

DISCRETIONARY PERMIT FOR:
310 SAN FERNANDO STREET

SCOPE OF WORK

DISCRETIONARY (COASTAL DEVELOPMENT PERMIT) FOR THE DEVELOPMENT OF THREE (3) PARCELS: GRADING, FRONTAGE IMPROVEMENTS, SEWER AND WATER SERVICES.

SITE ADDRESS

310 SAN FERNANDO STREET, SAN DIEGO, CA 92110

ASSESSOR'S PARCEL NO.

532-481-05

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF THE SOUTHERLY HALF OF LOT 118 OF THE PUEBLO LANDS OF SAN DIEGO (BEING SOMETIMES KNOWN AS LOTS 1 AND 4 IN BLOCK 118 OF LA PLAYA) IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY CHARLES H. POOLE IN 1856, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921 AND IS KNOWN AS MISCELLANEOUS MAP NO. 35; TOGETHER WITH A PORTION OF THE NORTHERLY HALF OF JENKINS STREET ADJOINING SAID LOT 4 ON THE SOUTH AS VACATED AND CLOSED TO PUBLIC USE ON MAY 19, 1913 BY RESOLUTION NO. 13922 OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO, AND DESCRIBED AS A WHOLE AS FOLLOWS:
COMMENCING AT THE NORTHEASTLY CORNER OF SAID LOT 4 AS SHOWN ON RECORD OF SURVEY MAP NO. 1562, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 23, 1947; THENCE ALONG THE EASTERLY LINE OF SAID LOT 4, SOUTH 12°38'00" WEST, 149.52 FEET TO THE SOUTHEASTLY CORNER OF LAND DESCRIBED IN DEED TO ROBERT K. CLEATOR, ET UX, DATED APRIL 29, 1948 AND RECORDED JULY 2, 1948 AS DOCUMENT NO. 65637 OF OFFICIAL RECORDS AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID CLEATOR'S LAND NORTH 78°08'20" WEST, 50.22 FEET TO THE BEGINNING OF A TANGENT 54.76 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE CONTINUING ALONG THE BOUNDARY OF SAID CLEATOR'S LAND AS FOLLOWS: NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°26'40" A DISTANCE OF 83.57 FEET; TANGENT TO SAID CURVE NORTH 09°18'20" EAST, 26.57 FEET TO THE BEGINNING OF A TANGENT 80.83 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°46'00" A DISTANCE OF 63.15 FEET; AND NORTH 10°11'20" EAST, 16.73 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 4; THENCE ALONG THE NORTHERLY LINE OF SAID LOTS 4 AND 1 NORTH 77°19'30" WEST, 165.91 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1, THENCE ALONG THE WESTERLY LINE OF SAID LOT 1, SOUTH 12°48'00" WEST, 150.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 4 SOUTH 77°19'10" EAST, 200.58 FEET TO THE MOST WESTERLY CORNER OF LAND DESCRIBED AS PARCEL 2 IN DEED TO EDWIN T. STARKE, ET UX, DATED FEBRUARY 10, 1948 AND RECORDED JULY 2, 1948 AS DOCUMENT NO. 65638 OF OFFICIAL RECORDS, BEING A POINT ON THE ARC OF A 73.70 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THE CENTER OF SAID CURVE BEARS NORTH 48°44'00" EAST FROM SAID POINT; THENCE ALONG THE BOUNDARY OF SAID STARKE'S LAND AS FOLLOWS: SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°52'20" A DISTANCE OF 47.42 FEET; AND TANGENT TO SAID CURVE SOUTH 78°08'20" EAST, 55.93 FEET TO AN INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 4; THENCE ALONG SAID PROLONGATION AND SAID EASTERLY LINE NORTH 12°38'00" EAST, 13.95 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR SEWER LINES AND PURPOSES INCIDENTAL THERETO OVER, UNDER, ALONG AND ACROSS THE SOUTHERLY 4.00 FEET OF LOTS 2 AND 3 OF KETTENBURG'S SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3376, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 17, 1956.
EXCEPTING FROM SAID LOT 2, THE WESTERLY 61.00 FEET THEREOF.

PROJECT INFORMATION

BASE ZONE: RS-1-4

YEAR BUILT: N/A, EX. BUILDING TO BE DEMOLISHED

OVERLAY ZONE DESIGNATIONS

COASTAL OVERLAY ZONE - APPEALABLE
COASTAL HEIGHT OVERLAY ZONE - CHLOZ
VHFSZ REQUIREMENTS - N/A
FAA REQUIREMENTS - N/A
AIRPORT INFLUENCE AREA (AIA) -
SAN DIEGO INTERNATIONAL AIRPORT
PROP D REQUIREMENTS - N/A
GEOHAZARD CATEGORY - 53
AIRPORT INFLUENCE - N/A
HISTORIC DESIGNATION - N/A
HISTORIC DESIGNATION DISTRICT - N/A
FEMA FLOOD HAZARD ZONE - N/A
FIRE BRUSH ZONES 300' BUFFER
FIRE HAZARD SEVERITY ZONE
FIRST PUBLIC ROAD-WAY
PARKING IMPACT

PARKING CALCULATIONS

EXISTING: UNIT 1 (SINGLE-FAMILY): 2 SPACES/UNIT
PROPOSED: UNIT 2 (SINGLE-FAMILY): 2 SPACES/UNIT
UNIT 3 (SINGLE-FAMILY): 2 SPACES/UNIT
REQUIRED: 6 SPACES (2 SPACES PER UNIT)
PROVIDED: 6 SPACES (2 SPACES PER UNIT)

