

RESOLUTION NUMBER R- 312707

DATE OF FINAL PASSAGE OCT 15 2019

ITEM # 3300
10/15/19

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO 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 October 15, 2019, 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.

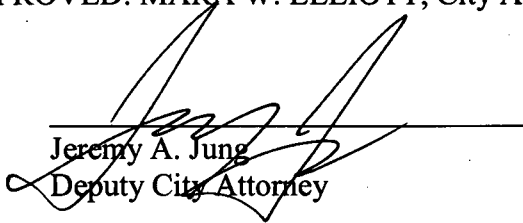
The purpose for which the easement was acquired no longer exists, which served the water reservoir/tank. While there is a need for an easement for water services, that is adequately provided for with the provision of a new, 25-foot-wide easement in a new location just south of the portion proposed to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

BE IT FURTHER RESOLVED, that the portion of the water easement identified as Easement Vacation No. 2193920 and as more particularly described in the legal description marked as Exhibit "A" and shown on Exhibit "A" sheet C-1, which is 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 W. ELLIOTT, City Attorney

By


Jeremy A. Jung
Deputy City Attorney

JAJ:als
10/01/2019
Or.Dept:DSD
Doc. No.: 2186921

DEVELOPMENT SUMMARY

PROJECT SUMMARY: PROPOSED VESTING TENTATIVE MAP FOR CREATION OF 14 LOTS WITH PUBLIC STREET AND UNIFORM UTILITY AND EROSION WATER MANAGEMENT, SEWER, WATER AND UTILITY... LEGAL DESCRIPTION: THE EAST 3 ACRES OF LOT 8 OF PIONEER BEACH IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA...

OWNER: LOTS 1, 2 AND 3, L.P. A CALIFORNIA LIMITED LIABILITY COMPANY 4615 MOUNTAIN STREET SAN DIEGO, CA 92108

ZONING: MS-4

OVERLAY ZONES: ENVIRONMENTAL DESIGNATED MAP (S) CITY OF SAN DIEGO, CALIFORNIA, MAP NO. 111221.01, ADOPTED JULY 15, 2010.

OVERLAY ZONES: ENVIRONMENTAL DESIGNATED MAP (S) CITY OF SAN DIEGO, CALIFORNIA, MAP NO. 111221.01, ADOPTED JULY 15, 2010.

OVERLAY ZONES: ENVIRONMENTAL DESIGNATED MAP (S) CITY OF SAN DIEGO, CALIFORNIA, MAP NO. 111221.01, ADOPTED JULY 15, 2010.

OVERLAY ZONES: ENVIRONMENTAL DESIGNATED MAP (S) CITY OF SAN DIEGO, CALIFORNIA, MAP NO. 111221.01, ADOPTED JULY 15, 2010.

OVERLAY ZONES: ENVIRONMENTAL DESIGNATED MAP (S) CITY OF SAN DIEGO, CALIFORNIA, MAP NO. 111221.01, ADOPTED JULY 15, 2010.

TITLE NOTES: THIS INFORMATION IS BASED ON OWNER'S POLICY OF TITLE INSURANCE, POLICY NUMBER: 101234567890, DATED JAN 15, 2018, PREPARED BY CHADBO TITLE COMPANY.

EXISTING MONUMENTATION NOTES: 1) 3/4" IRON PIPE & DISK MARKED LA 3048 PER RECORD OF SURVEY NO. 72847

RESIDENTIAL PARKING TABULATION: SINGLE-FAMILY RESIDENCES: 2 p.u. = 38 SPACES

LINE/ARC DATA TABLE: TABLE with columns LINE, FROM, TO, DISTANCE, BEARING.

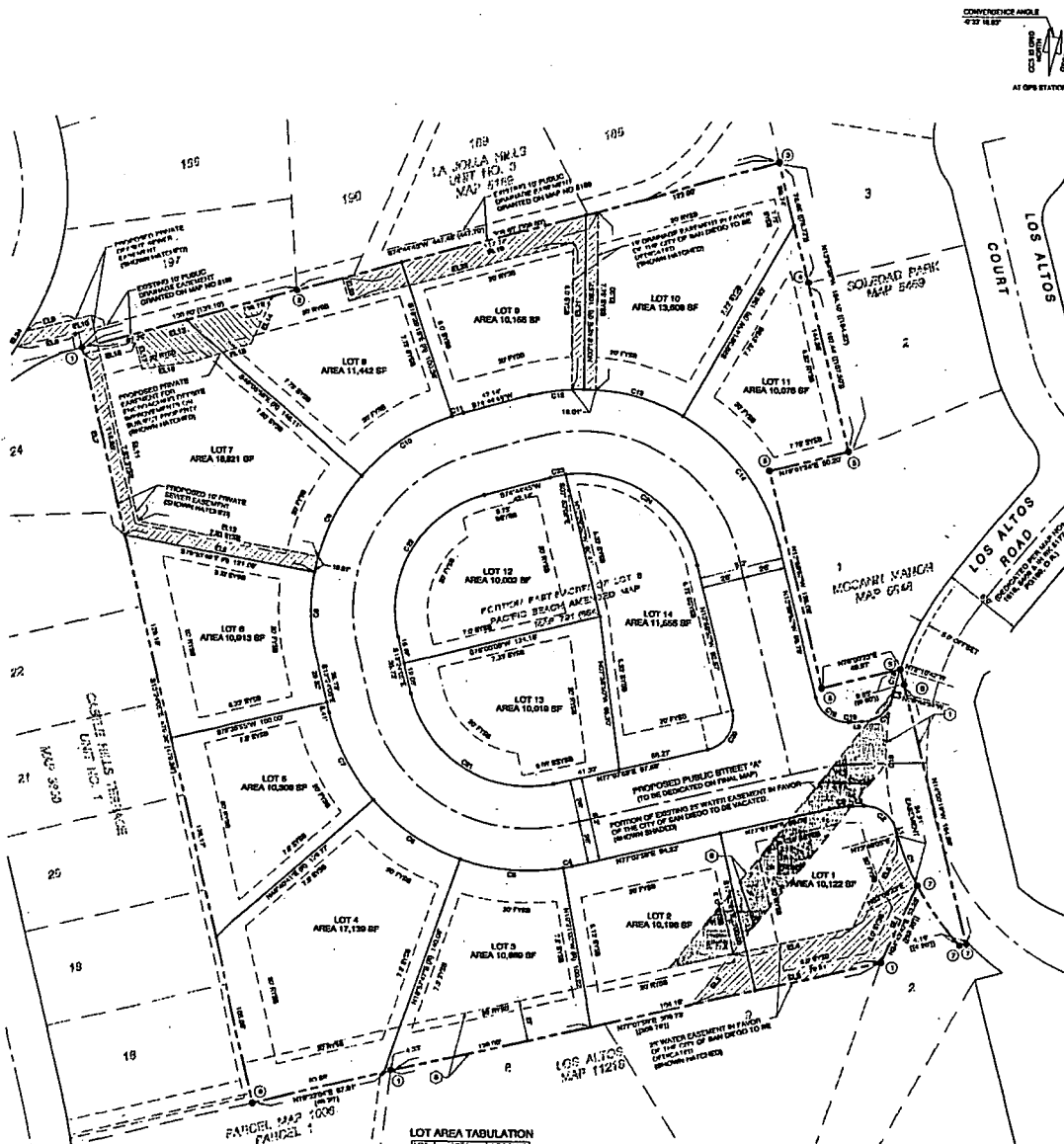
EASEMENT LINE DATA TABLE: TABLE with columns LINE, BEARING, DISTANCE.

