

# Approved Tentative Map for 9 Single-Family Lots in Vista

Alta Vista Drive | Vista, CA 92084

- o Approximately 3.1 Acres of Vacant Land
- o Lot Sizes Ranging from 10,000 to 21,338 Square Feet
- o Nearby Alta Vista Homes Selling for \$800,000+

**ASKING PRICE: ~~\$895,000~~ \$795,000**

**subject  
property**



**CVS**



**UnionBank**

**HARBOR FREIGHT TOOLS**  
Quality Tools at Ridiculously Low Prices

**VONS** **WELLS FARGO**

**Auto Zone** **7 ELEVEN**



**DISCOUNT  
TIRE**



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**LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:**

2 The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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- 
- 







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Alta Calle

Alta Vista Dr

**subject  
property**



aerial





Beaumont  
Elementary School

**subject  
property**

Alta Vista Dr

Cypress Dr

Monte Vista Dr

S Santa Fe Ave

Jack  
in the box

MIDAS

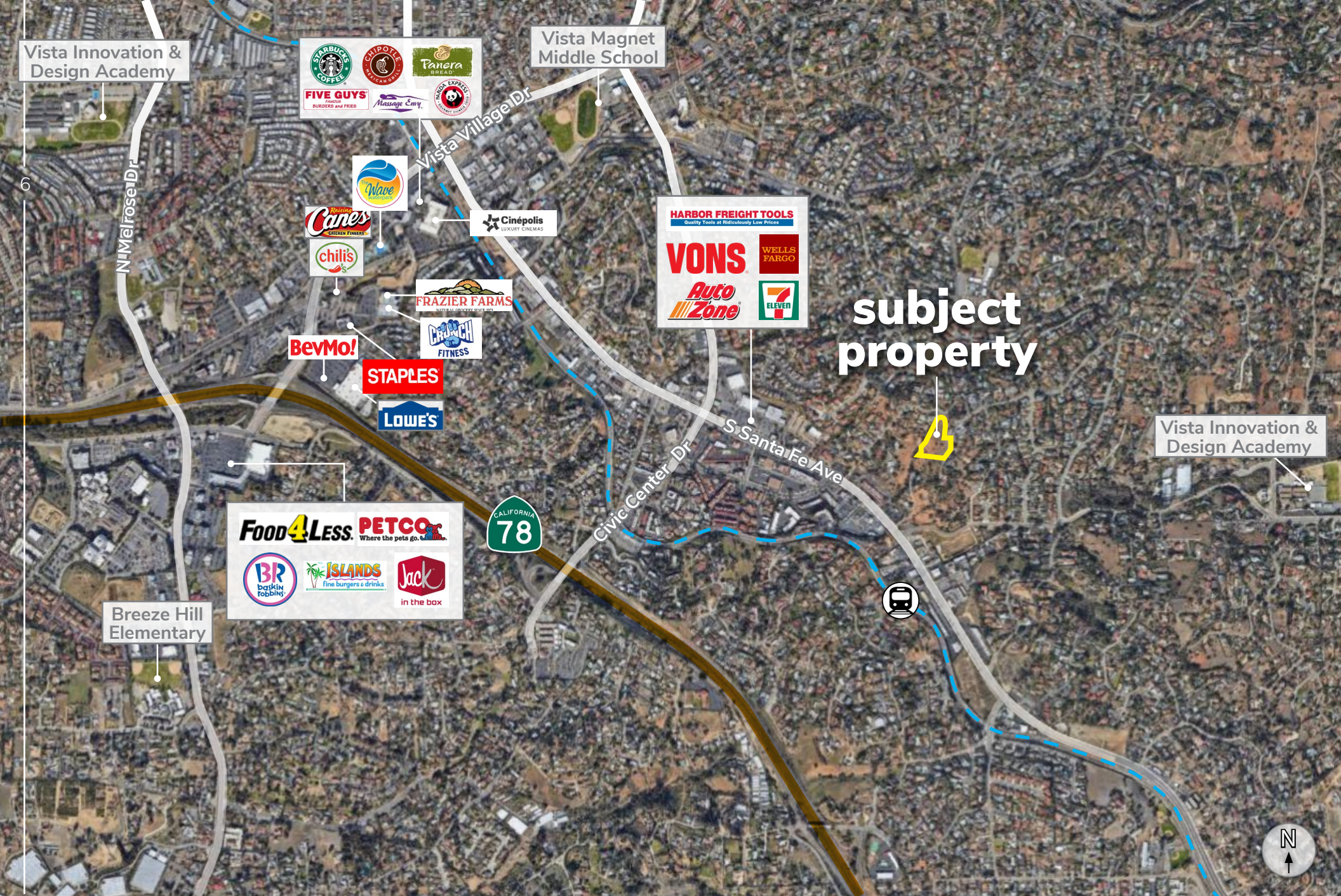
DISCOUNT  
TIRE

BEAR FOOT BREWING CO

SPRINTER







Vista Innovation & Design Academy

Vista Magnet Middle School

N Melrose Dr

Vista Village Dr

6

Starbucks Coffee, Chipotle, Panera Bread, Five Guys, Massage Envy, Firehouse Subs

Wave, Canes, chilis

Cinépolis

Harbor Freight Tools, VONS, Auto Zone, Wells Fargo, 7-Eleven

BevMo!