SETBACK

FRONT: 20'
REAR: 20'
SIDEYARD: 6'
STREET SIDEYARD: N/A

TITLE REPORT

PRELIMINARY TITLE REPORT ISSUED BY CHICAGO
TITLE, ORDER NO. 73722006691 DATED
3-16-26

TOPOGRAPHY

TOPOGRAPHIC SURVEY IS BASED UPON A FIELD SURVEY AND REPRESENTS THE TOPOGRAPHIC FEATURE OF THIS SITE.
CONTRACTOR TO VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
NAD 27 COORDINATES: 198-1695
CCS 83 COORDINATES: 1838-6255

OWNER

BG CONSOLIDATED, LLC,
A NEVADA LIMITED LIABILITY COMPANY
TOM GAETO
1441 MONTELEONE ROAD, SUITE 115
ESCONDIDO, CA. 92026
(760) 746-4955

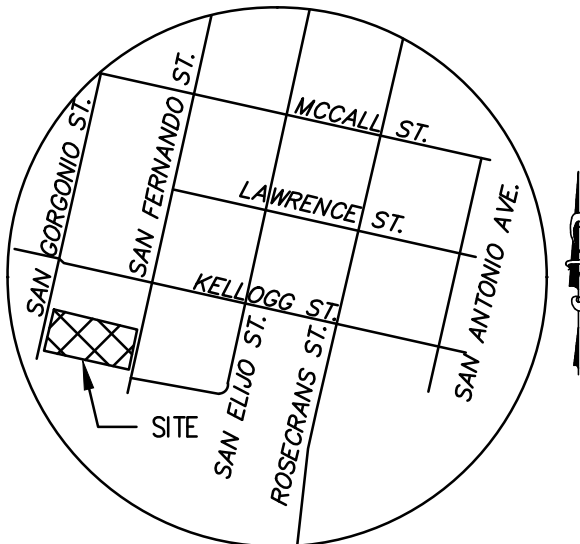
PROJECT TEAM

CIVIL ENGINEER
CIVIL LANDWORKS CORP.,
DAVID CARON
110 COPPERWOOD WAY, SUITE P
OCEANSIDE, CA 92058
(760) 908-8745

EASEMENT:

EASEMENT(S) OR RIGHT(S) OF WAY FOR PURPOSE(S) SHOWN BELOW AND RIGHT INCIDENTAL THERETO, AS GRANTED AND/OR RESERVED IN VARIOUS DEEDS OF RECORD. (NON-PLOTTABLE)

PURPOSE: INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES THERETO OVER, UNDER, ALONG AND ACROSS THE EASEMENT PARCEL(S) HEREIN DESCRIBED.
AFFECTS: PARCEL 3

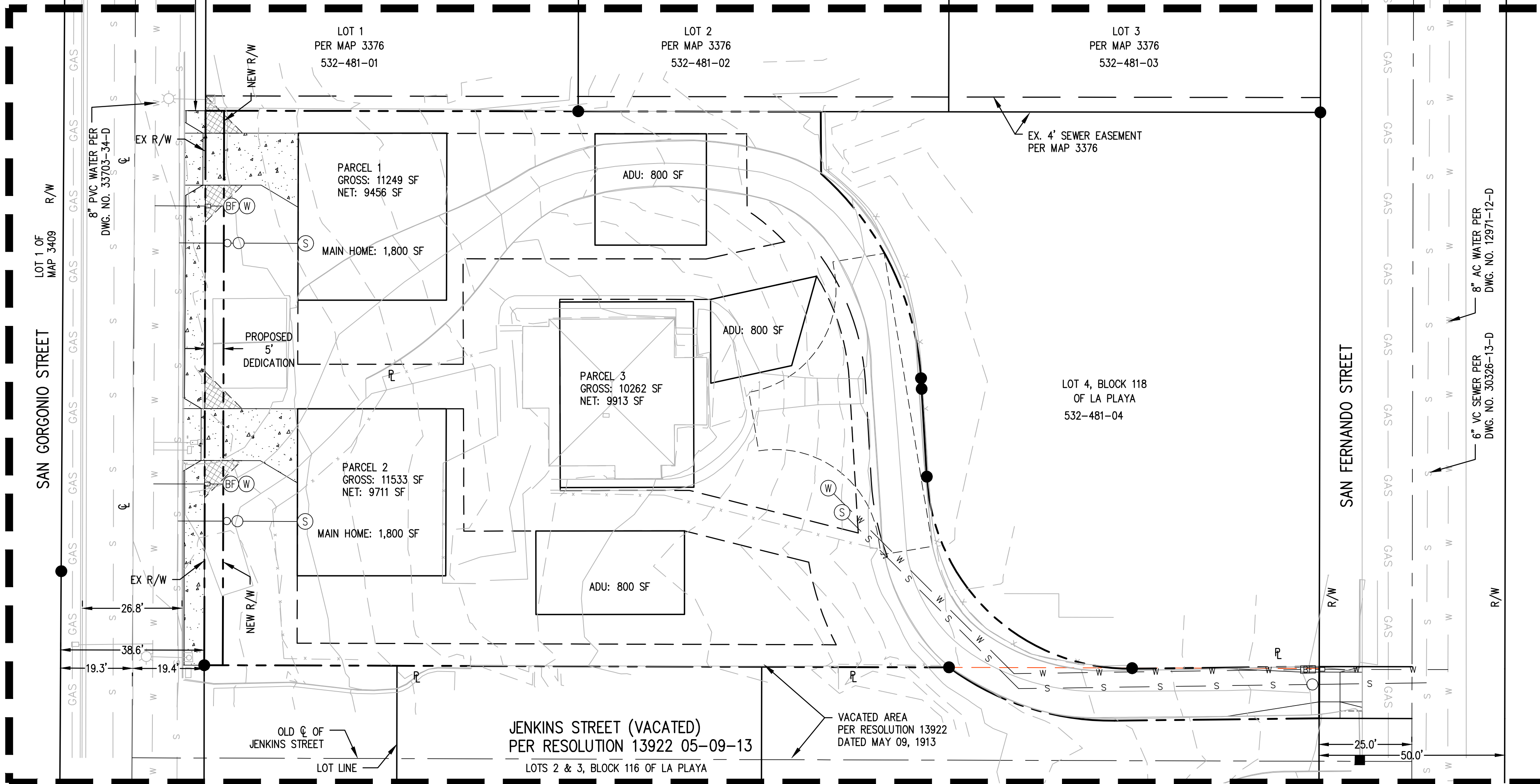


VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE
SCALE: 1" = 20'