UTILITY TABLE: TABLE with columns TYPE, (DATA), UNDERGROUND, CATV, (CO), UNDERGROUND, ELEC, (SODA), UNDERGROUND.

LOT AREA TABULATION: TABLE with columns LOT, AREA, LOT 1, AREA, LOT 2, AREA.

SCALE: 1" = 30'

NEUTRAL UTILITY MARKING: TABLE with columns TYPE, (DATA), UNDERGROUND, CATV, (CO), UNDERGROUND, ELEC, (SODA), UNDERGROUND.



VESTING TENTATIVE MAP NO. 2193919

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COAST AND GEODETIC SURVEY... THE CONGRESSION OF THE STATE OF CALIFORNIA...

BENCHMARK

CITY OF SAN DIEGO CORNER MARKS PLUS LOCATED AT THE TOP OF CURB AT THE NORTHEAST CORNER OF LOS ALTOS ROAD AND LOS ALTOS COURT, ELEVATION 86.40 PER SEA LEVEL, P.L.O.C. 1026.

NOTES

- 1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS PHOTOGRAMMETRIC SURVEY BY SAN DIEGO LAND SURVEYING & ENGINEERING, INC. DATED APRIL 24, 2018.
2. THE SUBJECT PROPERTY IS BOUND BY SANITARY SEWER MAINS AND WATER MAINS...
3. THE EXISTING NUMBER OF PARCELS ARE 1, THE PROPOSED NUMBER OF LOTS IN THIS SUBDIVISION ARE 14.
4. THE ASSASSOR PARCEL NUMBER FOR THIS PROPERTY IS: 14-943 3D 10.
5. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 4.942 ACRES.
6. THE PROPERTY HAS DIRECT ACCESS TO LOS ALTOS ROAD A DEDICATED PUBLIC STREET.
7. TITLE INFORMATION IS BASED ON OWNER'S POLICY OF TITLE INSURANCE, POLICY NUMBER: CHADBO-MS-17558-1-18 (REF: 18), DATED JULY 15, 2018, PREPARED BY CHADBO TITLE COMPANY.
8. DEVELOPERS SHALL PROVIDE BUILDING ADJUSTMENTS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER THE POLICY AND THE LOCAL A.S.D.
9. THE DEVELOPMENT PROPOSER TO PROVIDE AN ENCLOSED PARKING SPACES.
10. HARDY COORDINATES: 824-180, 0280 COORDINATES = 1971 893.
11. PRIOR TO ESTIMATE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL OBTAIN A MAINTENANCE AGREEMENT FOR THE DEDICATED PUBLIC STREET.
12. PRIOR TO THE ESTIMATE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION PERMIT MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CALIFORNIA ARTICLE 15, CHAPTER 1 (EROSION REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
13. A FINAL MAP FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP SHALL BE REQUIRED. A DETAILED PRICE PLAN OF CURVEY WILL BE BOUND ON THE FINAL MAP AND ALL PROPERTY OWNERS WILL BE SET ON THE FINAL MAP.
14. SUFFICIENT MONUMENTATION EXISTS TO RECREATE BOUNDARY OF PROJECT AND TO PERMIT A MAP PROCEDURE OF SURVEY.
15. THERE ARE NO OVERHEAD UTILITIES FRONTING OR OVER THE PROJECT SITE.
16. CONCEPTUAL RESIDENCE OUTLINES ARE SHOWN ON THIS VESTING TENTATIVE MAP TO ALLOW FOR FUTURE DEVELOPMENT OF THE PROJECT. HOWEVER, APPROVAL IS NOT BOUGHT FOR ANY RESIDENCES AS SHOWN ON THIS VESTING TENTATIVE MAP.

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE PROPOSED OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE MAP AND THAT THIS MAP SHOWS ALL OF MY CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY INTEREST OR INTEREST AND THAT THE PROPERTY IS BOUND BY CONTIGUOUS PROPERTY IF IT IS SEPARATED BY ROADS, STREETS, UTILITY LINES, RIGHTS OR REMAINS RIGHTS-OF-WAY.

SIGNATURE: MICHAEL E. TUNNEY DATE: 6-2-19

SHEET INDEX

Table listing sheets and their details: VESTING TENTATIVE MAP, NOTES AND DETAILS, PRELIMINARY ENGINEERING PLANS, LAYOUTS AND CONSTRUCTION PLANS.

