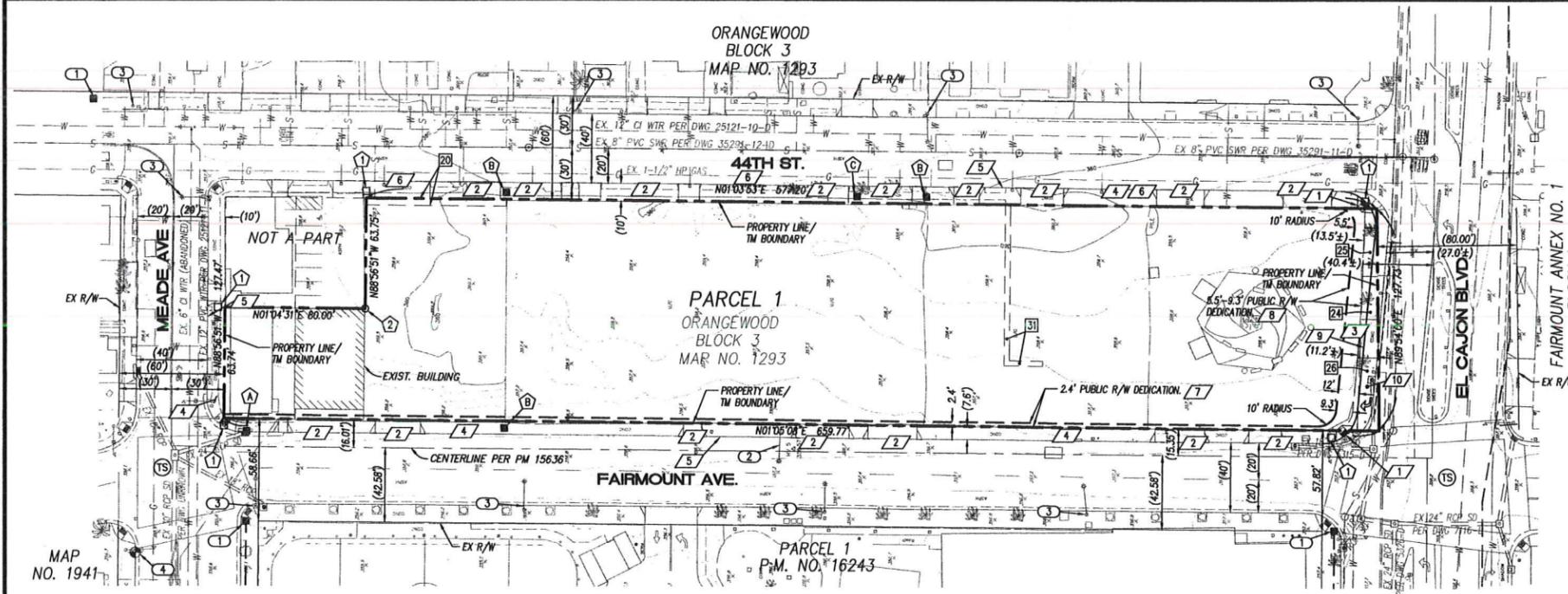
NON-PLOTTABLE EASEMENT
FOR NON-PLOTTABLE EASEMENT, SEE SHEET 1



DETAIL A
SCALE: 1"=20'

- LEGEND**
- EXISTING LEAD AND DISC AS NOTED
 - PROPOSED LEAD AND DISC STAMPED "LS 5653"
 - PROPOSED 2" IRON PIPE (IP) WITH DISC STAMPED "LS 5653"
 - ⊕ EXISTING BENCHMARK
 - ① EXISTING ASSESSOR' PARCEL NUMBER
 - ⑮ EXISTING TRAFFIC SIGNAL CONTROL INTERSECTION
- EXISTING SURVEY MONUMENT**
- A FOUND LEAD AND DISC IN CONCRETE SIDEWALK STAMPED "CITY ENGINEER"
 - B FOUND LEAD AND DISC IN CONCRETE SIDEWALK STAMPED "NASLAND LS 2976"
 - C FOUND LEAD AND DISC IN CONCRETE SIDEWALK STAMPED "LS 2881"