SHEET 2: TPM, SHEET 3: PGP



LOT 4, BLOCK 118
OF LA PLAYA
532-481-04

SHEET INDEX

SHEET	DESCRIPTION
COVER	COVER
TPM	TENTATIVE PARCEL MAP
PGP-1	PRELIMINARY GRADING PLAN

EARTH QUANTITIES NOTE:

THE PROJECT PROPOSED TO IMPORT 1,230 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL, ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

SITE AREA & NOTES

NUMBER OF PARCELS PROPOSED = 3 (THREE)
AREA WITHIN TM BOUNDARY = 33,044 SF (0.758 ACRES)
MIN. REQUIRED PARCEL AREA = 10,000 SF (0.230 ACRES)
MIN. REQUIRE LOT WIDTH = 65 FT
MAX. FLOOR AREA RATIO = 0.54
EXISTING FLOOR AREA RATIO = 0.06
PROPOSED FLOOR AREA RATIO (PARCEL 1) = 0.32
PROPOSED FLOOR AREA RATIO (PARCEL 2) = 0.312
PROPOSED FLOOR AREA RATIO (PARCEL 3) = 0.35
PROPOSED AREA (PARCEL 1) = 0.258 AC (11,249 SF)
PROPOSED AREA (PARCEL 2) = 0.265 AC (11,533 SF)
PROPOSED AREA (PARCEL 3) = 0.235 AC (10,262 SF)

SITE WORK INFORMATION

TOTAL SITE AREAS: 33,044 SF
TOTAL ONSITE AREAS: 29,081 SF
IMPERVIOUS AREA: 10,437 SF
PERVIOUS AREA: 18,644 SF

PARCEL 1:
IMPERVIOUS AREA: 9,456 SF
BUILDING FOOTPRINT: 3,489 SF
PERVIOUS AREA: 2,700 SF
PARCEL 2:
IMPERVIOUS AREA: 5,967 SF
BUILDING FOOTPRINT: 9,711 SF
PERVIOUS AREA: 3,474 SF
PARCEL 3:
IMPERVIOUS AREA: 2,700 SF
BUILDING FOOTPRINT: 6,237 SF
PERVIOUS AREA: 9,913 SF
IMPERVIOUS AREA: 3,474 SF
BUILDING FOOTPRINT: 2,360 SF
PERVIOUS AREA: 6,439 SF

EARTHWORK QUANTITIES TABLE

CUT = 710 C.Y. FILL = 1,940 C.Y.
IMPORT = 1,230 C.Y.
TOTAL LOT AREA = 33,044 S.F.
TOTAL DISTURBED AREA = 30,025 S.F.
DEPTH OF CUT = 6.9 FEET
DEPTH OF FILL = 8.0 FEET

REVISIONS TABLE

NO.	DATE	REVISION / ISSUE
1	3-24-26	ORIGINAL DRAWING PREPARATION DATE

COVER SHEET - DISCRETIONARY PERMIT:

310 SAN FERNANDO STREET

ADDRESS: 310 SAN FERNANDO STREET
SAN DIEGO, CALIFORNIA



DEVELOPMENT SERVICES DEPARTMENT
SHEET 1 OF 3 SHEETS

PROJECT NO. PRJ-1152923

SHEET TITLE: COVER



110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058
PH: 760-908-8745 • info@civillandworks.com

