

000283

CITY OF SAN DIEGO  
OFFICE OF THE CITY CLERK

337  
02/24

RECOMMENDATIONS

COMMUNITY PLANNING GROUP /STAFF'S /PLANNING COMMISSION

Project Manager **must** complete the following information for the Council docket:

**CASE NO.**

5318

---

**STAFF'S**

Please indicate recommendation for each action. (ie: Resolution / Ordinance)

Approve ROW Vacation Resolution and Parcel Map

---

**PLANNING COMMISSION** (List names of Commissioners voting yea or nay)

**YEAS:** N/A

**NAYS:**

**ABSTAINING:**

**TO:** (List recommendation or action)

---

**COMMUNITY PLANNING GROUP** (choose one)

**LIST NAME OF GROUP:**

- No officially recognized community planning group for this area.
- Community Planning Group has been notified of this project and has not submitted a recommendation.
- Community Planning Group has been notified of this project and has not taken a position.
- Community Planning Group has recommended approval of this project.
- Community Planning Group has recommended denial of this project.
- This is a matter of City-wide effect. The following community group(s) have taken a position on the item:

In favor: 9

Opposed:0

By Morris E. Dye

Project Manager

000285

**REQUEST FOR COUNCIL ACTION**  
CITY OF SAN DIEGO

1. CERTIFICATE NUMBER  
(FOR AUDITOR'S USE) 337  
02/24

TO: CITY ATTORNEY  
2. FROM (ORIGINATING DEPARTMENT): Development Services  
3. DATE: 10/20/08

4. SUBJECT:  
Lincoln High School Public Right-of-Way and Easement Vacations

5. PRIMARY CONTACT (NAME, PHONE, & MAIL STA.): Morris Dye, x 65201, MS 501  
6. SECONDARY CONTACT (NAME, PHONE, & MAIL STA.): Patrick Hooper, x 77992, MS 501  
7. CHECK BOX IF REPORT TO COUNCIL IS ATTACHED

**8. COMPLETE FOR ACCOUNTING PURPOSES**

FUND	DEPT.	ORGANIZATION	OBJECT ACCOUNT	JOB ORDER	C.I.P. NUMBER	AMOUNT	9. ADDITIONAL INFORMATION / ESTIMATED COST:
	1300	1671	4038	422444			No cost to the City. The applicant has deposited sufficient funds to cover associated project processing costs.

**10. ROUTING AND APPROVALS**

ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED	ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
1	ORIG. DEPT	KELLY BROUGHTON	10/24/08	8	DEPUTY CHIEF	WILLIAM ANDERSON	10-24-08
2	DSD/EAS	MYRA HERRMANN	10/22/08	9			
3				10	CITY ATTORNEY	MARIANNE GREENE	10/21/08
4				11	ORIG. DEPT	MIKE WESTLAKE	10/23/08
5				DOCKET COORD: _____ COUNCIL LIAISON _____			
6				<input checked="" type="checkbox"/> COUNCIL PRESIDENT <input type="checkbox"/> SPOB <input type="checkbox"/> CONSENT <input type="checkbox"/> ADOPTION <input type="checkbox"/> REFER TO: _____ COUNCIL DATE: _____			
7							

11. PREPARATION OF:  RESOLUTION     ORDINANCE(S)     AGREEMENT(S)     DEED(S)

A resolution approving Vacation of a portions of 48<sup>th</sup> Street, Franklin Avenue, two unnamed alleys and vacation of sewer and water easements, and approval of an associated Parcel Map.

11A. STAFF RECOMMENDATIONS:  
Approve the Resolution and Parcel Map.

12. SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION.)  
COUNCIL DISTRICT(S): 4  
COMMUNITY AREA(S): Southeastern San Diego, Encanto Neighborhoods Community Planning Area  
ENVIRONMENTAL IMPACT: The proposed street vacations were analyzed in the Final Environmental Impact Report for the Proposed Demolition, Reconstruction, and Expansion of Lincoln High School, dated August, 2002, and certified by Board of Education on September 10, 2002. The activity is adequately addressed in the environmental documents and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Because the prior environmental documents adequately covered this activity as part of the previously approved project, the activity is not a separate project for purposes of CEQA review per CEQA Guidelines Section §15060(c)(3) and 15378(c).  
HOUSING IMPACT: None  
OTHER ISSUES: None