- KEY NOTES**
- WATER**
- ① EXISTING 12" CI WATER PER DWG 25121-10-D
 - ② EXISTING WATER SERVICE AND EXISTING WATER METER BOX PER DWG 25121-10-D
 - ③ EXISTING WATER SERVICE PER DWG 25121-10-D
 - ④ EXISTING 16" AC WATER PER DWG 19136-9-D
 - ⑤ EXISTING WATER METER BOX PER DWG 19136-9-D
 - ⑥ EXISTING 12" PVC WATER PER DWG 25121-11-D
 - ⑦ EXISTING 6" CI WATER (ABANDONED) PER DWG 25121-11-D
 - ⑧ EXISTING WATER SERVICE AND EXISTING WATER METER BOX PER DWG 25121-11-D
 - ⑨ EXISTING FIRE HYDRANT PER DWG 25121-11-D
 - ⑩ EXISTING WATER SERVICE PER DWG 25121-11-D
- SEWER**
- ① EXISTING 8" PVC SEWER PER DWG 35291-11 AND 12-D
 - ② EXISTING SEWER MANHOLE PER DWG 35291-11 AND 12-D
 - ③ EXISTING SEWER LATERAL PER DWG 35291-11 AND 12-D
 - ④ EXISTING SEWER MANHOLE PER DWG 11757-L
 - ⑤ EXISTING 10" VC SEWER PER DWG 11757-L
 - ⑥ EXISTING SEWER LATERAL PER DWG 11757-L
 - ⑦ EXISTING SEWER MANHOLE PER DWG UNKNOWN



PROPOSED CONDITION
SCALE: 1"=40'

- PROPOSED SURVEY MONUMENT**
- ① PROPOSED LEAD AND DISC STAMPED "LS 5653"
 - ② PROPOSED 2" IRON PIPE (IP) WITH DISC STAMPED "LS 5653"

EASEMENT LINE DATA

NO.	DELTA/BRING	RADIUS	LENGTH
L1	N89°26'29"W	---	24.84'
L2	N84°14'49"W	---	12.88'
L3	N84°12'27"W	---	31.06'
C4	85°24'39"	12.00'	17.89'
L5	N01°05'08"E	---	12.70'
L6	N01°05'08"E	---	10.75'
L7	N01°03'53"E	---	8.58'
L8	N01°04'12"E	---	0.50'
L9	N01°05'08"E	---	1.22'
L10	N89°26'29"W	---	21.87'
L11	N01°03'53"E	---	6.78'
L12	N89°26'29"W	---	42.01'

- STORM DRAIN**
- ① EXISTING 12" RCP STORM DRAIN PER DWG 5271-L
 - ② EXISTING 18" RCP STORM DRAIN PER DWG 5315-D
 - ③ EXISTING STORM DRAIN CURB INLET PER DWG 5315-D
 - ④ EXISTING STORM DRAIN CLEANOUT PER DWG 5315-D
 - ⑤ EXISTING STORM DRAIN CLEANOUT PER DWG 5326-D
 - ⑥ EXISTING 24" RCP STORM DRAIN PER DWG 7116-L
 - ⑦ EXISTING STORM DRAIN CLEANOUT PER DWG 7116-L
 - ⑧ EXISTING STORM DRAIN CURB INLET PER DWG 6454-L
 - ⑨ EXISTING 24" STORM DRAIN PIPE PER DWG 6454-L
 - ⑩ EXISTING 30" RCP STORM DRAIN PIPE PER DWG UNKNOWN
 - ⑪ EXISTING STORM DRAIN CLEANOUT PER DWG UNKNOWN
 - ⑫ EXISTING STORM DRAIN CURB INLET PER DWG UNKNOWN
 - ⑬ EXISTING 18" RCP STORM DRAIN PER DWG UNKNOWN
 - ⑭ EXISTING 24" RCP STORM DRAIN PER DWG UNKNOWN
- SURFACE IMPROVEMENT**
- ① EXISTING CURB AND GUTTER
 - ② EXISTING CURB
 - ③ EXISTING CURB RAMP (WITHOUT TRUNCATED DOME)
 - ④ EXISTING CURB RAMP (WITH TRUNCATED DOME)
 - ⑤ EXISTING CROSS GUTTER
 - ⑥ EXISTING DRIVEWAY
 - ⑦ EXISTING PERIMETER WALL
 - ⑧ EXISTING CHAINLINK FENCE
 - ⑨ EXISTING IRON FENCE
 - ⑩ EXISTING SIDEWALK

- MISCELLANEOUS**
- ① EXISTING SURVEY MONUMENT
 - ② EXISTING STREET LIGHT ALONG PROJECT FRONTAGE. ALSO SEE TABLE BELOW
 - ③ EXISTING STREET LIGHT
 - ④ EXISTING BENCHMARK