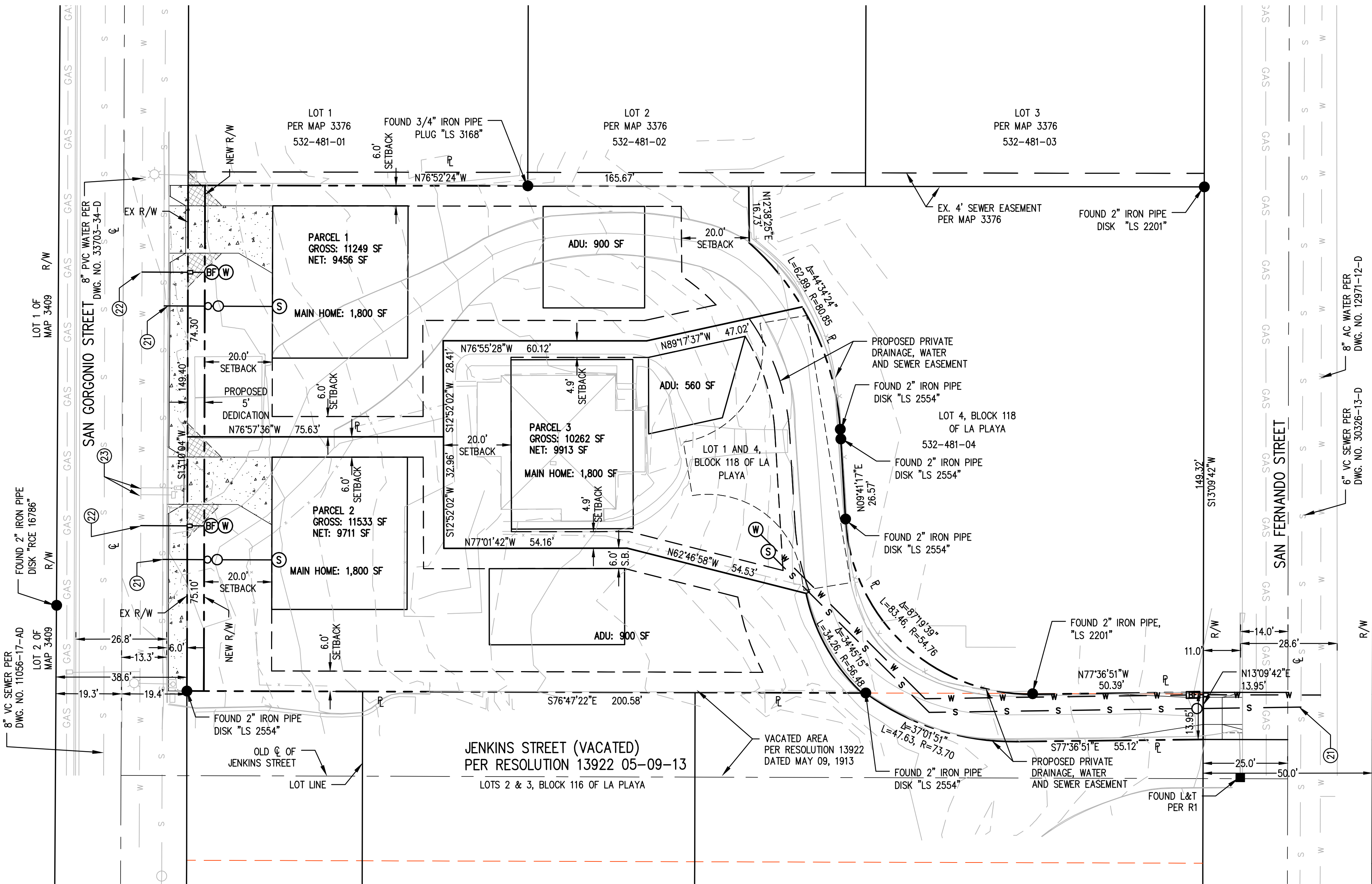
ENGINEER

DAVID V. CARON

CIVIL LANDWORKS CORP.
110 COPPERWOOD WAY, SUITE P
OCEANSIDE, CA 92058
760-908-8745



4/13/26



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 91.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON 10/01/2018 AND WERE ESTABLISHED FROM G.P.S. STATION CEDARBRAE @ CATALINA AND G.P.S. STATION SD-3-92 1992 PER ROS 14492.

THE BEARING FROM G.P.S. STATION CEDARBRAE @ CATALINA TO G.P.S. STATION SD-3-92 1992 IS N78°05'49"W.

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

THE COMBINED GRID FACTOR AT G.P.S. STATION #1115 CEDARBRAE @ CATALINA IS 0.0000891 GRID DISTANCE = GROUND DISTANCE X COMBINES GRID FACTOR. ELEVATION AT G.P.S. STATION #1115 CEDARBRAE @ CATALINA IS 340.22 NGVD29 DATUM.

CITY OF SAN DIEGO BENCHMARK

BRASS PLUG AT THE NORTHEAST CORNER OF THE INTERSECTION SAN GORGONIO ST. AND KELLOG ST. ELEVATION = 123.654 NGVD 1929

UTILITY NOTE

ALL UTILITIES PROPOSED ARE TO BE UNDERGROUND

UTILITIES

SEWER: CITY OF SAN DIEGO (UNDERGROUND)
WATER: CITY OF SAN DIEGO (UNDERGROUND)
GAS: SAN DIEGO GAS AND ELECTRIC (UNDERGROUND)
ELECTRIC: SAN DIEGO GAS AND ELECTRIC (OVERHEAD)
TELEPHONE: AT&T (UNDERGROUND)
CABLE: COX CABLE (UNDERGROUND)

MAPPING NOTE:

A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

PLAN DEVIATIONS:

- 1. PARCEL 3 STREET FRONTAGE ON SAN FERNANDO STREET
- 2. PARCEL 3 WATER METER AND BACKFLOW PREVENTER LOCATION
- 3. PARCEL 3 DRIVEWAY WIDTH

EASEMENT:

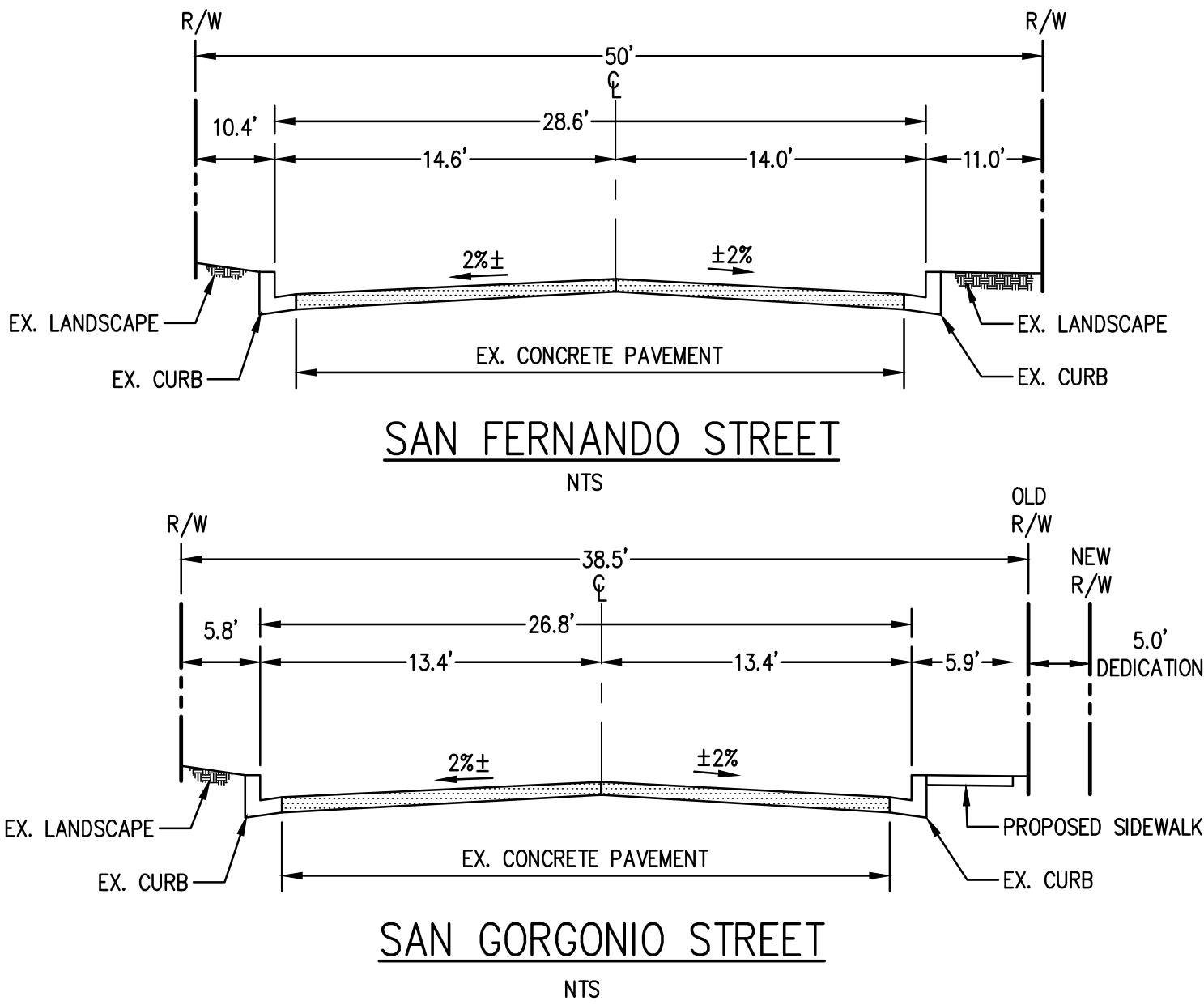
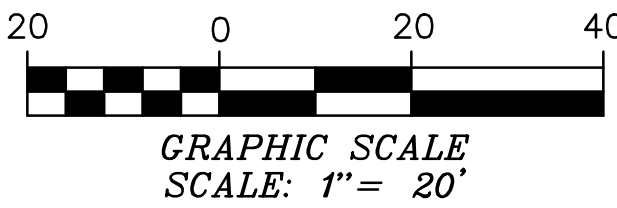
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AFFECTS: PARCEL 3

UTILITY NOTES:

- 21 INSTALL SEWER LATERAL
- 22 INSTALL WATER SERVICE
- 23 EX. WATER SERVICE TO BE KILLED AT MAIN



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TENTATIVE PARCEL MAP EXHIBIT - DISCRETIONARY PERMIT:

310 SAN FERNANDO STREET

ADDRESS: 310 SAN FERNANDO STREET
SAN DIEGO, CALIFORNIA



DEVELOPMENT SERVICES DEPARTMENT
SHEET 2 OF 3 SHEETS

PROJECT NO. PRJ-1152923

SHEET TITLE: TPM



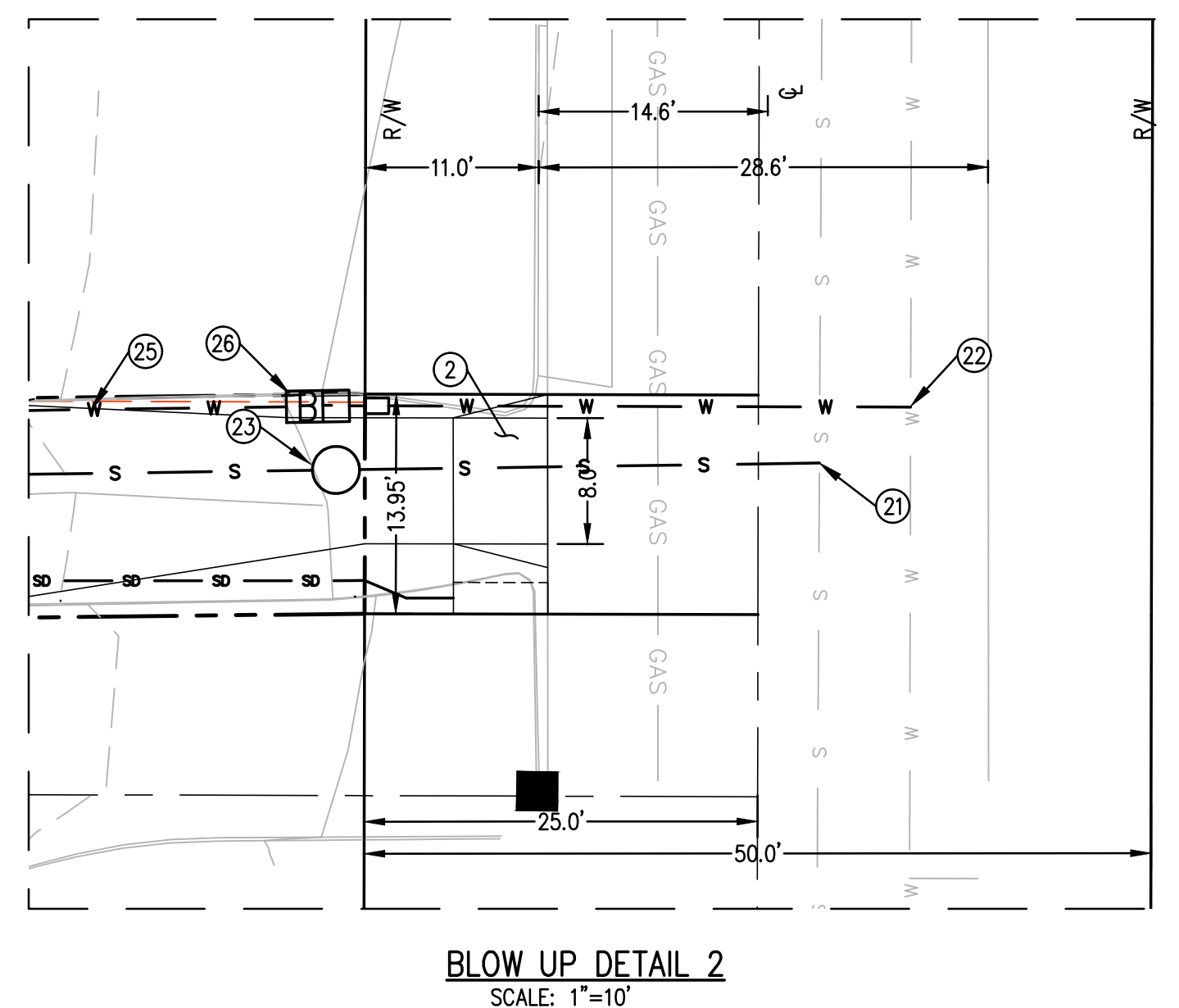
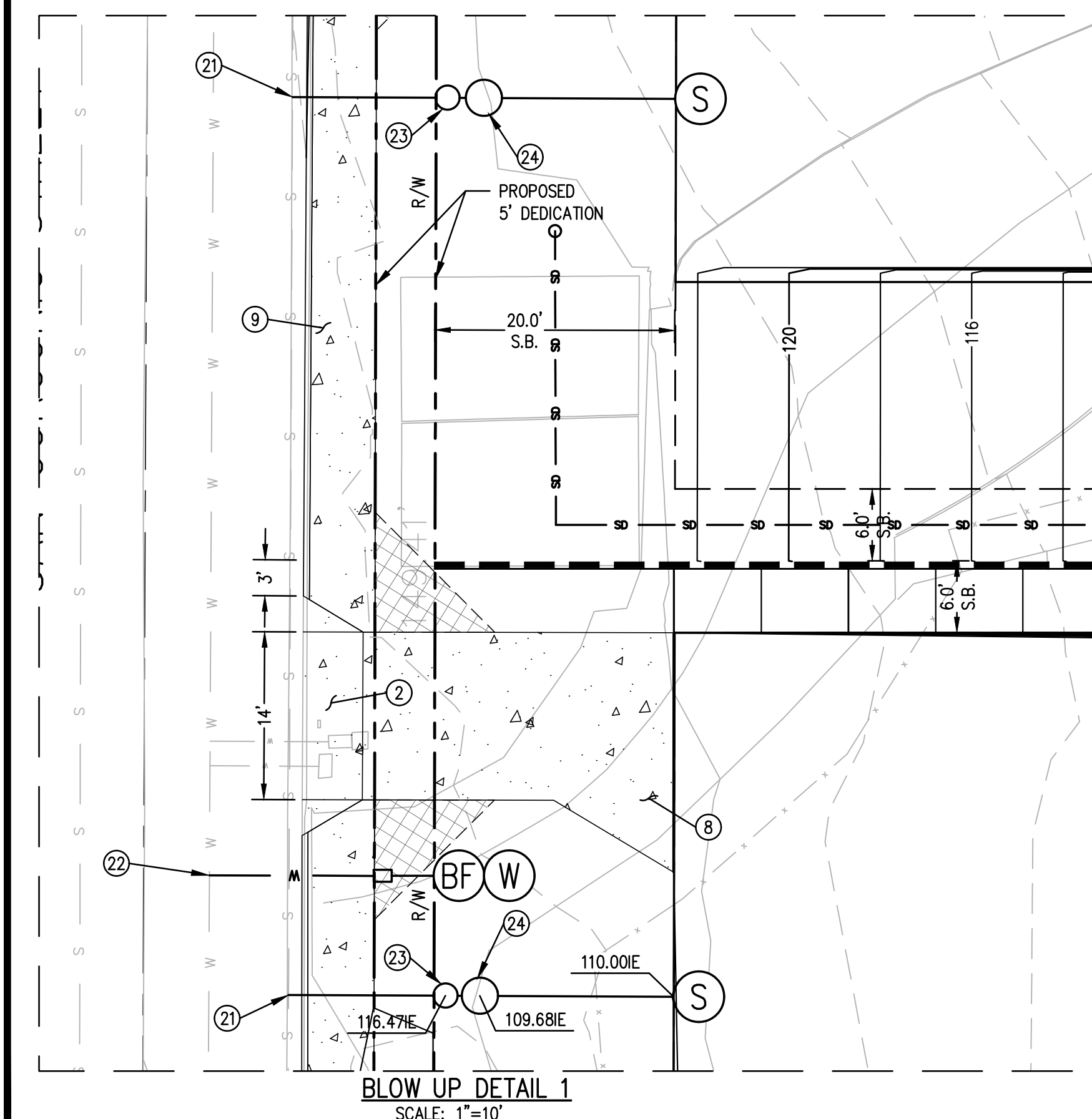
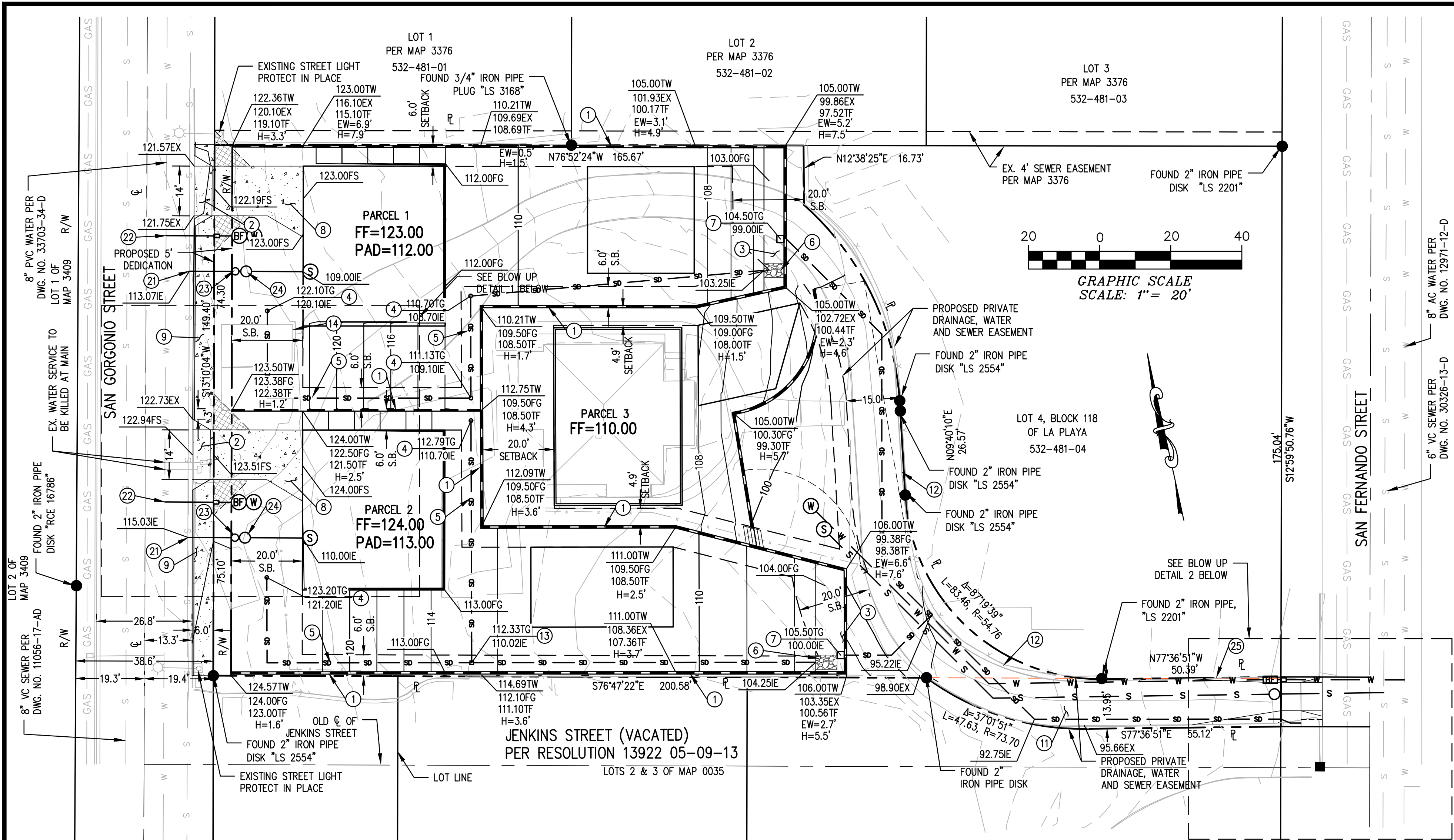
ENGINEER