000287

EXECUTIVE SUMMARY SHEET

DATE REPORT ISSUED: October 20, 2008                      REPORT NO.:

ATTENTION: Council President and City Council

ORIGINATING DEPARTMENT: Development Services Department

SUBJECT: Lincoln High School Right-of-Way Vacation, Easement Vacation and Parcel Map, PTS Project Number 5318

COUNCIL DISTRICT: 4

STAFF CONTACT: Morris Dye, (619) 446-5201, mdye@sandiego.gov

REQUESTED ACTION:

The vacation of portions of 48<sup>th</sup> Street, Franklin Avenue, two unnamed alleys, and sewer and water easements, and an associated Parcel Map within the Southeastern San Diego Encanto Neighborhoods Community Plan area.

STAFF RECOMMENDATION:

**APPROVE** Public Right-of-Way Vacation No. 8784, Sewer and Water Easement Vacation No. 521627, and Parcel Map No. 74134.

EXECUTIVE SUMMARY:

The school site is located east of Interstate 805, south of Imperial Avenue, north of Ocean View Boulevard between 47<sup>th</sup> Street and Willie James Jones Avenue, in the Southeastern San Diego (Encanto Neighborhoods) Community Plan Area. The San Diego Unified School District has requested the vacations of the public Rights-of-Way and associated easements to allow for construction of Lincoln High School at this location. These public rights-of-way and easements are no longer required. The easements were for general utility purposes.

To approve the requested vacations, the following four findings must be made.

1. There is no present or prospective use for the purpose for which the right of way was originally acquired.
2. The public will benefit from the vacation through improved utilization of land.
3. The vacation is consistent with the General Plan or an approved Community Plan.
4. The public street system for which the right-of-way was originally acquired will not be detrimentally affected by this vacation.

City staff has confirmed that there is no present or prospective use for the right-of-way or easements for which they were originally acquired, and that no public use of a like nature is anticipated. The vacations would allow for construction of a school in an established neighborhood. In addition, new public improvements would be constructed around the school location. As such, the public would benefit from the vacation through improved utilization of the land. The Southeastern San Diego Community Plan identifies this area

000288

for a high school. As this proposed vacation would support the school at this location, the project is consistent with the community plan. Transportation staff has determined that the public street system for which the right-of-way was originally acquired will not be detrimentally affected by this vacation.

FISCAL CONSIDERATIONS:

No cost to the city. The applicant has deposited sufficient funds to cover associated project processing costs.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

No previous City Council action.

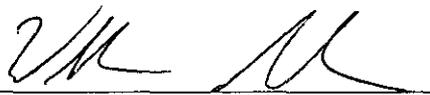
COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

On September 9, 2004 the Ericanto Neighborhoods Community Planning Board voted 9-0-1 in favor of the Right-of-Way and easement Vacations, with no recommended conditions.

KEY STAKEHOLDERS & PROJECTED IMPACTS (if applicable):

San Diego Unified School District

  
Kelly Broughton  
Director, Development Services  
Department

  
William Anderson  
Deputy Chief Operating Officer,  
Executive Director of City Planning and  
Development

RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING A VACATION OF PORTIONS OF 48<sup>TH</sup> STREET, AND FRANKLIN AVENUE FOR GENERAL UTILITY FOR PUBLIC STREET PURPOSES AND APPROVAL OF A PARCEL MAP FOR LINCOLN HIGH SCHOOL.

WHEREAS, California Streets and Highways Code section 8330 et seq. and San Diego Municipal Code section 125.0910 et seq. provides a procedure for the summary vacation of public easements by City Council resolution where the easements are no longer required; and

WHEREAS, the portions of 48<sup>th</sup> Street, Franklin Avenue and unnamed alleys, and a sewer and water easement are no longer required; and

WHEREAS, San Diego Municipal Code Section 125.1010 provides that a public service easement or other easement may be summarily abandoned if it does not contain public utility facilities, does not contain active public utility facilities that would be affected by the abandonment, or the easement has been superceded by relocation and there are no other public facilities located within the easement; and

WHEREAS, the public street easement identified on Vacation Exhibit, L.C. 196-1741, on file in the office of the City Clerk as Document No. RR-\_\_\_\_\_, does not contain active public utilities that would be affected by the relocation.