PUBLIC IMPROVEMENTS
① SEE SHEET 1 FOR ITEM DESCRIPTIONS

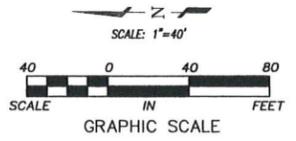
EXISTING STREET LIGHT TABLE

STREET LIGHT NO.	STREET NAME	LOCATION REFERENCE*	CORNER/STREET SIDE	LUMINAIRE INFO	POLE INFO
1	FAIRMOUNT AVE	S/O MEADE AVE, 318±	E/S	165 W, HPS	STEEL POLE W/ COBRA

KETTLER LEWECK
ENGINEERING
303 A STREET, SUITE 302
SAN DIEGO, CA 92101
T: 619 269-3444 | F: 619 269-3459
www.kettlerleweck.com



ENGINEER OF WORK
303 A STREET SUITE 302
SAN DIEGO, CA 92101
PHONE NO. (619) 269-3444
BY: *[Signature]* DATE 1/03/18



NOTE:
PLEASE SEE SHEET 1 FOR EASEMENT INFORMATION.

PROJECT TEAM:
CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING
(619) 269-3444

ZONING DESIGNATION:
CUPD-CU-2-4; CENTRAL URBANIZED
PLANNED DISTRICT: CU-2-4

PROJECT INDEX:
LAMBERT COORDINATES: 214-1737
NAD83 COORDINATES: 1854-6297

PREPARED BY:
Name: KETTLER LEWECK ENGINEERING
Address: 303 A STREET SUITE 302
SAN DIEGO, CA 92101
Phone no. (619) 269-3444

PROJECT ADDRESS:
BOUNDED BY FAIRMOUNT AVE, EL CAJON BLVD
44TH ST. AND MEADE AVE
SAN DIEGO, CA 92105

PROJECT NAME:
FAIRMOUNT AND EL CAJON

SHEET TITLE:
TENTATIVE MAP
CITY PROJECT NUMBER 565124

EXISTING CONDITIONS:
VACANT LOT
EXISTING SITE AREA = 1.78 AC
EXISTING LOTS = 16

PROPOSED USE:
VACANT LOT
NEW SITE AREA: 1.78 AC
PROPOSED LOTS = 1

OWNER/DEVELOPER:
FAIRMOUNT AND EL CAJON REALTY, LLC
7777 FAY AVE, SUITE 300
LA JOLLA, CA 92037
TEL: (658) 373-2067

Revision 1: 09/15/17
Revision 2: 12/07/17
Revision 3: 1/17/18
Revision 4:
Revision 5:
Revision 6:
Revision 7:
Original Date: 07/27/17
Sheet 2 of 2
DEP #

TENTATIVE MAP NO. 1999856

LEGAL DESCRIPTION/ APN

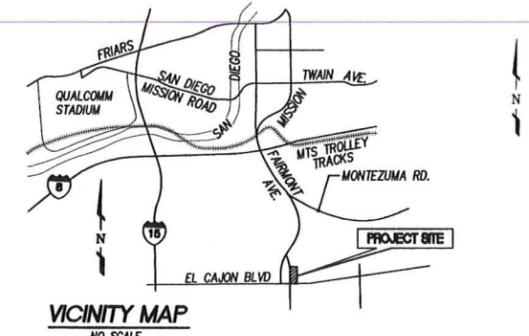
PARCEL 01 (471-071-01-00): ALL THAT PORTION OF LOT 1 IN BLOCK 1 OF ORANGEWOOD IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1293, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OCTOBER 7, 1910, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 80.00 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 42.00 FEET; THENCE SOUTH 80.00 FEET; THENCE WEST 42.00 FEET TO THE POINT OF COMMENCEMENT, EXCEPTING THEREFROM THAT PARCEL OF LAND DESCRIBED IN DEED TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, RECORDED OCTOBER 9, 1958 AS INSTRUMENT NO. 168785, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE WESTERLY 42.00 FEET OF SAID LOT 1; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID WESTERLY 42.00 FEET A DISTANCE OF 10.75 FEET TO THE NORTHEAST CORNER OF THE EASEMENT FOR A PUBLIC STREET DESCRIBED IN DEED TO THE CITY OF SAN DIEGO, RECORDED APRIL 24, 1936, IN BOOK 490, PAGE 440 OF OFFICIAL RECORDS, BEING THE TRUE POINT OF BEGINNING; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID CITY OF SAN DIEGO EASEMENT 42.00 FEET MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF SAID LOT 1 WHICH IS DISTANT NORTHERLY 12.70 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG SAID WESTERLY LOT LINE 14.65 FEET TO A POINT OF CURVE AND THE BEGINNING OF A 12.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°24'39" A DISTANCE OF 17.89 FEET; THENCE SOUTHEASTERLY IN A STRAIGHT LINE 30.89 FEET TO A POINT ON SAID EASTERLY LINE OF THE WESTERLY 42.00 FEET OF LOT 1, WHICH IS DISTANT THEREON 1.22 FEET NORTHERLY FROM THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID LINE 1.22 FEET TO THE TRUE POINT OF BEGINNING.