VICINITY MAP



PROJECT ADDRESS: 4615 MOUNTAIN ROAD SAN DIEGO, CA 92108

PROJECT MANAGER: VISTA DP LOS ALTOS VESTING TENTATIVE MAP

DATE: 6-2-19

SHEET 1 OF 8 SHEETS

VESTING TENTATIVE MAP NO. 2193919

ENGINEERING & SURVEYING: CHRISTENSEN ENGINEERING & SURVEYING, 7460 LAUREL AVENUE, SUITE 100, SAN DIEGO, CA 92121, PHONE (619) 441-6861 FAX (619) 441-6812

DATE: JUNE 20, 2019

VESTING TENTATIVE MAP NO. 2193919

DMA/IMP AREA SUMMARY

Table with columns: LOT (DMA), IMPERVIOUS AREA, PERMEABLE AREA, TOTAL AREA COVERED, BMP NAME, BMP SURFACE, SELF-IRRIGATING AREA, and 1/2" DRAIN. Rows 1-20 and summary row 'S'.

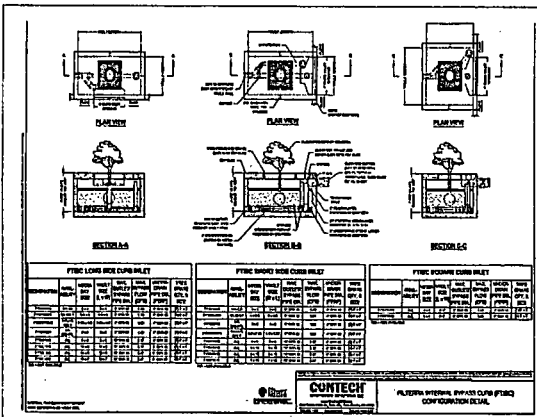
NOTE

ALL BMP SELF-IRRIGATING AREAS SHALL COMPLY WITH SECTION 8.1.1 OF THE CITY OF SAN DIEGO DMAS... BMP SHALL BE DESIGNED AND MAINTAINED TO PROMOTE WATER RETENTION CHARACTERISTICS...

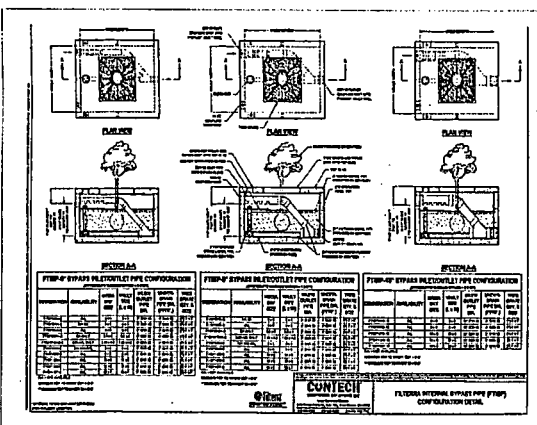
FIRE PLAN NOTES

- 1. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION SHALL BE MAINTAINED AND KEPT OPEN... 2. VENTILATION SHALL BE SELECTED AND MAINTAINED BY SUCH A MAINTENANCE TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS...

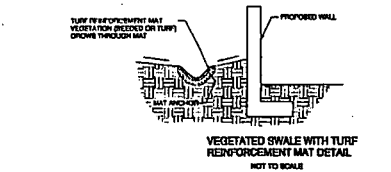
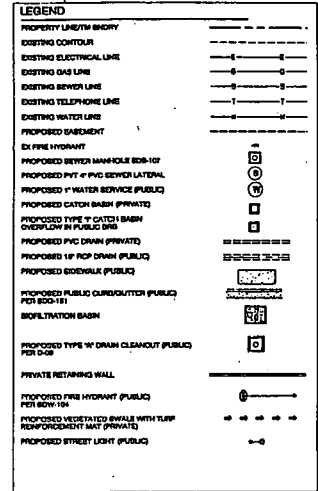
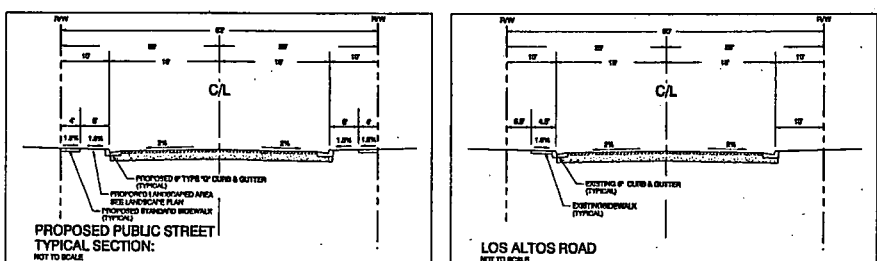
NOTE: LOT FILTERRA UNITS ARE 4' X 2' PER INTERNAL DRIVE. STREET FILTERRA UNITS ARE 8' X 12' WITH 4' CURB RISES AND PIPE BYPASS.



STREET FILTERRA UNITS (PUBLIC)



LOT FILTERRA UNITS (PRIVATE)



ANTHONY K. CHRISTENSEN, RCE #4201, L.E. 7605. Date: APRIL 14, 2018. Includes professional seals for Civil Engineer and Surveyor.

Project Name: VISTA DE LOS ALTOS VESTING TENTATIVE MAP. Project Address: LOS ALTOS ROAD, SAN DIEGO, CA 92108. Project Engineer: ANTHONY K. CHRISTENSEN. Original Date: AUGUST 30, 2013. Sheet Title: NOTES AND DETAILS. Sheet 2 of 6 Sheets.