WHEREAS, Subdivision Map Act Section 66445(j) provides a procedure for the abandonment of public easements, such that the filing of a parcel map shall constitute as an abandonment of all public streets and easements not shown on the map; and

WHEREAS, the affected property owner has requested the vacation of the public street easement to unencumber this property; 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, 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, that the Council of the City of San Diego finds that:

- (a) there are no present or prospective uses for the public rights-of-way, public service easements, and other easements either for a public facility or the purposes for which they were originally acquired, or for any other public use of a like nature that can be anticipated;
- (b) the public will benefit from the vacation through improved utilization of land;
- (c) the vacation does not adversely affect any applicable land use plan and is consistent with the General Plan and approved Community Plan; and
- (d) the public street system and the other public purposes for which the public service easements and right-of-way were originally acquired will not be detrimentally affected by this vacation.

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, that the Council finds that certain map surveyed by D.K. Nasland, licensed Land Surveyor, titled "Parcel Map W.O. No. 422444" [MAP], being a consolidation of the northeasterly quarter and that portion of Lot 52 of Hortons Purchase, according to Map 283; Lots 1 through 48 inclusive of Blocks "K," "N," "J," and lots 25 through 48 inclusive of Block "M" and Lots 5 through 17 and 25 through 48 inclusive of Block I of Altavista Suburb, according to Map No. 1029; Lots 1 through 11 of Ocean View Heights, according to Map No. 1341, all in the City of San Diego, County of San Diego, State of California; those portions of Escuela Street, Ocean View Boulevard, 48<sup>th</sup> Street, 49<sup>th</sup> Street and the unnamed alleys of Blocks "I," and "N" as vacated and closed to public use; together with those portions of Imperial Avenue, Willie James Jones, Franklin Avenue, 47<sup>th</sup> Street, 48<sup>th</sup> Street, Gloria Street, and Ocean View Boulevard and those portions of the unnamed alley's of Blocks "J," "K," and "M" as dedicated to public use; and

BE IT FURTHER RESOLVED, those portions of Franklin Avenue, 48<sup>th</sup> Street unnamed alleys in Blocks "K," and "J," as dedicated to public use per Map No. 1029, recorded February 7, 1907 of official records and the sewer easements granted to the City of San Diego, recorded May 12, 1948 in Book 2794, Page 127, recorded January 16, 1952 in Book 4345, Page 504, recorded March 25, 1952 in Book 4414, Page 156, the sewer and water easements granted to the City of San Diego, recorded November 12, 1980 as instrument No. 80-380204, are not shown within this map because they have been vacated pursuant to Section 66445(j) of the Subdivision Map Act.

BE IT FURTHER RESOLVED, that the Council of the City of San Diego finds that:

1. Prior to the recordation of the Street and Easement Vacation or any Final Map the Subdivider/Applicant agrees to cut, plug and abandon all unused water services adjacent to the project site.

2. Prior to the recordation of the Street and Easement Vacation or any Final Map the Subdivider/Applicant agrees to relocate, reconnect and upgrade any existing water service still in service adjacent to the project site, in a manner and location satisfactory to the Water Department Director and City Engineer.

3. Prior to the recordation of the Street and Easement Vacation or any Final Map the Subdivider/Applicant shall design and construct public 12-inch diameter water mains within the following public rights-of-ways, in a manner which will receive operational acceptance from the Water Department Director; in Franklin Avenue, South Willie James Jones (Ozark Street) to 49th Street.

4. The Subdivider/Applicant agrees to connect all new 12-inch water mains using 12-inch straight-in connections, 12-inch crosses and 12-inch tees accordingly.

5. Prior to the recordation of the Street and Easement Vacation or any Final Map the Subdivider/Applicant shall disconnect (kill) at the main and abandon the existing 8-inch water mains within the following public rights-of-ways, in a manner which will receive operational acceptance from the Water Department Director; in a Utility Easement located between, Imperial Avenue and Franklin Avenue, west of South Willie James Jones (Ozark Street).

6. Prior to the recordation of the Street and Easement Vacation or any Final Map the Subdivider/Applicant shall disconnect (kill) at the main and abandon the existing 6-inch water mains within the following public rights-of-way, in a manner which will receive operational acceptance from the Water Department Director; in Franklin Avenue, from a Utility Easement located between, Imperial Avenue and Franklin Avenue, west of South Willie James Jones (Ozark Street) to 48th Street.