EXISTING EASEMENTS

- 20 INDICATES AN EASEMENT FOR ELECTRIC LIGHT AND TELEPHONE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 16, 1917 IN BOOK 744 OF DEEDS, PAGE 381.
24 INDICATES AN EASEMENT FOR PUBLIC STREET OR HIGHWAY AND INCIDENTAL PURPOSES, RECORDED APRIL 18, 1935 AS BOOK 390, PAGE 285 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF SAN DIEGO
25 INDICATES AN EASEMENT FOR PUBLIC STREET OR HIGHWAY AND INCIDENTAL PURPOSES, RECORDED APRIL 18, 1935 AS BOOK 396, PAGE 160 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF SAN DIEGO
26 INDICATES AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1936 AS BOOK 490, PAGE 440 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF SAN DIEGO
29 INDICATES AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1936 AS BOOK 490, PAGE 440 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF SAN DIEGO
31 INDICATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 14, 1967 AS INSTRUMENT NO. 67-52036 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION

NON-PLOTTABLE EASEMENT

- A AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 16, 1917 IN BOOK 744 OF DEEDS, PAGE 381. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
B AN EASEMENT FOR ELECTRIC LIGHT AND TELEPHONE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 16, 1917 IN BOOK 744 OF DEEDS, PAGE 381.
C AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS, WITH RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MARCH 03, 1925 IN BOOK 1049 OF DEED, PAGE 448 IN FAVOR OF SAN DIEGO CONSOLIDATED GAS & ELECTRIC COMPANY, A CORPORATION. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
D AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 03, 1925 IN BOOK 1067 OF DEEDS, PAGE 240 IN FAVOR OF SAN DIEGO CONSOLIDATED GAS & ELECTRIC COMPANY, A CORPORATION. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
E AN EASEMENT FOR PUBLIC STREET OR HIGHWAY AND INCIDENTAL PURPOSES, RECORDED APRIL 18, 1935 AS BOOK 390, PAGE 285 OF OFFICIAL RECORDS IN FAVOR OF CITY OF SAN DIEGO.
F AN EASEMENT FOR PUBLIC STREET OR HIGHWAY AND INCIDENTAL PURPOSES, RECORDED APRIL 18, 1935 AS BOOK 396, PAGE 160 OF OFFICIAL RECORDS IN FAVOR OF CITY OF SAN DIEGO.
G AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1936 AS BOOK 490, PAGE 440 OF OFFICIAL RECORDS IN FAVOR OF THE CITY OF SAN DIEGO.
H AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED JULY 18, 1958 AS BOOK 7171, PAGE 329 OF OFFICIAL RECORDS IN FAVOR OF CITY OF SAN DIEGO.
I AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 14, 1967 AS INSTRUMENT NO. 67-52036 OF OFFICIAL RECORDS IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION.



NOTES
1. THIS IS A MAP OF CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS IS AS FOLLOWS:
-COMMERCIAL UNITS = 4
-RESIDENTIAL UNITS = 8
TOTAL
2. UTILITIES
WATER: CITY OF SAN DIEGO
SEWER: CITY OF SAN DIEGO
GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
FIRE AND POLICE PROTECTION: CITY OF SAN DIEGO
CABLE T.V.: COX COMMUNICATIONS
NOTE: UNDERGROUND UTILITIES SHOWN HEREON ARE FROM AVAILABLE RECORDS. THERE ARE NO OVERHEAD ELECTRICAL UTILITIES FRONTING THE PROPERTY ON 44TH STREET, MEADE AVE, FAIRMOUNT AVE AND EL CAJON BOULEVARD.
3. GRADING
NO GRADING IS PROPOSED AS A PART OF THIS PROJECT.
4. DRAINAGE
NO CHANGES TO THE EXISTING DRAINAGE ARE PROPOSED AS A PART OF THIS PROJECT
5. SCHOOLS: SAN DIEGO UNIFIED SCHOOL DISTRICT

OWNER/DEVELOPER

STATEMENT
FAIRMOUNT AND EL CAJON REALTY, INC.
WE THE OWNERS OF OR ARE INTERESTED IN THE PROPERTY COVERED BY THIS MAP, HEREBY APPROVE SAID MAP AND THE FILING THEREOF.