STAPLES

LOWE'S

Frazier Farms

Crunch Fitness

subject property

Vista Innovation & Design Academy

S Santa Fe Ave

Civic Center Dr

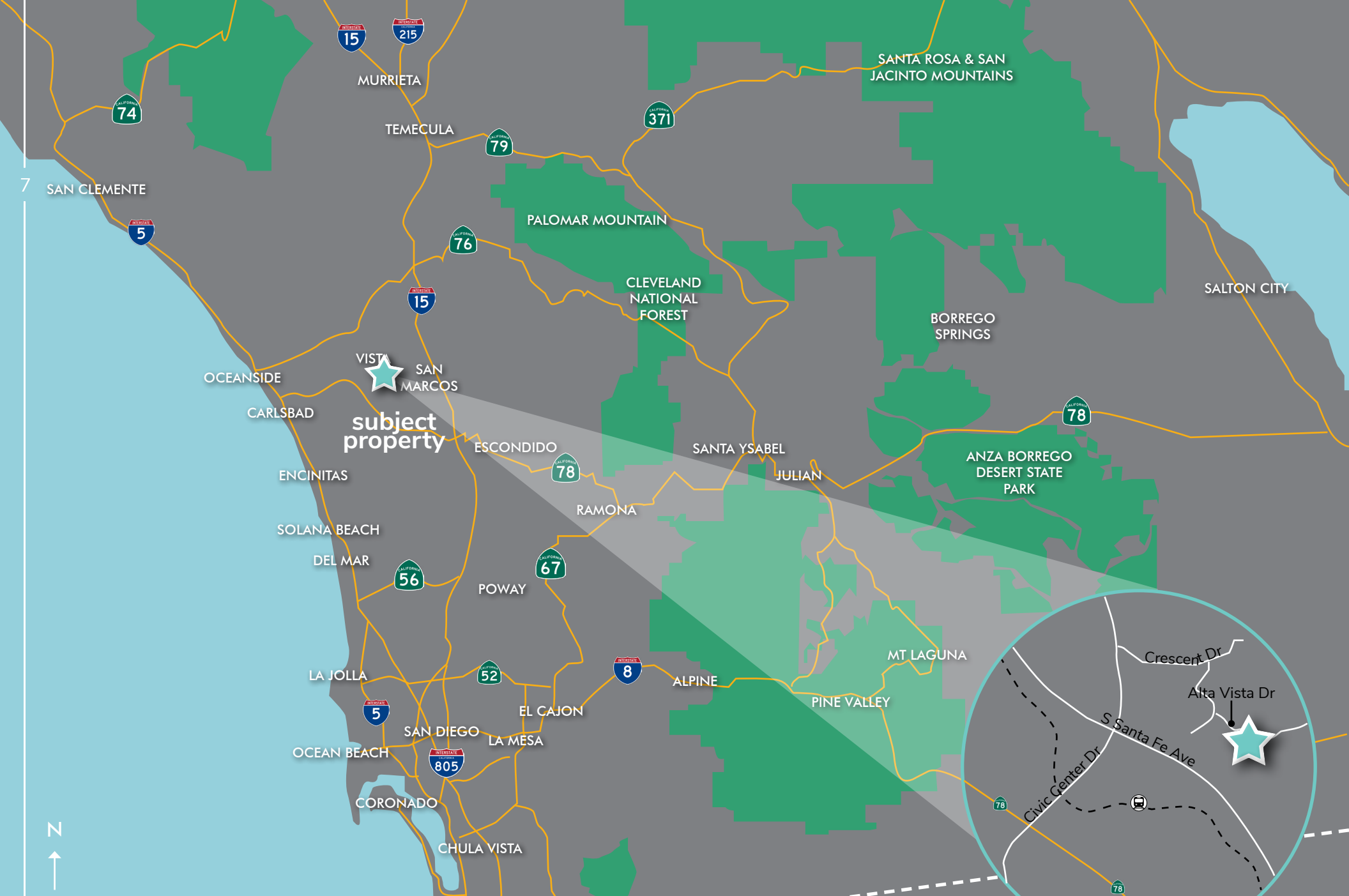


Food 4 Less, Petco, BR Bakery, Islands, Jack in the Box

Breeze Hill Elementary







location map

# property information

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## location:

The property is located on the south side of Alta Vista Drive, approximately midway between Cypress Drive to the east and Crescent Drive to the northwest. It is approximately 2 miles southeast of Vista Village and 1.5 miles east of the 78.

## property profile:

The subject property is approximately 3.1 acres of vacant land in the wonderful residential community of old Vista. The land is comprised of moderately steep terraced slopes, which provides neighbors with privacy and gorgeous views to the west from the hillside. The location and close proximity to Vista Village provides families with plenty of popular restaurant and entertainment options, shopping, outdoor activities and more.

## jurisdiction:

City of Vista

## apn:

180-290-17-00

## acreage:

Approx. 3.1 acres

## zoning:

Single-Family Residential (R-1)

[Click Here to View Zoning Code](#)

## general plan:

Medium Low Density Residential (MLD)

[Click Here to View General Plan](#)

## density:

5 dwelling units per acre

## minimum lot size:

10,000 square feet

## development impact fees:

Approximately \$40,118 per lot

## improvement fees:

Approximately \$200,528 per lot

## school district:

Vista Unified School District

## services:

Gas/Electric	SDG&E
Water	Vista Irrigation Land District
Sewer	Buena Sanitation Main District
Fire	Vista Fire Department
Police	Vista Police Department

## ASKING PRICE:

~~\$895,000~~ \$795,000





# development impact fees

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## Estimated Development Impact Fees Per Approximate 3,000 SF Residence

Item	Amount
School Fees (\$4.08/SF)	\$12,240
Streets & Signal Fees	\$5,632
Parks & Recreation	\$7,962
Buena Sanitation Fee	\$6,192
*SDCWA- Capacity Fees- System (3/4" Meters)	\$5,312
*SDCWA- Capacity Fees- Water Treatment (3/4" Meters)	\$148
Fire Protection Development Fee	\$379
Drainage Fee (D- Buena Vista- \$3,004/ac)	\$1,035
Public Facilities Fee	\$1,218
<b>TOTAL PER SFD</b>	<b>\$40,118</b>

\*Assumes 3/4 inch meter.





## ALTA VISTA 9-LOT SUBDIVISION PROJECT

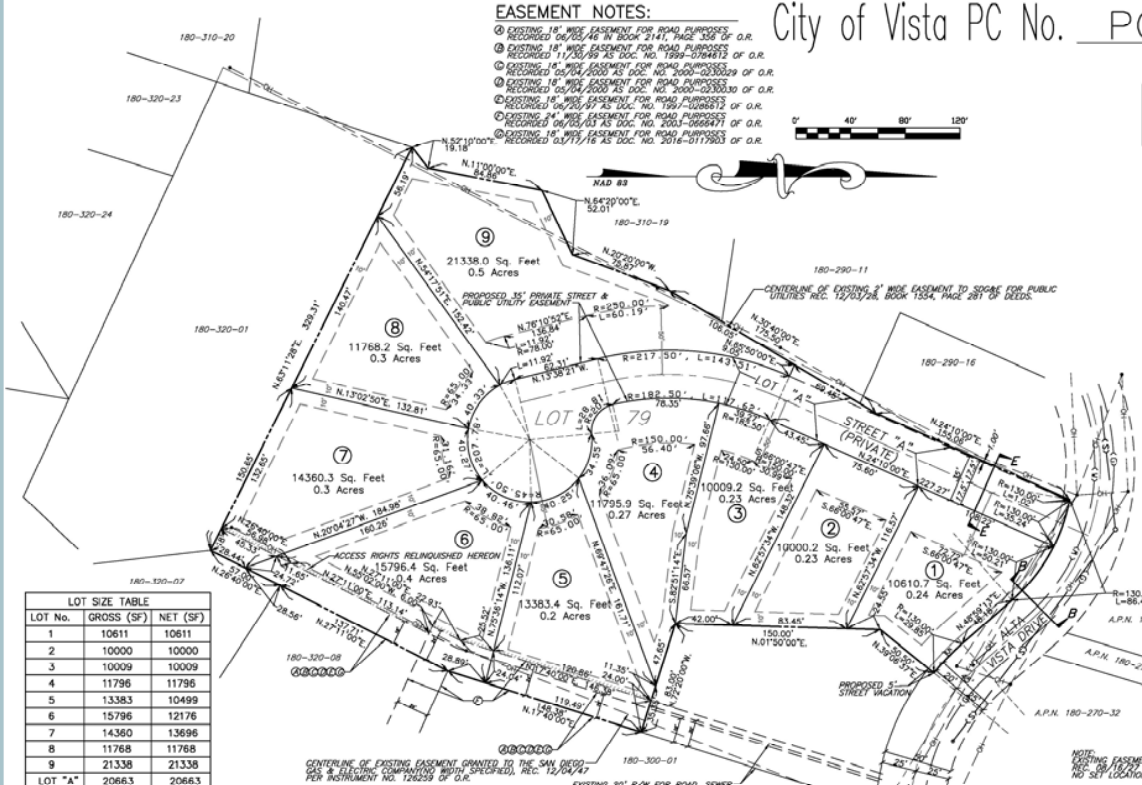
City of Vista PC No. PC2-125 Tentative Subdivision Map  
 City of Vista