7. Prior to the recordation of the Street and Easement Vacation or any Final Map the Subdivider/Applicant shall disconnect (kill) at the main and abandon the existing 6-inch water mains within the following public rights-of-way, in a manner which will receive operational acceptance from the Water Department Director; in 48th Street, from Franklin Avenue to Ocean View Boulevard.

8. The applicant shall design and construct a drainage system, in accordance with City standards, to collect and convey runoff resulting from the proposed development.

9. The applicant shall construct a cul-de-sac, at the end of the westerly portion of Franklin Avenue, with pavement, curb, gutter and a five-foot wide sidewalk within a 10-foot curb to property line distance. The cul-de-sac shall have a 50 foot curb radius with a 60 foot right of way radius.

10. The applicant shall construct curb, gutter and a five-foot sidewalk at the westerly end of the easterly portion of Franklin Avenue and across the alley at the westerly end of Ocean View Boulevard.

11. The applicant shall construct pedestrian ramps and pavement at the intersection of Franklin Avenue and Gloria Street.

12. Storm drain systems not located in a public street shall be private.

13. Work with in the public right-of-way will require a Public Right-of-way Permit.

14. The applicant shall dedicate additional street right-of-way for the widening of Willie James Jones Avenue, maintaining a 10-foot curb-to-property-line distance.

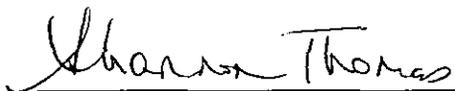
15. All driveways and curb openings shall comply with City Standard Drawings G-14A, G-16 and SDG-100.

16. All the public improvements on the fronting streets and intersections as shown on the drawing number 33025-D shall be constructed and completed by the applicant satisfactory to the City Engineer.

17. That the City Clerk shall cause a certified copy of this resolution, with Document No. RR-\_\_\_\_\_, attested by her under seal, to be recorded in the office of the County Recorder.

BE IT FURTHER RESOLVED, that the proposed street vacations were analyzed in the Final Environmental Impact Report for the Proposed Demolition, Reconstruction, and Expansion of Lincoln High School, dated August, 2002, and certified by the Board of Education on September 10, 2002. The activity is adequately addressed in the environmental documents and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Because the prior environmental documents adequately covered this activity as part of the previously approved project, the activity is not a separate project for purposes of the California Environmental Quality Act [CEQA] review per CEQA Guidelines Sections 15060(c)(3) and 15378(c).

APPROVED: JAN I. GOLDSMITH, City Attorney

By   
Shannon Thomas  
Deputy City Attorney

MG:ST:als:pev  
10/27/08  
02/11/09 COR.COPY  
Or.Dept:DSD  
R-2009-533  
MMS#6952

# PARCEL MAP NO.

SHEET 1 OF 9 SHEETS

000295

### OWNER'S CERTIFICATE:

WE, THE OWNERS OF OR ARE INTERESTED IN THE PROPERTY COVERED BY THIS MAP HEREBY APPROVE SAID MAP AND THE PLAN THEREOF.

IT IS OUR INTENT TO SUBDIVIDE AND LATER CONVEY 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.

WE HEREBY DEDICATE TO PUBLIC USE PORTIONS OF FRANKLIN AVENUE, WILLIE JAMES JONES AVENUE and GLOBIA STREET FOR USE AS PUBLIC STREETS AND APPURTENANCES THERE TO, ALL AS SHOWN ON THE MAP WITHIN THIS PARCEL MAP.