BY: [Signature]
NAME: SHERRY BAHRAMBEYGLI
TITLE: MANAGER for Fairmount and El Cajon Realty, Inc. LLP

BENCHMARK

THE BRASS PLUG AT THE NORTHWEST CORNER OF THE INTERSECTION OF FAIRMOUNT AND MEADE AVE.
ELEVATION: 355.729' M.S.L. DATUM (N.V.G.D. 29)

SOURCE OF TOPOGRAPHY

THE TOPOGRAPHY FOR THIS SITE IS PER AERIAL SURVEY DONE ON FEBRUARY 9, 2017 BY AND FIELD SURVEYS BY FOREFRONT LAND SURVEYING, INC

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 83, ZONE 6, (1991.35 EPOCH), GRID BEARING BETWEEN G.P.S. STATION "1080" AND G.P.S. STATION "1083" (BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER ACCURACY OR BETTER) PER RECORD OF SURVEY NO. 14492. I.E., N 173°45' W.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT STATION "1080" IS 0.9999911
GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR
MAPPING CONVERGENCE ANGLE AT STATION "1080" IS -0°28'08.155"
ELEVATION AT STATION 1080 IS 366.65

EARTHWORK QUANTITIES

NO EARTHWORK IS PROPOSED AS A PART OF THIS PROJECT.
EXPORT: 0 CY
MAXIMUM CUT/FILL = 0 CY

ZONING DESIGNATION

CUPD-CU-2-4; CENTRAL URBANIZED PLANNED DISTRICT; CU-2-4

MAPPING NOTE

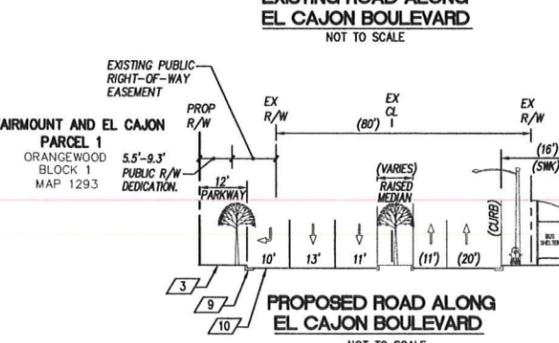
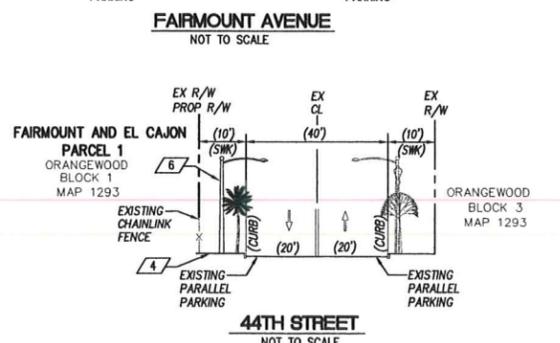
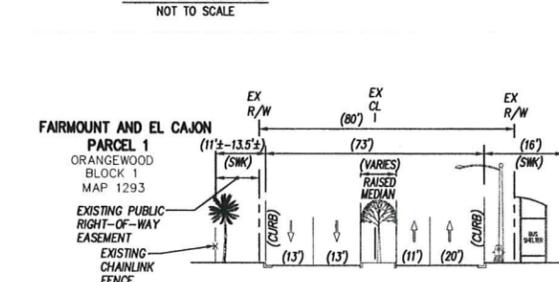
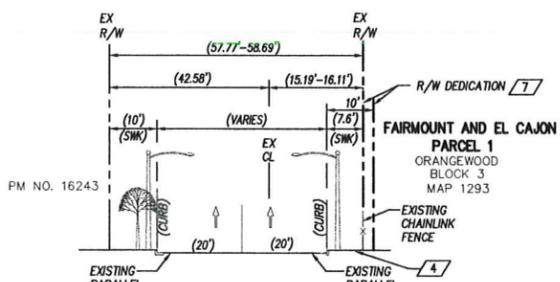
A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE PARCEL MAP.