SHEET 1 OF 5 SHEETS

### EASEMENT NOTES:

- ① EXISTING 16' WIDE EASEMENT FOR ROAD PURPOSES RECORDED 06/28/18 IN BOOK 2141, PAGE 358 OF O.R.
- ② EXISTING 18' WIDE EASEMENT FOR ROAD PURPOSES RECORDED 11/25/19 AS DOC. NO. 2019-0784613 OF O.R.
- ③ EXISTING 16' WIDE EASEMENT FOR ROAD PURPOSES RECORDED 06/28/18 AS DOC. NO. 2018-0784613 OF O.R.
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NOTE:  
 ALL ROOF GUTTERS AND  
 DOWNSPOUTS ARE  
 REQUIRED AND MUST  
 DISCHARGE INTO THE  
 MODULAR WETLAND



LOT SIZE TABLE		
LOT No.	GROSS (SF)	NET (SF)
1	10611	10611
2	10000	10000
3	10009	10009
4	11798	11798
5	13383	10499
6	15796	12176
7	14360	13696
8	11768	11768
9	21338	21338
LOT "A"	20663	20663

### GENERAL NOTES

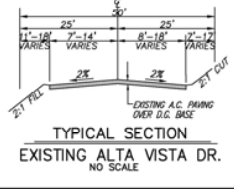
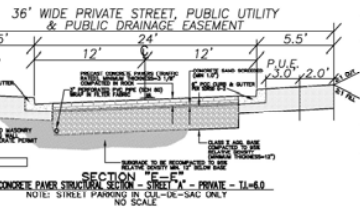
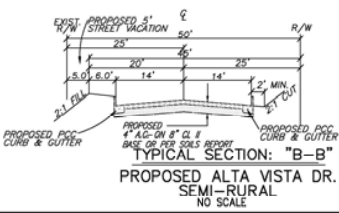
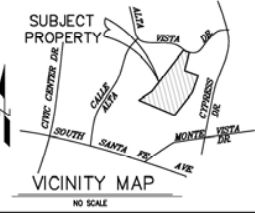
- THE WATER SYSTEM SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS AND STANDARDS AND SPECIFICATIONS OF THE VISTA IRRIGATION DISTRICT.
- FIRE HYDRANT LOCATIONS WILL BE ACCORDING TO THE VISTA FIRE DEPARTMENT'S REQUIREMENTS.
- DRAINAGE FACILITIES SHALL BE DESIGNED, SIZED AND CONSTRUCTED PER REQUIREMENTS OF THE CITY OF VISTA AND SHALL BE SHOWN ON THE FINAL GRADING PLAN.
- THE SEWER SYSTEM SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS AND STANDARDS AND SPECIFICATIONS OF THE CITY OF VISTA SANITATION DIVISION.
- ALL SLOPES SHALL BE A MAXIMUM OF 2:1.
- 9 SINGLE FAMILY DWELLINGS ARE PROPOSED.
- FRONT YARD SETBACKS TO BE 50' FROM G (MIN 20' TO P). SIDE YARD SETBACKS TO BE A MINIMUM OF 10'. REAR YARD SETBACKS TO BE A MINIMUM OF 10'.
- MINIMUM LOT SIZE IS 10000 SQ. FT.
- ALL SURFACE DRAINAGE TO BE PLACED INTO EXISTING CITY OF VISTA STORM DRAIN FACILITIES.
- ALL EXISTING ONSITE OVERHEAD UTILITIES TO BE REMOVED AND PLACED UNDERGROUND.

### LEGEND

- SUBDIVISION BOUNDARY
- NEW LOT LINES
- LOT NUMBERS
- EXISTING POWER POLE
- EXISTING OVERHEAD POWERLINES
- EXISTING SEWER (VI-42-3)
- EXISTING WATER
- EXISTING GAS
- BUILDING SETBACK LINE
- ACCESS RIGHTS RELINQUISHED

### SHEET MAP

- TITLE SHEET
- EXIST. CONDITIONS/CONSTRAINT MAP
- CONCEPTUAL GRADING
- EROSION CONTROL BMP SITE PLAN
- POST-CONSTRUCTION BMP SITE PLAN



### OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP EXCLUDING SUBDIVISION LOTS. WE UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY.

OWNER'S NAMES:  
 HENDERSON LAND COMPANY, A CALIFORNIA LIMITED LIABILITY COMPANY,  
 BROOKLYN TROY, LLC, A NEVADA LIMITED LIABILITY COMPANY, AND  
 MOSSER PROPERTIES, A CALIFORNIA LIMITED LIABILITY COMPANY  
 c/o THE WEISS GROUP  
 12526 HIGH BLUFF DRIVE, SUITE 300  
 DEL MAR, CA 92130  
 (658) 997-2398

SIGNATURE: *[Signature]* 11/20/15  
 BENJAMIN M. WEISS, MANAGING PARTNER DATE

DATE OF PREPARATION : 11-15-2013

### LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:  
 PORTION OF LOT 79 OF ORLEAVO HEIGHTS UNIT No. 3, IN THE CITY OF VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF No. 2059.

ASSESSOR'S PARCEL NO.: 180-290-17  
 GRADING STATEMENT: PAD ELEVATIONS CONCEPTUALLY SHOWN HEREON  
 LAND AREA: 3.18 ACRES GROSS  
 PROPOSED ZONING: R-1 (10000 SF MIN NET)  
 EXISTING ZONING: R-1 (10000 SF MIN NET)  
 GENERAL PLAN: LOW DENSITY RESIDENTIAL  
 PROPOSED USE: 9 SINGLE FAMILY LOTS  
 FIRE DISTRICT: CITY OF VISTA  
 SCHOOL DISTRICT: VISTA UNIFIED SCHOOL DISTRICT  
 SEWER DISTRICT: CITY OF VISTA  
 WATER DISTRICT: VISTA IRRIGATION DISTRICT  
 MAP PREPARED BY: ACAL Engineering & Surveying, Inc.  
 Professional Engineers and Land Surveyors  
 145 N. Melrose Drive, Suite 200  
 Vista, CA 92083  
 Phone: (760) 724-7674

SIGNATURE: *[Signature]* DAVID H. LOWEN, RCE 31915

TOPO PREPARED BY: ACAL Engineering, Inc.  
 MAP PREPARED FOR: Henderson Land Co., 2240 Encinitas Blvd, Suite D680 Encinitas, CA 92024 Phone: (858) 997-2398  
 MAP PREPARED BY: ACAL Engineering, Inc., 145 N. Melrose Drive, Suite 200 Vista, CA 92083 Phone: (760) 724-7674