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, THE EASEMENT FOR GENERAL UTILITY AND ACCESS PURPOSES OVER, UNDER, UPON, AND ACROSS PARCEL 1 AND PARCEL 2 AS SHOWN ON THIS MAP WITHIN THIS PARCEL MAP AND IDENTIFIED AS 'GENERAL UTILITY AND ACCESS EASEMENT GRANTED HEREON', INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR THE REPAIR, MAINTENANCE, AND ALTERATION OF ANY UTILITY EQUIPMENT OR FACILITY SITUATED IN OR ON SAID EASEMENT; AND ALSO THE RIGHT OF INGRESS AND EGRESS OF EMERGENCY VEHICLES FOR ACCESS TO THE PROPERTIES WITHIN THIS PARCEL MAP OR THE OTHER ADJACENT LANDS FOR EMERGENCY PURPOSES; RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREON GRANTED, (1) THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY SUBJECT TO THE FOLLOWING CONDITIONS: THE CHANGING OF THE SURFACE GRADE AND THE INSTALLATION OF PRIVATELY OWNED UTILITIES, WHICH MAY INCLUDE SEWER AND WATER MAINS, WATER SERVICES AND SEWER LATERALS, CONDUITS, STORM DRAINS, FIRE HYDRANTS, ELECTRICAL WIRING ETC. SHALL BE PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE; AND (2) THE RIGHT TO GRANT EASEMENTS TO SAN DIEGO GAS AND ELECTRIC COMPANY, PACIFIC BELL, A COMMUNITY TELEVISION ANTENNA COMPANY, OR OTHER PUBLICLY FRANCHISED ENTITY PROVIDING A MASTER TELEVISION ANTENNA SYSTEM, PROVIDED THE LOCATION OF SUCH UTILITIES CONFORM TO THE LOCATION OF SIMILAR UTILITIES IN DEDICATED STREETS.

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, THE EASEMENTS WITH THE RIGHT OF INGRESS AND EGRESS FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER AND WATER FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THIS PARCEL MAP DESIGNATED AS 'SEWER EASEMENT GRANTED HEREON' AND 'WATER EASEMENT GRANTED HEREON' RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREON GRANTED THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY AND SUBJECT TO THE FOLLOWING CONDITIONS: THE ERECTING OF BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES; OR THE PLANTING OR GROWING OF TREES OR SHRUBS; OR CHANGING THE SURFACE GRADE; OR THE INSTALLATION OF PRIVATELY OWNED PIPELINES SHALL BE PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE.

SAN DIEGO UNIFIED SCHOOL DISTRICT OF SAN DIEGO COUNTY, CALIFORNIA, A PUBLIC SCHOOL DISTRICT

BY: Peter M. Iverson 10-19-2007  
 NAME: PETER M. IVERSON  
 TITLE: INTERIM EXECUTIVE DIRECTOR OF FACILITIES

STATE OF CALIFORNIA )  
 COUNTY OF SAN DIEGO )  
 ON October 19, 2007 BEFORE ME, Donna C. Roe, PERSONALLY APPEARED  
Donna C. Roe, PERSONALLY KNOWN TO ME (OR 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 CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, HE/SHE/THEY ACTED, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
 WITNESS MY HAND.  
 SIGNATURE: Donna C. Roe  
 MY COMMISSION EXPIRES ON Jan 15, 2010  
 PRINCIPAL PLACE OF BUSINESS IN San Diego COUNTY.

STATE OF CALIFORNIA )  
 COUNTY OF SAN DIEGO )  
 ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ PERSONALLY APPEARED  
 \_\_\_\_\_ PERSONALLY KNOWN TO ME (OR 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 CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, HE/SHE/THEY ACTED, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
 WITNESS MY HAND.  
 SIGNATURE \_\_\_\_\_  
 MY COMMISSION EXPIRES ON \_\_\_\_\_ 20\_\_\_\_ COUNTY.  
 PRINCIPAL PLACE OF BUSINESS IN \_\_\_\_\_ COUNTY.

STATE OF CALIFORNIA )  
 COUNTY OF SAN DIEGO )  
 ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ PERSONALLY APPEARED  
 \_\_\_\_\_ PERSONALLY KNOWN TO ME (OR 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 CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, HE/SHE/THEY ACTED, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
 WITNESS MY HAND.  
 SIGNATURE \_\_\_\_\_  
 MY COMMISSION EXPIRES ON \_\_\_\_\_ 20\_\_\_\_ COUNTY.  
 PRINCIPAL PLACE OF BUSINESS IN \_\_\_\_\_ COUNTY.

### NOTES:

- TOTAL NUMBER OF PARCELS = 2
- PARCEL AREA: 37.893 ACRES.