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DAVID V. CARON 4/13/26



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AFFECTS: PARCEL 2

CONSTRUCTION NOTES:

- ① CONSTRUCT RETAINING WALL PER SEPARATE PERMIT
- ② CONSTRUCT DRIVEWAY PER EXHIBIT A
- ③ FUTURE BMP AREA, SEE DETAIL BELOW
- ④ INSTALL 8" NDS YARD INLET OR EQUIVALENT
- ⑤ INSTALL 6" HDPE SD
- ⑥ CONSTRUCT COBBLE STONE RIPRAP ENERGY DISSIPATER PER SDRSD D-40
- ⑦ INSTALL 24"x24" NDS BASIN INLET OR EQUIVALENT
- ⑧ CONSTRUCT CONCRETE PAVEMENT PER GEOTECHNICAL RECOMMENDATION
- ⑨ CONSTRUCT SIDEWALK PER SDG-155
- ⑩ CONSTRUCT AC PAVEMENT
- ⑪ EXISTING DRIVEWAY TO REMAIN
- ⑫ EXISTING AC CURB TO REMAIN
- ⑬ INSTALL 12"x12" NDS BASIN INLET OR EQUIVALENT
- ⑭ DEMO EXISTING STRUCTURE

UTILITY NOTES:

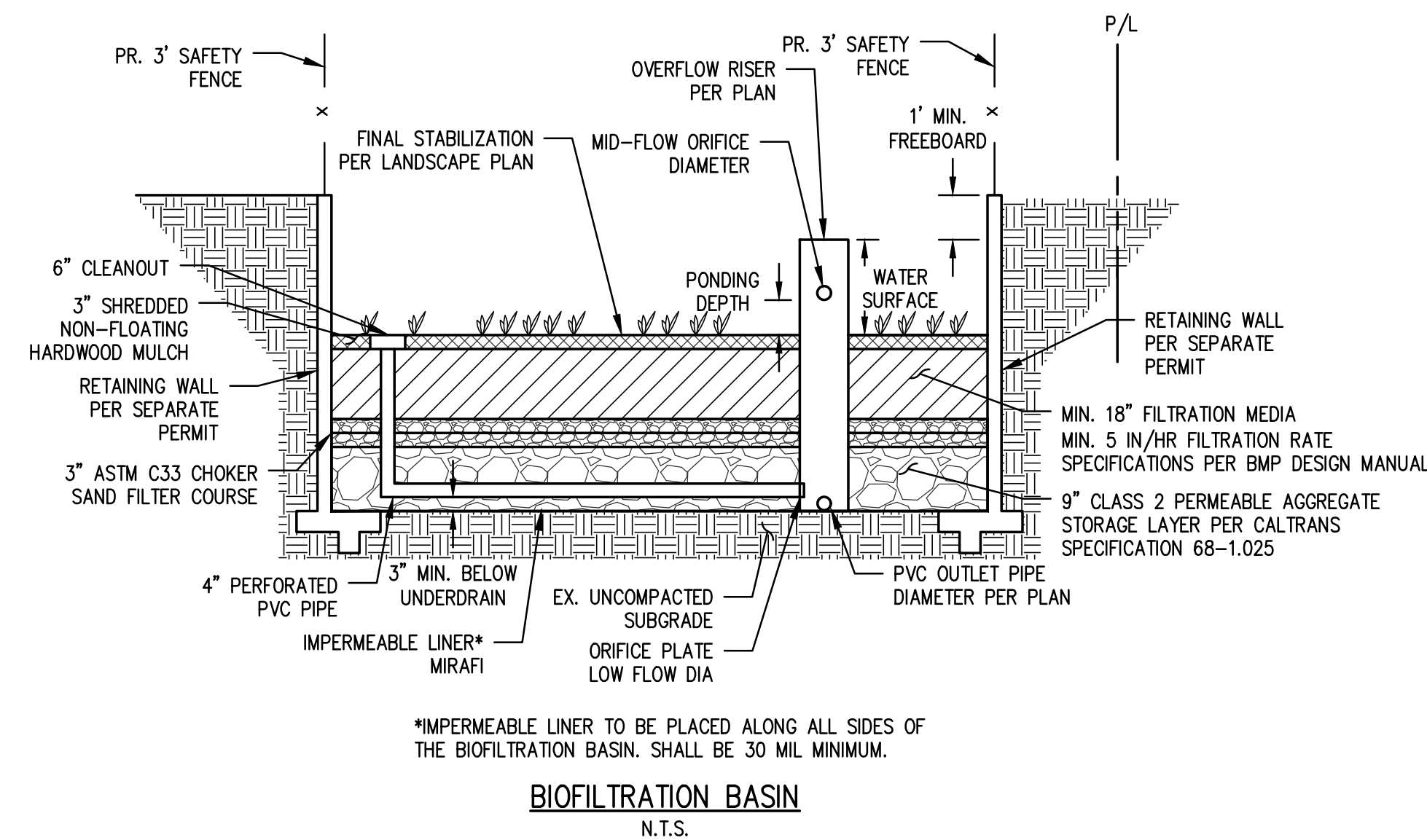
- ⑮ INSTALL 6" SEWER LATERAL (PRIVATE)
- ⑯ INSTALL 1" WATER SERVICE (PUBLIC)
- ⑰ INSTALL SEWER CLEANOUT (PRIVATE)
- ⑱ INSTALL SEWER PUMP AND WETWELL (PRIVATE)
- ⑲ INSTALL 1" WATER PIPE (PRIVATE)
- ⑳ INSTALL BACKFLOW PREVENTER (PRIVATE)
- ㉑ INSTALL HEAVY TRAFFIC RATED WATER METER PER SDW-137 (PUBLIC)

LEGEND:

PROPERTY LINE/TM BOUNDARY	---
RIGHT OF WAY	---
CENTERLINE	---
EXISTING CONTOUR (MAJOR)	---
EXISTING CONTOUR (MINOR)	---
PROPOSED CONTOUR (MAJOR)	---
PROPOSED CONTOUR (MINOR)	---
CUT / FILL SLOPE	---
DAYLIGHT LINE	---
DIRECTION OF DRAINAGE	---
CURB AND GUTTER	---
PR. STORM DRAIN LINE	SD
PR. STORM INLET	---
MASONRY RETAINING WALL	---
PR. SEWER LINE	S
PR. WATER LINE	W
SURVEY MONUMENT	---

NOTES:

1. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
2. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409(b)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
5. ALL UTILITY ARE TO BE UNDERGROUND.
6. THE SUBDIVIDER SHALL RECORD A CROSS LOT PRIVATE DRAINAGE EASEMENT PRIOR TO RECORDATION OF FINAL MAP.



REVISIONS TABLE

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1	3-24-26	ORIGINAL DRAWING PREPARATION DATE

PRELIMINARY GRADING PLAN - DISCRETIONARY PERMIT:

310 SAN FERNANDO STREET

ADDRESS: 310 SAN FERNANDO STREET
SAN DIEGO, CALIFORNIA

The City of
SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT
SHEET 3 OF 3 SHEETS

PROJECT NO. PRJ-1152923

SHEET TITLE: PGP

Civil Landworks
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ENGINEER

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4/13/26