# existing conditions

11

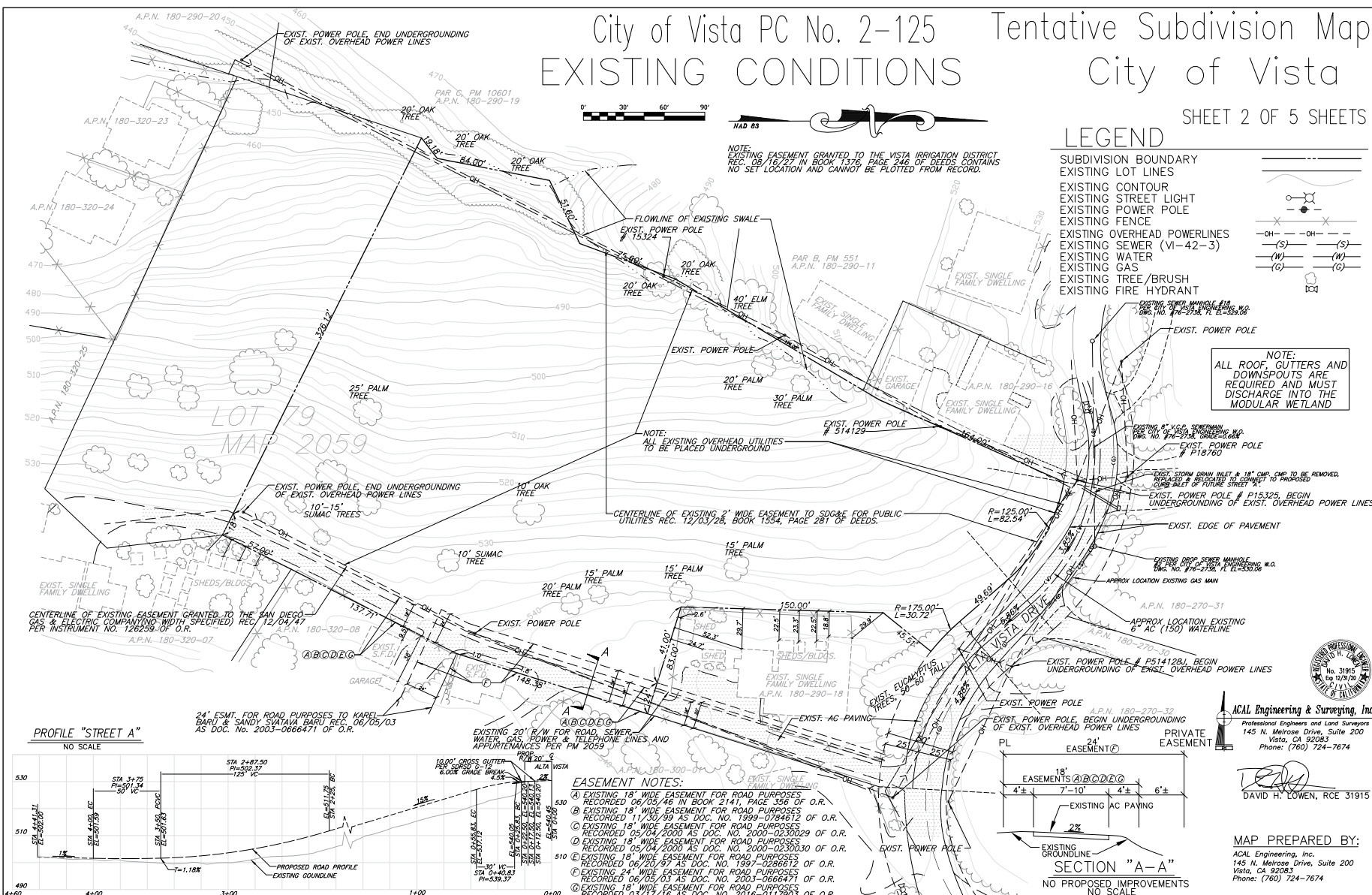
## City of Vista PC No. 2-125 Tentative Subdivision Map EXISTING CONDITIONS City of Vista

SHEET 2 OF 5 SHEETS

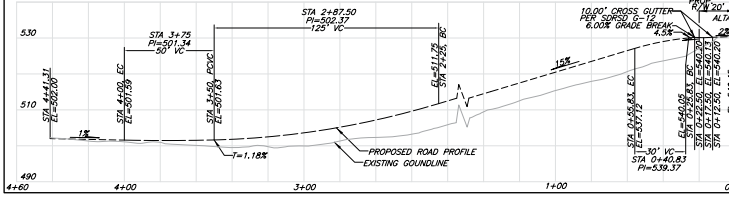
### LEGEND

- SUBDIVISION BOUNDARY
- EXISTING LOT LINES
- EXISTING CONTOUR
- EXISTING STREET LIGHT
- EXISTING POWER POLE
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINES
- EXISTING SEWER (VI-42-3)
- EXISTING WATER
- EXISTING GAS
- EXISTING TREE/BUSH
- EXISTING FIRE HYDRANT

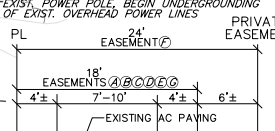
NOTE:  
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MODULAR WETLAND



PROFILE "STREET A"  
NO SCALE



- EASEMENT NOTES:**
- (A) EXISTING 18' WIDE EASEMENT FOR ROAD PURPOSES RECORDED 08/05/46 IN BOOK 2141, PAGE 336 OF O.R.
  - (B) EXISTING 18' WIDE EASEMENT FOR ROAD PURPOSES RECORDED 11/30/89 AS DOC. NO. 1999-0784612 OF O.R.
  - (C) EXISTING 18' WIDE EASEMENT FOR ROAD PURPOSES RECORDED 05/04/2000 AS DOC. NO. 2000-0230029 OF O.R.
  - (D) EXISTING 18' WIDE EASEMENT FOR ROAD PURPOSES RECORDED 09/04/2000 AS DOC. NO. 2000-0230030 OF O.R.
  - (E) EXISTING 18' WIDE EASEMENT FOR ROAD PURPOSES RECORDED 06/20/97 AS DOC. NO. 1997-0286612 OF O.R.
  - (F) EXISTING 24' WIDE EASEMENT FOR ROAD PURPOSES RECORDED 06/05/03 AS DOC. NO. 2003-0666471 OF O.R.
  - (G) EXISTING 18' WIDE EASEMENT FOR ROAD PURPOSES RECORDED 03/17/16 AS DOC. NO. 2016-0112803 OF O.R.



**ACAL Engineering & Surveying, Inc.**  
Professional Engineers and Land Surveyors  
145 N. Melrose Drive, Suite 200  
Vista, CA 92083  
Phone: (760) 724-7674

DAVID H. LOWEN, RCE 31915

**MAP PREPARED BY:**  
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# preliminary grading plan

## City of Vista PC No. 2-125 Preliminary grading Plan SEE SHEET 5 OF 5 FOR POST CONSTRUCTION BMP'S, DETAILS AND PROFILES

## Tentative Subdivision Map City of Vista SHEET 3 OF 5 SHEETS

SEE SHEET 1 OF 5 FOR  
LOT SIZE TABLE &  
LOT DIMENSIONS

RETAINING WALL DATA	NO.	TW EL.	FS @ EL.
1	516.00	513.00	
2	516.00	509.15	
3	END WALL	506.15	
4	BEG. WALL	516.00	
5	516.00	509.14	
6	END WALL	505.75	
7	516.00	506.48	
8	END WALL	506.28	
9	516.00	510.00	
10	516.00	506.56	
11	END WALL	506.57	
12	BEG. WALL	526.60	
13	527.00	523.33	
14	END WALL	521.79	
15	BEG. WALL	527.60	
16	530.00	527.00	
17	496.00	492.00	
18	496.50	492.00	
19	492.50	490.00	
20	495.23	490.25	
21	500.10	490.25	
22	496.28	490.25	

### EARTHWORK QUANTITIES

14,154 C.Y. CUT  
14,154 C.Y. FILL

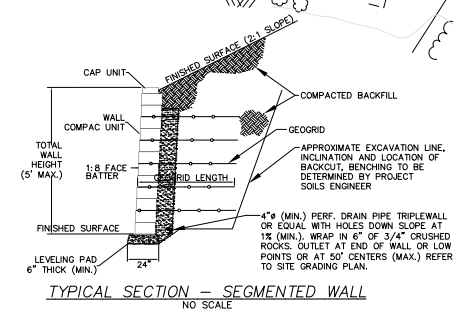
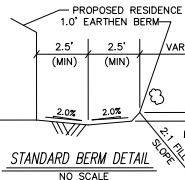
NOTE:  
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### LEGEND(cont.)