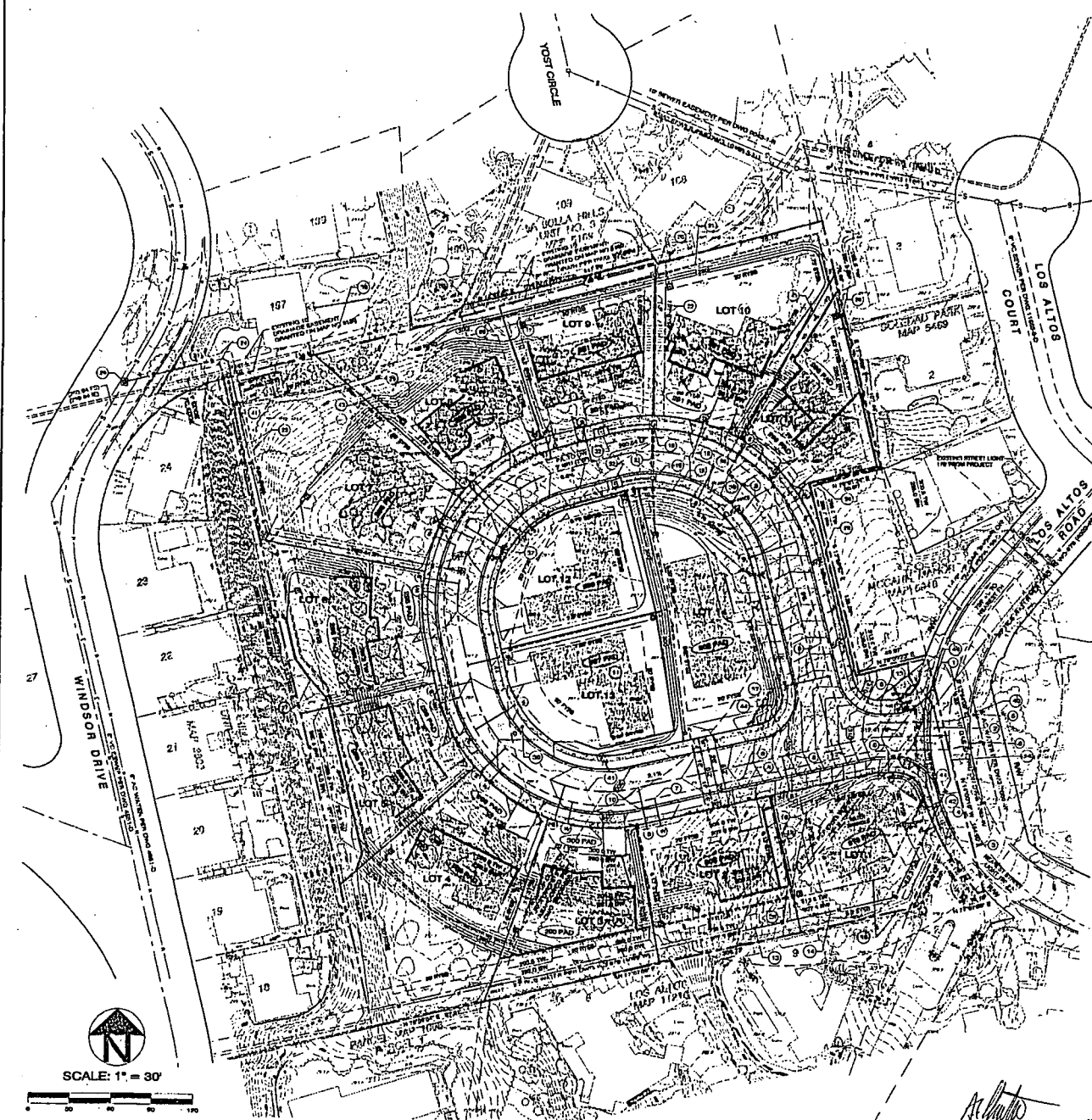
**VESTING TENTATIVE MAP NO. 2193919
PRELIMINARY GRADING PLAN**

GRADING DATA

AREA OF SITE: 4.80 AC
 AREA OF SITE TO BE GRADLED: 4.80 AC
 PERCENT OF SITE TO BE GRADLED: 100%
 PERCENT OF SITE WITH SLOPE 3:1 OR STEEPER: 10.1%
 PERCENT OF SITE WITH SLOPE 4:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 5:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 6:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 7:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 8:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 9:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 10:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 11:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 12:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 13:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 14:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 15:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 16:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 17:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 18:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 19:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 20:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 21:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 22:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 23:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 24:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 25:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 26:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 27:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 28:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 29:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 30:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 31:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 32:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 33:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 34:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 35:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 36:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 37:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 38:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 39:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 40:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 41:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 42:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 43:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 44:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 45:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 46:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 47:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 48:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 49:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 50:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 51:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 52:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 53:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 54:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 55:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 56:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 57:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 58:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 59:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 60:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 61:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 62:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 63:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 64:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 65:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 66:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 67:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 68:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 69:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 70:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 71:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 72:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 73:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 74:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 75:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 76:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 77:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 78:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 79:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 80:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 81:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 82:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 83:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 84:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 85:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 86:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 87:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 88:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 89:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 90:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 91:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 92:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 93:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 94:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 95:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 96:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 97:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 98:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 99:1 OR STEEPER: 14.1%
 PERCENT OF SITE WITH SLOPE 100:1 OR STEEPER: 14.1%