### SIGNATURE OMISSIONS:

THE SIGNATURES OF THE PARTIES LISTED BELOW, OWNERS OF THE EASEMENTS PER DOCUMENTS LISTED BELOW, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 56436, SUBSECTION (a)(3)(A)(i) OF THE subdivision Map act. THERE IS SUCH THAT IT CANNOT OPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

EXISTING UTILITY EASEMENTS TO SAN DIEGO GAS AND ELECTRIC PER DOCUMENT RECORDED NOVEMBER 28, 1922 AS BOOK 915, PAGE 254 OF DEEDS AND UTILITY EASEMENT RECORDED FEBRUARY 24, 1981 AS FILE NO. 035543 OF OFFICIAL RECORDS.

### PARCEL MAP:

BEING A CONSOLIDATION OF THE NORTHEASTERLY QUARTER AND THAT PORTION OF LOT 52 OF HORTONS PURCHASE, ACCORDING TO MAP 283; LOTS 1 THROUGH 48 INCLUSIVE OF BLOCKS 'X', 'Y', 'Z', AND LOTS 25 THROUGH 48 INCLUSIVE OF BLOCK 'M' AND LOTS 5 THROUGH 17 AND 25 THROUGH 48 INCLUSIVE OF BLOCK I OF ALTAVISTA SUBURB, ACCORDING TO MAP NO. 1029; LOTS 1 THROUGH 11 OF OCEAN VIEW HEIGHTS, ACCORDING TO MAP NO. 1341, ALL IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA; THOSE PORTIONS OF ESCUELA STREET, OCEAN VIEW BOULEVARD, 48TH STREET, 49TH STREET AND THE UNNAMED ALLEYS OF BLOCKS 'Y' AND 'M' AS VACATED AND CLOSED TO PUBLIC USE; TOGETHER WITH THOSE PORTIONS OF IMPERIAL AVENUE, WILLIE JAMES JONES, FRANKLIN AVENUE, 47TH STREET, 48TH STREET, GLOBIA STREET, AND OCEAN VIEW BOULEVARD AND THOSE PORTIONS OF THE UNNAMED ALLEYS OF BLOCKS 'J', 'K', AND 'M' AS DEDICATED TO PUBLIC USE.

THOSE PORTIONS OF FRANKLIN AVENUE, 48TH STREET, UNNAMED ALLEYS IN BLOCKS 'X', 'Y' AS DEDICATED TO PUBLIC USE PER MAP NO. 1029, RECORDED FEBRUARY 7, 1907 OF OFFICIAL RECORDS AND THE SEWER EASEMENTS GRANTED TO THE CITY OF SAN DIEGO, RECORDED MAY 12, 1948 IN BOOK 2784, PAGE 127; RECORDED JANUARY 16, 1952 IN BOOK 4345, PAGE 504; RECORDED MARCH 23, 1952 IN BOOK 4414, PAGE 156, THE SEWER AND WATER EASEMENTS GRANTED TO THE CITY OF SAN DIEGO, RECORDED NOVEMBER 12, 1980 AS INSTRUMENT NO. 80-380204, ARE NOT SHOWN WITHIN THIS MAP BECAUSE THEY HAVE BEEN VACATED PURSUANT TO SECTION 66445 (1) OF THE SUBDIVISION MAP ACT.

PARCEL MAP GUARANTEE PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. DIV-1208980 (22)

### CITY CLERK'S STATEMENT

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT, BY RESOLUTION NO. \_\_\_\_\_ THE CITY OF SAID CITY HAS APPROVED THIS MAP, INCLUDING THE VACATION OF A PORTION OF FRANKLIN AVENUE, A PORTION OF 48TH STREET, AND AN UNNAMED ALLEY IN BLOCK J AND AN UNNAMED ALLEY IN BLOCK K, BOTH BLOCKS OF MAP 1029, AND THE ABANDONMENT OF THE EASEMENTS AS INDICATED HEREON PURSUANT TO THE PROVISIONS OF SECTION 66445 (1) OF THE STATE SUBDIVISION MAP ACT, AND HAS ACCEPTED THOSE ITEMS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN. IN WITNESS WHEREOF, SAID COUNCIL HAS CAUSED THE PRESENTS TO BE EXECUTED BY THE CITY CLERK AND ATTESTED BY ITS SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_.