- PROP. PCC CURB & GUTTER
- PROP. PCC CROSS GUTTER
- PROP. SIDEWALK UNDERDRAIN
- PROP. STORM DRAIN CLEANOUT
- PROPOSED SEWER MANHOLE

### LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINES
- PROP. MASONRY RETAINING WALL (PER SEPARATE PERMIT)
- PROP. PLANTABLE SEGMENTED WALL (PER SEPARATE PERMIT)
- EXISTING AC PAVING
- PROPOSED AC PAVING
- PROPOSED CONCRETE PAVERS
- PROP. PCC CROSS GUTTER
- BIOLOGICAL AVOIDANCE AREA
- PROP. PUMP SEWER W/FLOW DIRECTION
- PROP. SEWER GRINDER PUMP STATION
- PROP. PAD ELEVATION
- PROP. 8" QL 200 (DR14 C900) WATER LINE
- EXISTING 6" AC(150) WATER LINE
- PROPOSED WATER LATERAL W/METER
- PROPOSED 8" SEWER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS LINE
- PROPOSED SEWER LATERAL
- BUILDING SETBACK LINE
- PROP. 1212/2424 BROOKS INLET
- PROPOSED 47 1/2" P20 HIRE/RCP PIPE
- PROP. 3" PERFORATED SUBDRAIN
- EXISTING FENCE
- PAD DRAINAGE
- STORM DRAIN CLEANOUT
- PROPOSED RIP RAP
- PROPOSED STREET LIGHT
- EXISTING CONTOURS
- PROPOSED FINISHED CONTOURS
- PROPOSED BROW DITCH
- PROPOSED DAYLIGHT LINE
- PROP. CLOW 2050 FIRE HYDRANT



ACAL ENGINEERING & SURVEYING, INC.  
W.O. 13-957



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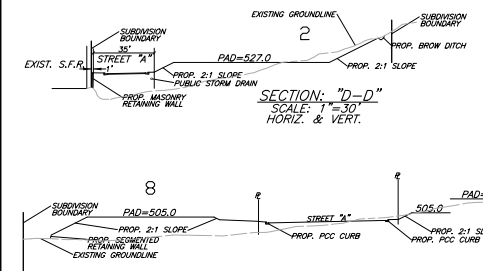
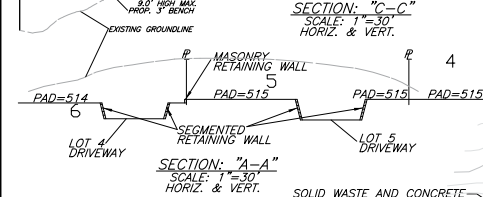
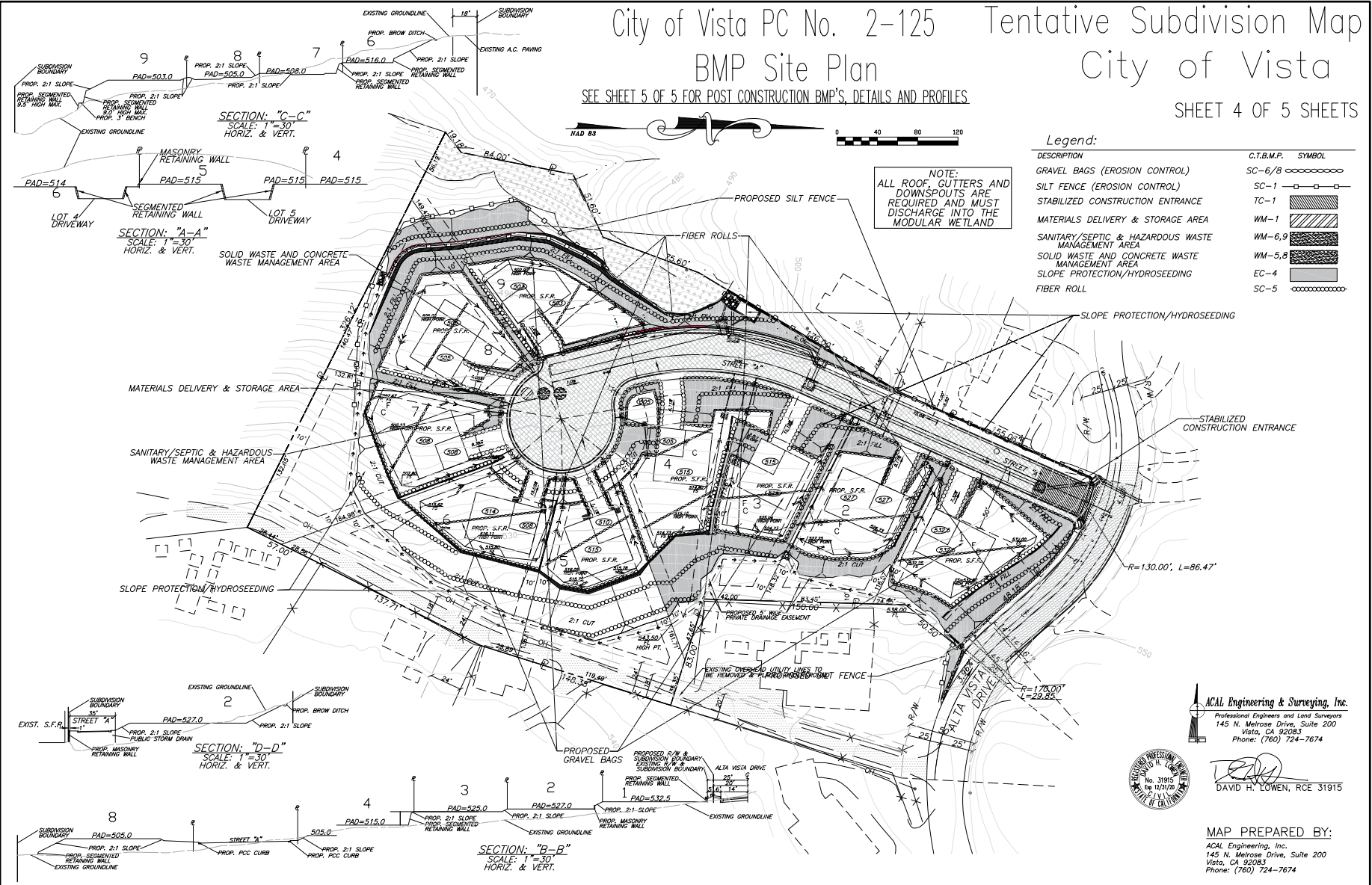
# bmp site plan

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## City of Vista PC No. 2-125 Tentative Subdivision Map BMP Site Plan City of Vista

SEE SHEET 5 OF 5 FOR POST CONSTRUCTION BMP'S, DETAILS AND PROFILES.