CONSTRUCTION NOTES

- 1) PROPOSED CURB OUTLET AND SIDEWALK TO JOIN EXISTING PER CURRENT CITY STD
 - 2) PROPOSED CURB OUTLET PER CURRENT CITY STD
 - 3) PROPOSED CURB AND GUTTER TO JOIN EXISTING AND PROPOSED SIDEWALK PER CURRENT CITY STD
 - 4) PROPOSED SIDEWALK PER CURRENT CITY STD (TYPICAL) (IF LOT 1, 10, LOT 8-12, 10, LOT 10)
 - 5) PROPOSED PUBLIC #8 WATER MAIN TO JOIN EXISTING IF AD WATER MAIN
 - 6) PROPOSED CURB RAMP PER CURRENT CITY STD
 - 7) PROPOSED #8 WATER SERVICE (TYPICAL)
 - 8) PROPOSED CAP AT END OF PROPOSED PRIVATE #8 SEWER MAIN
 - 9) PROPOSED PUBLIC #8 WATER MAIN
 - 10) PROPOSED #8 SEWER LATERAL (TYPICAL)
 - 11) CONCEPTUAL RESIDENTIAL BUILDING FOOTPRINT (NOT PERMITTED PER THIS VTM)
 - 12) EXISTING #8 FC WATER MAIN TO BE REGRADED
 - 13) POINT OF CONNECTION OF WALLETS AND WATER MAIN WITH EXISTING
 - 14) PROPOSED REGRADED PUBLIC #8 FC WATER MAIN
 - 15) PROPOSED #8 WATER MAIN EASEMENT
 - 16) PORTION OF EXISTING #8 WATER EASEMENT TO BE ABANDONED
 - 17) PROPOSED PRIVATE LOT #8 FC FILTERNA UNIT (TYPICAL)
 - 18) PROPOSED PUBLIC STREET #8 FC FILTERNA UNIT (TYPICAL)
 - 19) PROPOSED PUBLIC TYPE A CLEANOUT PER CURRENT CITY STD
 - 20) PROPOSED PUBLIC STORM DRAIN CLEANOUT PER CURRENT CITY STD TO JOIN EXISTING IF FC DRAIN TO EXISTING IF FC DRAIN CONNECTED TO LOCATION NORTH OF THIS MAP. EXISTING DRAIN AND CLEANOUT SOUTHERLY FROM FOREST CITY WATER TREATMENT PLANT TO BE REMOVED
 - 21) PROPOSED PUBLIC #8 FC DRAIN
 - 22) PROPOSED #8 PUBLIC STORM DRAIN EASEMENT
 - 23) PROPOSED #8 PRIVATE SEWER EASEMENT (FOR SITE)
 - 24) EXISTING #8 FC PRIVATE SEWER EASEMENT (FOR SITE)
 - 25) PROPOSED PRIVATE #8 FC DRAIN TO JOIN EXISTING CONCRETE DRAIN
 - 26) PROPOSED PRIVATE FC DRAIN
 - 27) PROPOSED PRIVATE GRAVITY TYPE RETAINING WALL FOR EQUIPMENT
 - 28) PROPOSED PRIVATE MASONRY TYPE RETAINING WALL
 - 29) PROPOSED PRIVATE #8 FC SEWER MAIN TO JOIN EXISTING IF FC SEWER MAIN AT SEWER MANHOLE PER CURRENT CITY STANDARDS
 - 30) EX PUBLIC #8 FC CONNECTED OFFSITE TYPE #1 CATCH BASIN TO REMAIN
 - 31) PROPOSED PRIVATE FC DRAIN TO JOIN EXISTING PUBLIC CLEANOUT
 - 32) PROPOSED #8 WIRE CURB INLET OF FILTERNA UNIT
 - 33) NOT USED
 - 34) NOT USED
 - 35) NOT USED
 - 36) PROPOSED 12" X 12" CATCH BASIN IN THIS AREA TO COLLECT AND DISCHARGE OFFSITE RUNOFF WITHIN A PORTION OF LOT 10 TO THE PWP, AS SHOWN
 - 37) PROPOSED FIVE HYDRANT FOR
 - 38) 80' RADIUS FIRE HYDRANT COVERAGE CIRCLE
 - 39) PROPOSED PUBLIC STREET LIGHT
 - 40) PROPOSED PUBLIC GATE VALVE (TYPICAL)
 - 41) PROPOSED PRIVATE #8 FC SEWER MAIN
 - 42) 12" VISIBILITY TRIANGLE (TYPICAL)
NO STRUCTURES OVER 30' IN HEIGHT MAY BE LOCATED WITHIN THESE AREAS
 - 43) PROPOSED VEGGTATED TRIANGLE TO CONVERT BELT-RESTRICTED RUNOFF TO THE PWP AS SHOWN IN THIS MAP
 - 44) 20' VISIBILITY TRIANGLE (TYPICAL)
NO STRUCTURES OVER 30' IN HEIGHT MAY BE LOCATED WITHIN THESE AREAS
- NOTES**
- PRIVATE EASEMENTS AND AGREEMENTS WILL BE REQUIRED IN LOTS 8-10 AND 12 & 14 PRIVATE SEWER EASEMENT AND AGREEMENT WILL BE PROVIDED IN LOT 1. AN OFFSITE PRIVATE SEWER EASEMENT EXISTING IN LOT 107 OF MAP NO. 1188 IN PART OF SUBJECT PROPERTY.
- FILTERNA LIGHTS SHOWN WITHIN THE RIGHT OF WAY FOR TREATMENT OF RUNOFF FROM PUBLIC IMPROVEMENTS SHALL BE OWNED AND MAINTAINED BY THE CITY OF SAN DIEGO.
- ALL PROPOSED OFFSITE UTILITIES SHALL BE UNDERGROUND.
- PROPOSED SHOWN ON THIS MAP ARE CONCEPTUAL AND ONLY SHOWN TO ALLOW FOR COMPLETE EVALUATION OF THIS VTM AND APPROVAL IS REQUIRED FOR THEIR CONSTRUCTION AS PART OF THE VTM.
- PRIVATE EASEMENT EXISTING FOR REQUIRED FOR WORK ON LOT 107, MAP NO. 1188.
- AN EASEMENT MAINTENANCE AND REMOVAL AGREEMENT SHALL BE REQUIRED FOR ALL PRIVATE IMPROVEMENTS WITH PROPOSED OR EXISTING PUBLIC EASEMENTS INCLUDING PRIVATE FC DRAIN AND FC SEWER.
- CONCEPTUAL PROPOSED SHOWN HEREON INCLUDE 2 CAN DRAINAGE SHOWN AND THE FACE OF DRIVEWAY ARE A MINIMUM OF 30' FROM PROPOSED RIGHT OF WAY.



Prepared By:
 G. FREDERICK ENGINEERING & SURVEYING
 7385 BELLEVUE AVENUE, SUITE 17
 SAN DIEGO, CA 92128
 PHONE (619) 591-1111 FAX (619) 591-1112