ELIZABETH MALAND BY: \_\_\_\_\_  
 CITY CLERK DEPUTY

### SURVEYOR'S CERTIFICATE:

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 SAN DIEGO UNIFIED SCHOOL DISTRICT OF SAN DIEGO COUNTY ON FEBRUARY 20, 2003. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.  
 I WILL SET ALL OTHER MONUMENTS OF CHARACTER AND AT POSITIONS INDICATED BY THE LEGEND IN THIS MAP WITHIN TWO YEARS OF RECORDATION OF THIS PARCEL MAP AND ALL SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED (SEE LEGEND ON SHEET NO. 3)

2 10-30-2007  
 D.K. NASLAND, LS 5562 DATE  
 EXPIRATION DATE: 09/30/2007



### CITY ENGINEER'S CERTIFICATE:

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.

HOSSSEN RUIB  
 CITY ENGINEER  
 BY: ANNE L. HOPPE, DEPUTY  
 LS 7198  
 DATE: \_\_\_\_\_

### RECORDER'S CERTIFICATE:

FILE NO. \_\_\_\_\_  
 FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_, AT \_\_\_\_\_  
 O'CLOCK \_\_\_\_\_ M. IN BOOK OF PARCEL MAPS AT PAGE \_\_\_\_\_  
 AT THE REQUEST OF D.K. NASLAND.  
 GREGORY J. SMITH BY: \_\_\_\_\_  
 COUNTY RECORDER DEPUTY COUNTY RECORDER  
 FEE: \$24.00

NE JOB NO. 101-070.1  
**NASLAND ENGINEERING**  
 CIVIL ENGINEERING • SURVEYING • LAND PLANNING  
 4140 Pacific Street, San Diego, California, 92111 • 619-292-7700

T.M. NONE	PTS 5318	CCS 83 1836-6301	L.C. 196-1741	J.O. NO. 422444
-----------	----------	------------------	---------------	-----------------

# PARCEL MAP NO.

000296

## BASIS OF BEARINGS AND INDEX SHEET

SHEET 2 OF 9 SHEETS

FOUND 3" BRASS DISC IN WELL MONUMENT PER NOS 14492 (AND MAP 13468) AND MAP 13468, NAD 83 STATION 3168 @ 45TH AND IMPERIAL AVE N 1837018.58 E 6302132.99

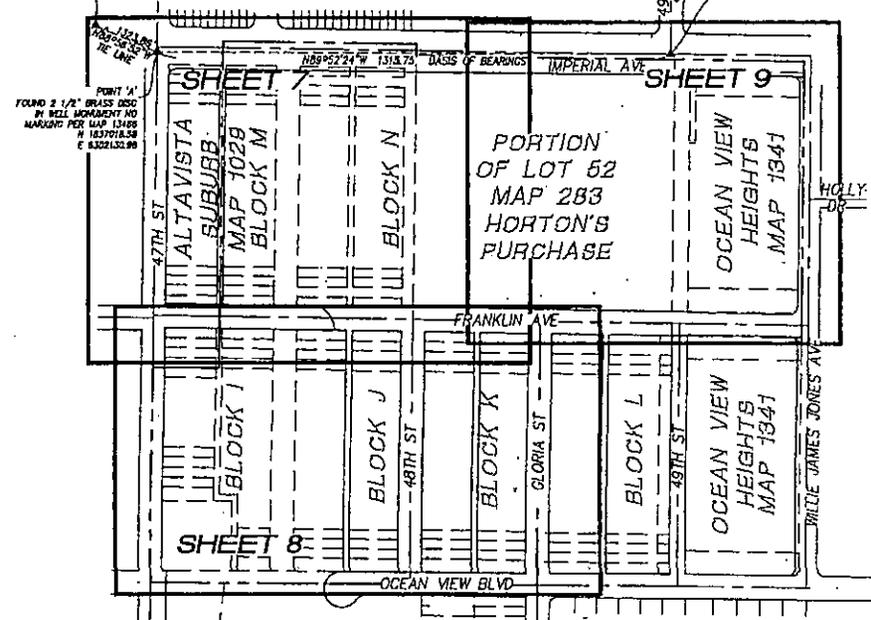
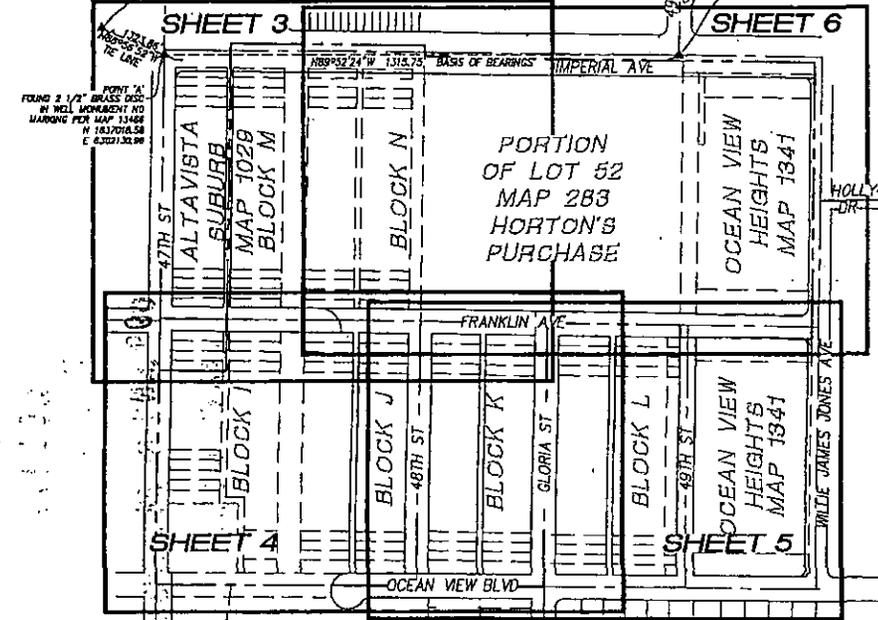
INDEX - PROCEDURE SHEETS (3-6)