SHEET 4 OF 5 SHEETS



NOTE:  
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DOWNSPOUTS ARE  
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MODULAR WETLAND

DESCRIPTION	C.T.B.M.P. SYMBOL
GRAVEL BAGS (EROSION CONTROL)	SC-6/8
SILT FENCE (EROSION CONTROL)	SC-1
STABILIZED CONSTRUCTION ENTRANCE	TC-1
MATERIALS DELIVERY & STORAGE AREA	WM-1
SANITARY/SEPTIC & HAZARDOUS WASTE MANAGEMENT AREA	WM-6,9
SOLID WASTE AND CONCRETE WASTE MANAGEMENT AREA	WM-5,8
SLOPE PROTECTION/HYDROSEEDING	EC-4
FIBER ROLL	SC-5



DAVID H. LOWEN, RCE 31915



# post construction BMPs

SEE SHEET 1 OF 5 FOR LOT SIZE TABLE & LOT DIMENSIONS

NOTE: ALL ROOF, GUTTERS AND DOWNSPOUTS ARE REQUIRED AND MUST DISCHARGE INTO THE MODULAR WETLAND

4" PVC DATA

NO.	INLET EL	OUTLET EL	LENGTH
071	530.96	530.91	10'
072	527.29	527.12	11'
073	524.77	524.66	11'
074	523.07	514.22	22'
075	513.90	505.14	21'
076	513.31	503.82	26'
077	512.98	503.90	17'
078	503.90	503.58	17'
079	513.52	505.36	24'
0710	513.48	506.55	20'
0711	512.44	506.78	20'
0712	512.35	508.94	22'
0713	513.15	501.50	21'
0714	506.08	503.25	9'
0715	503.27	502.86	41'
0716	502.06	501.83	20'
0717	501.69	501.64	5'
0718	501.15	501.50	9'
0719	512.34	506.36	37'
0720	514.22	514.17	5'
0721	505.14	505.09	9'
0722	503.82	503.77	5'
0723	503.28	503.23	5'
0724	503.29	503.20	5'
0725	527.17	527.12	5'
0726	505.36	505.31	5'
0727	505.79	505.74	5'
0728	505.73	505.68	5'
0729	504.92	504.87	5'

1212 INLET DATA, SEALED COVER

NO.	GRATE EL	OUTLET EL
0221	514.77	514.22
0222	505.69	505.14
0223	504.57	503.82
0224	504.83	503.28
0225	503.80	503.25
0226	527.72	527.17
0227	527.72	527.17
0228	506.54	505.79
0229	506.58	505.83
0230	505.47	504.92

1212 INLET DATA

NO.	GRATE EL	OUTLET EL
031	531.44	530.96
032	526.17	524.77
033	526.25	517.86
034	524.07	523.07
035	514.90	513.90
036	514.31	513.31
037	513.98	512.98
038	504.90	503.90
039	514.02	513.52
040	513.17	512.67
041	507.07	504.69
042	507.08	506.08
043	504.09	503.27
044	503.85	502.06
045	502.19	501.69
046	501.65	501.15
047	524.34	523.34

SOURCE CONTROL LEGEND

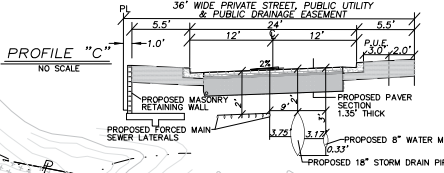
DESCRIPTION	LOCATION
LANDSCAPE/OUTDOOR PESTICIDE USE	SC-1 AS INDICATED

SITE DESIGN LEGEND

DESCRIPTION	LOCATION
MAINTAIN NATURAL DRAINAGE PATTERNS & HYDROLOGIC FEATURES	SD-1 AS INDICATED
CONSERVE NATURAL AREAS, SOILS AND VEGETATION	SD-2 AS INDICATED
MINIMIZE IMPERVIOUS AREA	SD-3 AS INDICATED
MINIMIZE SOIL COMPACTION	SD-4 AS INDICATED
IMPERVIOUS AREA DISPERSION	SD-5 AS INDICATED
RUNOFF COLLECTION	SD-6 AS INDICATED
LANDSCAPE WITH NATIVE AND/OR DROUGHT TOLERANT PLANTS	SD-7 AS INDICATED

## City of Vista PC No. 2-125 Post Construction BMPs

## Tentative Subdivision Map City of Vista SHEET 5 OF 5 SHEETS



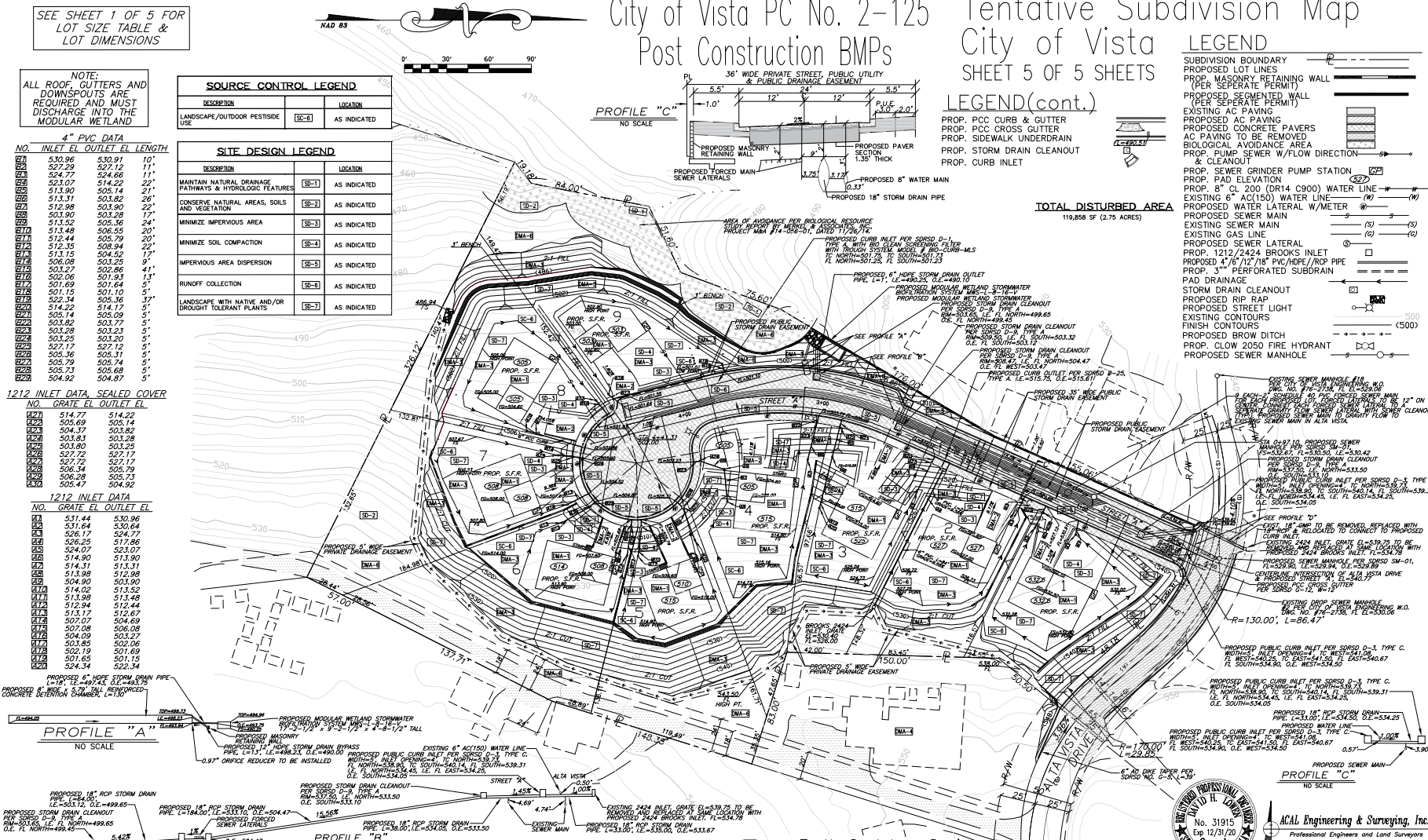
LEGEND(cont.)