Project Address:
 LOS ALTOS ROAD
 SAN DIEGO, CA 92108

Project Name:
 VISTA DE LOS ALTOS
 VESTING TENTATIVE MAP

Original Date: AUGUST 10, 2018

Sheet Title:
 PRELIMINARY GRADING PLAN

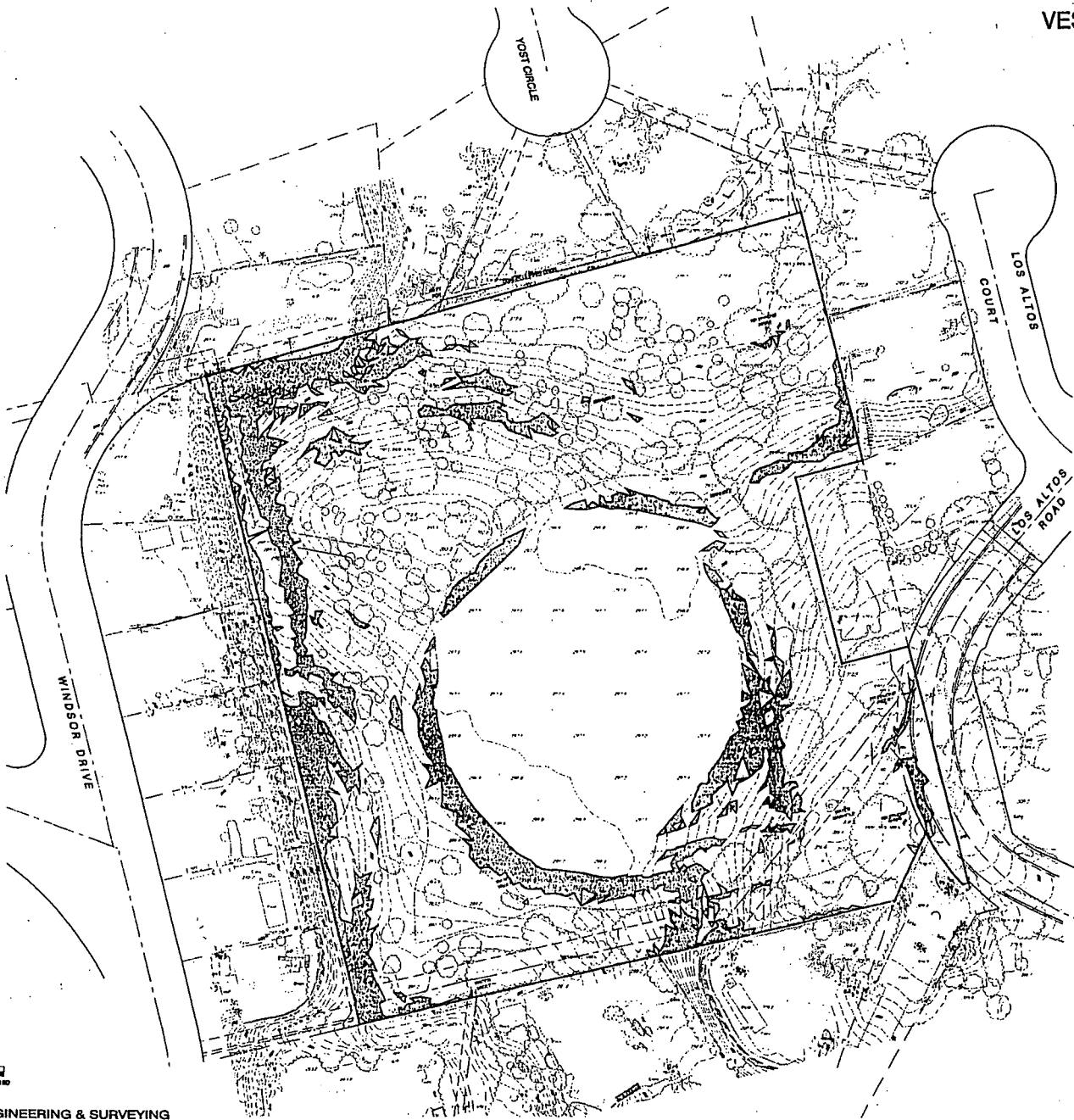
Sheet 5 of 8 Sheets

APRIL 14, 2019

ANTHONY K. GONTSCHENKA, P.E., S.F.P.E. 12478

Seals for Professional Engineer and Surveyor.

VESTING TENTATIVE MAP NO. 2193919



LEGAL DESCRIPTION

THE EAST 8 ACRES OF LOT 4 OF PACIFIC BEACH IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 887 AND 888, FILED ON JANUARY 8, 1922 AND NOVEMBER 18, 1928, RESPECTIVELY, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTED THEREFROM THAT PORTION OF SAID LAND CONVEYED TO C.A. MCCORMAN BY THE GRANT DEED RECORDED AUGUST 28, 1927 AS INSTRUMENT NO. 15047 OF OFFICIAL RECORDS.

ALSO EXCEPTED THEREFROM THAT PORTION OF SAID LAND CONVEYED TO LOS ALTOS LTD., A CALIFORNIA CORP., PURSUANT TO AN GRANT DEED RECORDED APRIL 22, 1952 AS INSTRUMENT NO. 22-11486 OF OFFICIAL RECORDS.

BENCHMARK

CITY OF SAN DIEGO METRIC MARKERS PLUS LOCATED IN THE TOP OF CURB AT THE NORTHWEST CORNER OF LOS ALTOS ROAD AND LOS ALTOS COURT, ELEVATION 82.47 MEAN SEA LEVEL, 8/24/21, 1928.

SLOPE ANALYSIS

TOTAL LOT AREA = 811,257 SF (19.6 AC)
 AREA OF LOT WITH SLOPE > 8% = 86,204 SF (2.00 AC)
 PERCENTAGE OF LOT WITH SLOPES > 8% = 10.6%

EXISTING SITE PREVIOUS DRAINAGE

DRAWN BY THE SITE AND NOT BEING FURNISHED OR DEVELOPED IN THIS AND NOT APPEAR CHANGES THAT I HAVE AN ELEVATION RANGE OF 20 FEET TO 30 FEET, OR THEREABOUTS AND TO BE FROM A BEST PRACTICE SYSTEM WITH OPTIMAL SLOPE, BUT NO ENVIRONMENTALLY STEEP SLOPES EXIST CURRENT.