LEGEND

Table with columns: ITEM, SYMBOL. Lists symbols for existing centerline, property line, lot line, contour, spot elevation, curb & gutter, ramp, driveway, tree, street light, traffic signal, power pole, fence, sewer main, manhole, lateral, water main, service with meter, fire hydrant, storm drain inlet, storm drain, gas line, easement line, not a part, and proposed irrevocable offer to dedicate R/W.

PUBLIC IMPROVEMENT NOTES

- 1 CURB RAMP TO BE REPLACED PER STANDARD DRAWING SDG-132.
2 EXISTING DRIVEWAYS THAT ARE NOT ADA COMPLIANT SHALL BE REMOVED OR RECONSTRUCTED PER STANDARD DRAWING SDG-163.
3 NON-CONTIGUOUS SIDEWALK SHALL BE INSTALLED PER STANDARD DRAWING SDG-155.
4 EXISTING SIDEWALK TO BE REPLACED PER STANDARD DRAWING SDG-155. THE EXISTING SCORING PATTERN SHALL REMAIN. ALL CONTRACTOR DATE STAMPS SHALL BE PRESERVED PER STANDARD DRAWING SDG-115.
5 ALL DAMAGED EXISTING CURB AND GUTTER SHALL BE REPLACED PER STANDARD DRAWING SDG-151.
6 VISIBILITY TRIANGLES PER SAN DIEGO MUNICIPAL CODE DIAGRAM 113-02SS ARE REQUIRED AT ALL DRIVEWAYS ON THE PROJECT SITE. NO OBSTRUCTION, INCLUDING SOLID WALLS, IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIALS, OTHER THAN TREES, WITH-IN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24" IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
7 CITY STANDARD STREET LIGHTS SHALL BE INSTALLED. LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND WILL BE REFINED ON THE PUBLIC IMPROVEMENT DRAWINGS.
8 RIGHT-OF-WAY DEDICATION (2.4') TO PROVIDE A MINIMUM 10' PARKWAY.
9 RIGHT-OF-WAY DEDICATION (5.5'-9.3') TO PROVIDE A MINIMUM 12' PARKWAY.
10 CURB AND GUTTER SHALL BE INSTALLED PER STANDARD DRAWING SDG-151.
11 CONSTRUCT 10' RIGHT TURN LANE.



KETTLER LEWECK ENGINEERING
303 A STREET, SUITE 302
SAN DIEGO, CA 92101
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ENGINEER OF WORK
303 A STREET SUITE 302
SAN DIEGO, CA 92101
PHONE NO. (619) 269-3444

PROJECT TEAM: CIVIL ENGINEERS: KETTLER LEWECK ENGINEERING (619) 269-3444
ZONING DESIGNATION: CUPD-CU-2-4; CENTRAL URBANIZED PLANNED DISTRICT; CU-2-4
PROPOSED USE: VACANT LOT NEW SITE AREA: 1.78 AC PROPOSED LOTS = 1
PROJECT INDEX: LAMBERT COORDINATES: 214-1737 NAD83 COORDINATES: 1854-6297
PREPARED BY: Name: KETTLER LEWECK ENGINEERING
Address: 303 A STREET SUITE 302 SAN DIEGO, CA 92101
Phone no. (619) 269-3444
PROJECT ADDRESS: BOUNDED BY FAIRMOUNT AVE, EL CAJON BLVD 44TH ST, AND MEADE AVE SAN DIEGO, CA 92105
PROJECT NAME: FAIRMOUNT AND EL CAJON
SHEET TITLE: TENTATIVE MAP CITY PROJECT NUMBER 565124
EXISTING CONDITIONS: VACANT LOT EXISTING SITE AREA = 1.78 AC EXISTING LOTS = 16
PROPOSED LOTS: VACANT LOT NEW SITE AREA: 1.78 AC PROPOSED LOTS = 1
OWNER/DEVELOPER: FAIRMOUNT AND EL CAJON REALTY, LLC 7777 FAY AVE, SUITE 300 LA JOLLA, CA 92037 TEL.: (658) 373-2067
Revision 1: 09/15/17
Revision 2: 12/07/17
Revision 3: 1/17/18
Revision 4:
Revision 5:
Revision 6:
Revision 7:
Original Date: 07/27/17
Sheet 1 of 2
DEP #