- PROP. PCC CURB & GUTTER
- PROP. PCC CROSS GUTTER
- PROP. SIDEWALK UNDERDRAIN
- PROP. STORM DRAIN CLEANOUT
- PROP. CURB INLET

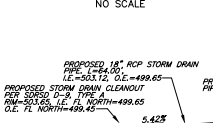
TOTAL DISTURBED AREA  
119,856 SF (2.75 ACRES)

LEGEND

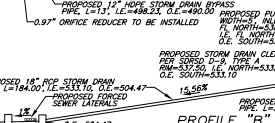
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINES
- PROP. MASONRY RETAINING WALL (PER SEPARATE PERMIT)
- PROPOSED SEGMENTED WALL (PER SEPARATE PERMIT)
- EXISTING AC PAVING
- PROPOSED AC PAVING
- PROPOSED CONCRETE PAVERS AC PAVING TO BE REMOVED
- BIOLOGICAL AVOIDANCE AREA
- PROP. PLUMB SEWER W/FLOW DIRECTION & CLEANOUT
- PROP. SEWER GRINDER PUMP STATION
- PROP. PAD ELEVATION
- PROP. 8" QJ 200 (DR14 C900) WATER LINE
- EXISTING 6" AC(150) WATER LINE
- PROPOSED WATER LATERAL W/METER
- PROPOSED SEWER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS LINE
- PROPOSED SEWER LATERAL
- PROP. 1212/2424 BROOKS INLET
- PROPOSED 4"/6"/12"/18" PVC/HDP/ROP PIPE
- PROP. 3" PERFORATED SUBDRAIN
- PAD DRAINAGE
- PROP. STORM DRAIN CLEANOUT
- PROPOSED RIP RAP
- PROPOSED STREET LIGHT
- EXISTING CONTOURS
- FINISH CONTOURS
- PROPOSED BROW DITCH
- PROP. CLOW 2050 FIRE HYDRANT
- PROPOSED SEWER MANHOLE



PROFILE 'A'



PROFILE 'B'



PROFILE 'C'



IMPERVIOUS SURFACES

IMA NAME	IMA AREA (SQ FT)	SURFACE TYPE	IMA TYPE
IMA 1	12,465 SF	ROOF	DRAIN TO BMP
IMA 2	5,348 SF	DRIVEWAY	DRAIN TO BMP
IMA 3	12,421 SF	DRIVEWAY	DRAIN TO BMP
IMA 4	12,421 SF	DRIVEWAY	DRAIN TO BMP
TOTAL	32,655 SF		

PERVIOUS SURFACES

IMA NAME	IMA AREA (SQ FT)	SURFACE TYPE	IMA TYPE
IMA 3	30,997 SF	EXISTING & PROPOSED CONCRETE PAVEMENT	SELF MITIGATING
IMA 3	14,471 SF	CONCRETE PAVEMENT	SELF MITIGATING
IMA 3	3,862 SF	EXISTING & PROPOSED ASPHALT PAVEMENT	SELF MITIGATING
TOTAL	49,330 SF		



Earth Sculpture Design  
Landscape Architects Site Planning  
earthsculpturedesign.com 760-941-7800

MAP PREPARED BY:  
ACAL Engineering, Inc.  
145 W. Melrose Drive, Suite 200  
Vista, CA 92083  
Phone: (760) 724-7674

DAVID H. LOWEN, RCE 31915



# document links

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CLICK TO VIEW DOCUMENT LINKS