AREA OF SITE WITH SLOPES > 8% = 86,204 SF



Anthony J. Bruchman
 ANTHONY J. BRUCHMAN, P.E. No. 12121
 FEBRUARY 12, 2019
 Date

Prepared by:
 CHRISTENSEN ENGINEERING & SURVEYING
 7700 SILVERTON AVENUE, SUITE 17
 SAN DIEGO, CA 92176
 PHONE (619) 571-4921 FAX (619) 571-4912

Project Address:
 LOS ALTOS ROAD
 SAN DIEGO, CA 92176

Project Name:
 VISTA DE LOS ALTOS
 VESTING TENTATIVE MAP

Sheet Title:
 SLOPE ANALYSIS

Revision C:
 Revision B:
 Revision E:
 Revision D:
 Revision 1:

Original Date: AUGUST 20, 2019

Sheet 4 of 8 Sheets



SCALE: 1" = 30'



CE & S CHRISTENSEN ENGINEERING & SURVEYING
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS
 7700 SILVERTON AVENUE, SUITE 17, SAN DIEGO, CALIFORNIA 92176
 TELEPHONE: (619) 571-4921 FAX: (619) 571-4912

PLANT LEGEND

TREES

SYMBOL	BOTANICAL NAME - COMMON NAME	CALIPER	SIZE	MATURE HEIGHT	MATURE SPREAD	WUCOLS (ZONE 3)
BB	BAUBINIA BLAKEANA (ORCHID TREE)	2"	24" BOX	20'	25'	MOO
CL	CASSIA LEPTOPHYLLA (GOLDEN MEDALLION TREE)	2"	24" BOX	70'	25'	MOO

SHRUBS

ACACIA R. 'DESERT CARPET' - PROSTRATE ACACIA, OR PYRACANTHA 'LOW BOY' - FIRETHORN	1 GAL Ø	2'	12'	LOW
PRUNUS LUCIFOLIA LYONS - CATALINA CHERRY, OR RHUS INTEGRIFOLIA - LEMONADE BERRY	5 GAL Ø	10'	10'	LOW
MYOPORUM 'TRIK' - TRAILING DWARF MYOPORUM, OR PHYLA NODIFLORA L. - KURAPHA ST	1 GAL Ø	2'	6'	LOW
NON-IRRIGATED NATIVE HYDROSEED MIX	HYDROSEED	2'	2'	NON-IRRIGATED

TREE NOTES:

1. STREET TREE SPACING TO BE THIRTY FEET (30'-0") ON CENTER, WITH THE CENTER OF THEIR TRUNKS PLACED SEVEN FEET (7'-0") BEHIND THE FACE OF CURB. FINAL PLACEMENT OF ALL STREET TREES TO BE PER REQUIRED DISTANCES FROM "IMPROVEMENTS" AS LISTED IN THE CITY OF SAN DIEGO MCI1.0409(b)(2)(B)
2. ALL OTHER REQUIREMENTS GOVERNING STREET TREES, THAT ARE PERTINENT AS PRESCRIBED IN MC 141.0409, SHALL BE ADHERED TO.
3. NET SITE TREE CANOPY GAIN OR LOSS (TREE CANOPY COMPARISON OF EXISTING TOTAL CANOPES TO PROPOSED STREET TREE CANOPES)
 - 3.1. TOTAL EXISTING ON-SITE TREE CANOPY - 13,557 SF
 - 3.1.1. CALCULATED BY KURT PEACOCK, ISA CERTIFIED ARBORIST, WC-7748A, IN REPORT TO LOS ALTOS HOMES, LLC IN HIS LETTER AND TABULATIONS DATED FEBRUARY 14, 2019
 - 3.2. TOTAL PROPOSED STREET TREE CANOPY - 20,090 SF
 - 3.2.1. 23 BAUBINIA AT 25' MATURE CANOPY - 11,270 SF
 - 3.2.2. 10 CASSIA AT 25' MATURE CANOPY - 8,820 SF
 - 3.3. TOTAL CANOPY GAIN - 20,090 SF (PROPOSED) - 13,557 SF (EXISTING) = 6,533 SF

EXISTING TREE LEGEND

TREES

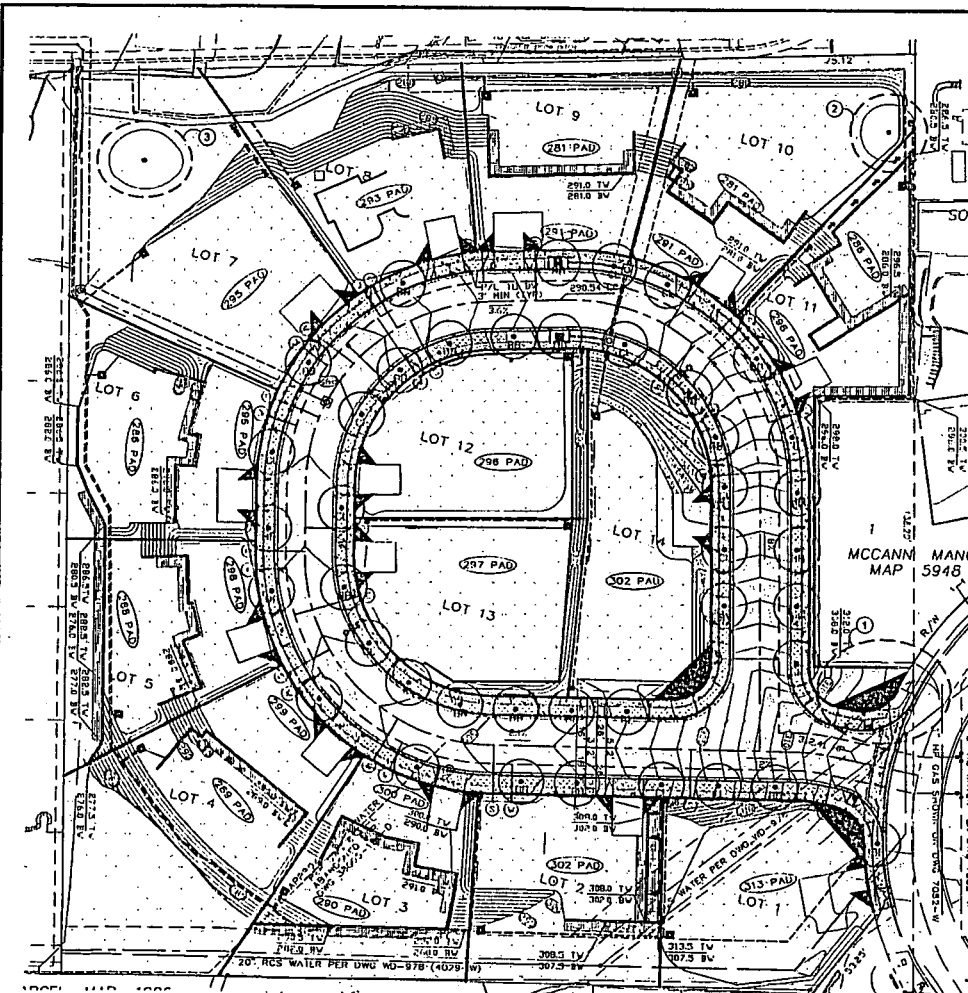
BOTANICAL NAME - COMMON NAME	(DBH) TRUNK DIAMETER	EXISTING HEIGHT	EXISTING SPREAD	MATURE HEIGHT	MATURE SPREAD
1. PRUNUS TORREYANA - TORREY PINE	36"	25'	30'	40'	35'
2. SCHMUS MOLLE - CALIFORNIA PEPPER	36"	15'	20'	25'	25'
3. PRUNUS TORREYANA - TORREY PINE	36"	18'	30'	40'	35'