POINT 'B' FOUND 4" BRASS DISC IN WELL MONUMENT STAMPED "CITY OF S.D." PER NOS 14492 AND MAP 13468, NAD 83 STATION 3168 N 1837018.57 E 6303418.71

FOUND 3" BRASS DISC IN WELL MONUMENT PER NOS 14492 (AND MAP 13468), NAD 83 STATION 3168 @ 45TH AND IMPERIAL AVE N 1837018.59 E 6302007.33

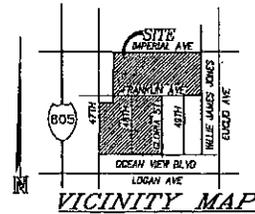
INDEX - MAP SHEETS (7-9)

POINT 'B' FOUND 4" BRASS DISC IN WELL MONUMENT STAMPED "CITY OF S.D." PER NOS 14492 AND MAP 13468, NAD 83 STATION 3168 N 1837018.57 E 6303418.71

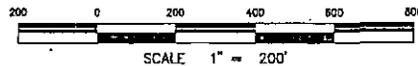


### LEGEND

- INDICATES PARCEL MAP BOUNDARY
- INDICATES RIGHT OF WAY
- INDICATES LOT LINES
- INDICATES STREET CENTER LINE
- ▲ INDICATES FOUND WELL MONUMENT AS NOTED
- SHEET LIMIT



NO SCALE



### NAD 83 BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 8, EPOCH 1991.30. MEASUREMENTS TO POINTS 'A' AND 'B' AS SHOWN HEREON, 'A' AND 'B' ARE ADJUSTED TO GPS MONUMENTS 3168 AND 3168 PER RECORD OF SURVEY NO. 14492.

BEARING 'A' - 'B' = N 88°52'24" W

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

THE COMBINED SCALE FACTOR AT STATION 'B' IS 1.0000121  
GRID DISTANCE = (GROUND DISTANCE X COMBINED SCALE FACTOR)

CONVERGENCE  
Δ = -0°27'40.553"  
AT POINT B.



SCALE 1" = 200'

**NASLAND ENGINEERING**  
 CIVIL ENGINEERING • SURVEYING • LAND PLANNING  
 4748 Redwood Street, Red Bluff, California, 94521 • 925-899-1770

T.M. NONE	PTS 5318	CCS 83 1836-6301	L.C. 198-1741	J.O. NO. 422444
-----------	----------	------------------	---------------	-----------------





# PARCEL MAP NO.

## PROCEDURE OF SURVEY (3 OF 4)

SHEET 5 OF 9 SHEETS

000299