TREE NOTES:

1. TREE CANOPIES SHOWN ARE CONCEPTUAL ONLY. WHEN PLACING PROTECTION FENCING, CONTRACTOR SHALL PLACE 12" OUTSIDE OF THE DROPLINE OF THE TREE.
2. WITHIN THE TREE PROTECTION ZONE:
 - 2.1. ALL HO MECHANICAL EXCAVATION IS ALLOWED. ONLY HAND DIGGING
 - 2.2. NO HEAVY EQUIPMENT OR TOOL STORAGE
 - 2.3. NO MATERIAL STORAGE
3. DURING HAND EXCAVATION, IF ROOTS LARGER THAN 3" ARE ENCOUNTERED, THE CERTIFIED ARBORIST IS TO BE CALLED AND MADE AWARE OF THESE ROOTS. IN THEIR PRESENCE, THE ROOTS SHALL BE CUT WITH CLEAN STRAIT CUTS TO THE DISCRETION OF THE CERTIFIED ARBORIST. IF IN THE EVENT THEY NEED TO BE PLACED WITHIN THE ROOT PROTECTION ZONE, THE CONTRACTOR SHALL HAND DIG ALL TRENCHES, AND MANEUVER AROUND ALL MAJOR STRUCTURAL ROOTS AND SLEEVE THE UTILITY 2" IN EITHER DIRECTION WHEN IN CONTACT WITH A ROOT.
4. UTILITIES SHALL BE PLACED OUTSIDE THE ROOT PROTECTION ZONE. IF IN THE EVENT THEY NEED TO BE PLACED WITHIN THE ROOT PROTECTION ZONE, THE CONTRACTOR SHALL HAND DIG ALL TRENCHES, AND MANEUVER AROUND ALL MAJOR STRUCTURAL ROOTS AND SLEEVE THE UTILITY 2" IN EITHER DIRECTION WHEN IN CONTACT WITH A ROOT.
5. IRRIGATION SHALL NOT BE PLACED WITHIN THE ROOT PROTECTION ZONE. IF A MAINLINE AND/OR WATER DISTRIBUTION LINES (LATERAL LINES) ARE SHOWN THROUGH THE ROOT PROTECTION ZONE, IT SHALL BE MANEUVERED AROUND THE ROOT PROTECTION ZONE AND NOT PLACED WITHIN. NO EXCEPTIONS.

CITY NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. MINIMUM SEPARATION DISTANCE:
 - 2.1. TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
 - 2.2. UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
 - 2.3. ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 - 2.4. DRIVEWAY (ENTRIES) - 10 FEET (5' FOR RESIDENTIAL STREETS < 25 MPH)
 - 2.5. INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
3. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOMEOWNER OF THE PRIVATE HOMELESS LOTS. STREET TREES WILL INITIALLY BE MAINTAINED BY THE DEVELOPER, AND TURNED OVER TO THE HOME OWNERS AS THEY TAKE OCCUPANCY OF THE INDIVIDUAL PRIVATE LOTS. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE CITIES OF SAN DIEGO AND PACIFIC BEACH. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED PER THE CONDITIONS OF THE PERMIT.
4. A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5).
5. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. DRIP, ROTOR, AND BUBBLER IRRIGATION WILL BE PROPOSED TO ACHIEVE PROPER IRRIGATION.



NON-IRRIGATED HYDROSEED MIX

MAXIMUM ANNUAL APPLIED WATER ALLOWANCE

BOTANICAL NAME	COMMON NAME
ACHILLEA MILLEFOLIUM	WHITE YARROW
CLARIA AMERINA	FAREWELL TO SPRING
COREOPSIS LANCEOLATA	LANCE-LEAF COREOPSIS
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
FESTUCA IDAHOENSIS	SMALL FESCUE
FESTUCA MICROSTACHYS	IRISH BIANKET
GALLIARDA PULCHELLA	CALIFORNIA BAILLET
HORDONIA BRACHYANTHERUM	DWARF GOLDFIELDS
LASTERIA CALIFORNICA	TIDYTOPS
LATYA PLATYGLOSSA	BLUE FLAX
LINUM LEWIS	SKY LUPINE
LUPINUS NANUS	ARROYO LUPINE
LUPINUS SUCCRENTUS	CALIFORNIA HELIX
MELICA CALIFORNICA	PURPLE NEEDLEGRASS
STIPA PULCHRA	

JOHN HANNA & ASSOCIATES
LANDSCAPE ARCHITECTURE
1753 Swinton Rd
Encinitas, California 92024
659/753-1987 - FAX 659/753-5811



NOTES FOR: VISTA DE LOS ALTOS 14 UNIT SUBDIVISION PACIFIC BEACH, CA

CITY OF SAN DIEGO, CALIFORNIA
ENCLOSURE SERVICES DEPARTMENT
SHEET 1 OF 2 DATED

FOR CITY REVIEW	DATE	BY
DESIGN	02/15/19	JH
PERMITS		
CONTRACT		

PROJECT NO. _____
DATE COMPLETED _____

LANDSCAPE DEVELOPMENT PLAN FOR TENTATIVE MAP APPROVAL

L-1.1

Passed by the Council of The City of San Diego on OCT 15 2019, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Georgette Gómez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage OCT 15 2019.

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By Connie Patterson, Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- **312707**