CONCEPTUAL LANDSCAPE PLAN

CRITICAL COARSE SEDIMENT ADDENDUM LETTER

CRITICAL COARSE SEDIMENT REPORT

CULTURAL REPORT

ESTIMATE OF CONSTRUCTION COSTS

LETTER OF PROJECT APPROVAL

MITIGATED NEGATIVE DECLARATION

PHASE I

PLANNING COMMISSION STAFF REPORT

RESIDENTIAL GREENHOUSE GAS EVALUATION

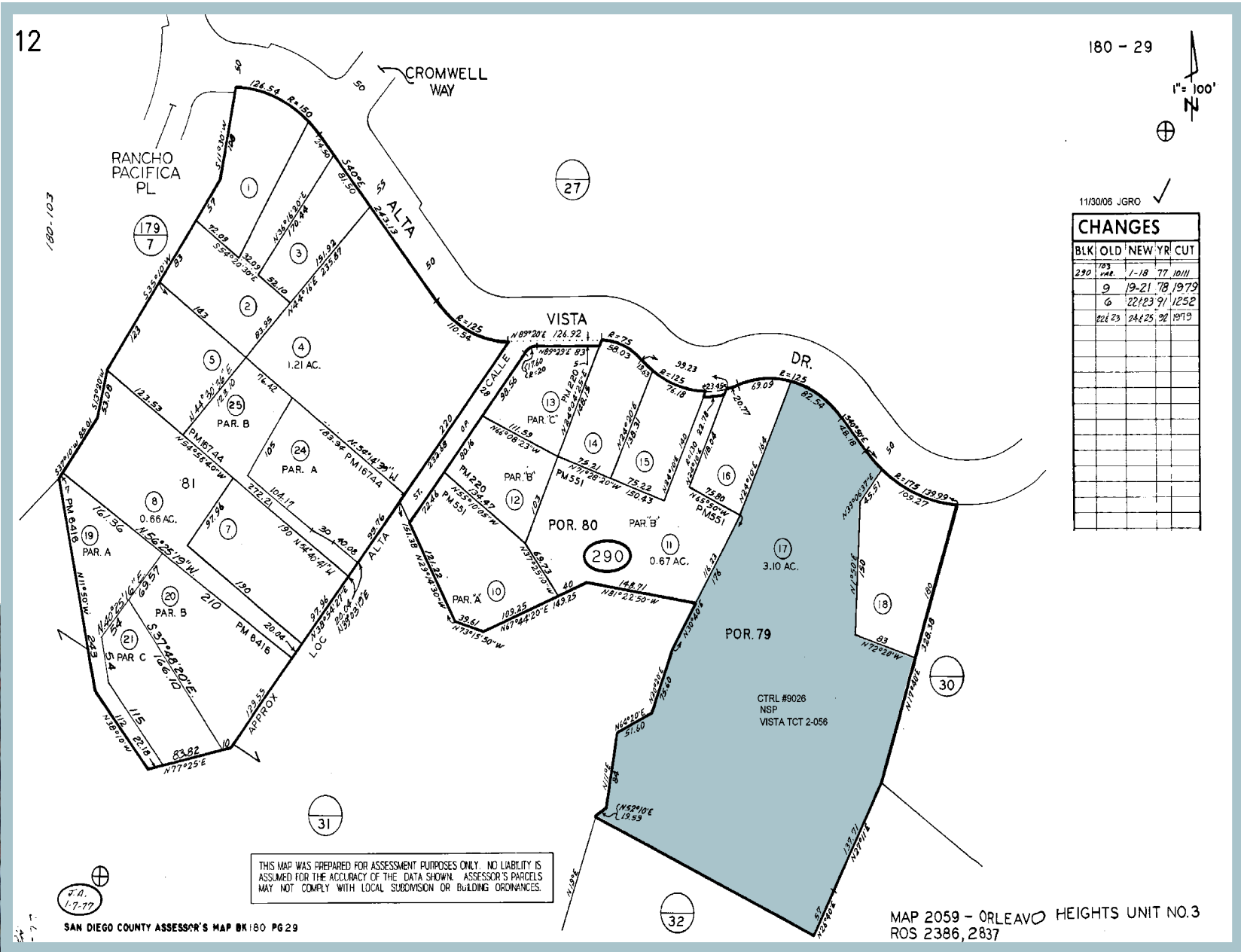
WATER CONSERVATION PLAN





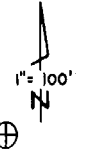
# plat map

16



12

180 - 29



11/30/08 JGRO ✓

**CHANGES**

BLK	OLD	NEW	YR	CUT	
290	179	1-18	77	10/11	
	9	19-21	78	1979	
	6	22-23	91	1252	
	22	23	24-25	92	1979

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

J.A.  
1-7-77

SAN DIEGO COUNTY ASSESSOR'S MAP BK 180 PG 29

MAP 2059 - ORLEAVO HEIGHTS UNIT NO.3  
ROS 2386, 2837



# new home sales comparables

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	Oak Creek	Sienna	Vale View Estates
project name:	Oak Creek	Sienna	Vale View Estates
builder name:	California West Communities	Lennar	Galey Homes Inc.
city:	Vista	Vista	Vista
open date:	7/20/2019	5/18/2019	10/31/2019
product type:	Detached	Detached	Detached
typical lot size:	12,000	6,000	21,780
min unit size:	2,633	2,718	3,129
max unit size:	3,443	3,086	3,421
min. price:	\$863,900	\$729,900	\$909,900
max. price:	\$992,900	\$811,900	\$929,900
min. \$/sf:	\$288.38	\$263.09	\$271.82
max. \$/sf:	\$328.10	\$268.54	\$290.80
total units planned:	24	27	6
total units sold:	16	23	5
total remaining:	8	4	1
sales rate:	1.5	1.9	1.3
sale rate l3m:	2.3	0.7	1.3
zip code:	92084	92083	92081



# resale home comparables

18

RESIDENTIAL Summary Statistics			
<b>High</b>	<b>Low</b>	<b>Average</b>	<b>Median</b>
<b>LP:\$1,499,000</b>	<b>\$875,000</b>	<b>\$1,018,842</b>	<b>\$890,000</b>
<b>SP:\$1,600,000</b>	<b>\$897,000</b>	<b>\$1,080,200</b>	<b>\$1,020,000</b>

## RESIDENTIAL - Sold

Number of Properties: 7

Num	MLS #	Stat	Prop	Address	MLS	Area	Total	Total	Close	Lot	Living	DOM	LP	LP/Living	SP	SP/Living
		us	ubT		jr	ms	hs	ate	qft		Area			Area		Area
1	NDP2200370	S	SFR	1852 Cathan Lane	VISTA (92084)	3	2	3/11/2022	30,056.40	1720	14	\$890,000	\$517.44	\$907,500	\$527.62	
2	220001971SD	S	SFR	1646 Alta Vista Dr	VISTA (92084)	3	2	2/22/2022	33,976.00	1700	6	\$875,000	\$514.71	\$952,000	\$560.00	
3	NDP2200544	S	SFR	1235 Alta Vista Drive	VISTA (92084)	4	3	2/25/2022	10,018.80	2001	4	\$889,000	\$444.28	\$1,020,000	\$509.75	
4	NDP2200570	S	SFR	756 Ocean View Drive	VISTA (92084)	4	3	2/23/2022	16,117.20	2628	5	\$989,900	\$376.67	\$1,084,900	\$412.82	
5	NDP2200548	S	SFR	526 Rudd Road	VISTA (92084)	3	3	2/25/2022	30,056.40	2612	0	\$1,100,000	\$421.13	\$1,100,000	\$421.13	
6	NDP2113382	S	SFR	2192 IPANEMA Lane	VISTA (92084)	4	4	3/14/2022	24,393.60	3980	60	\$1,399,000 - \$1,499,000	\$376.63	\$1,600,000	\$402.01	
7	OC22021042	S	SFR	615 Verdant	VISTA (92084)	3	2	2/22/2022	13,400.00	1994	5	\$889,000	\$445.84	\$897,000	\$449.85	
<b>Avg</b>						<b>3</b>	<b>2</b>		<b>22574.06</b>	<b>2376</b>	<b>13</b>	<b>\$1,018,843</b>	<b>\$442.39</b>	<b>\$1,080,200</b>	<b>\$469.03</b>	
<b>Min</b>						<b>3</b>	<b>2</b>		<b>10018.80</b>	<b>1700</b>	<b>0</b>	<b>\$875,000</b>	<b>\$376.63</b>	<b>\$897,000</b>	<b>\$402.01</b>	
<b>Max</b>						<b>4</b>	<b>4</b>		<b>33976.00</b>	<b>3980</b>	<b>60</b>	<b>\$1,499,000</b>	<b>\$517.44</b>	<b>\$1,600,000</b>	<b>\$560.00</b>	
<b>Med</b>						<b>3</b>	<b>3</b>		<b>24393.60</b>	<b>2001</b>	<b>5</b>	<b>\$890,000</b>	<b>\$444.28</b>	<b>\$1,020,000</b>	<b>\$449.85</b>	



## vista unified school district

### Vision

Our vision in Vista Unified School District is to be the model of educational excellence and innovation.

### Mission

The purpose of Vista Unified School District is to inspire each and every student to persevere as critical-thinking individuals who collaborate to solve real-world problems.

### Values

- Respect: Treating all with dignity.
- Trust: Having confidence that every decision focuses on the best interests of all students.
- Collaboration: Working in a collective partnership with clear two-way dialogue that builds relationships among home, school and the community.
- Equity: Ensuring all students have access to schools, resources and supports to be successful.

**1** **Beaumont Elementary School**  
550 Beaumont Drive  
Vista, CA 92084

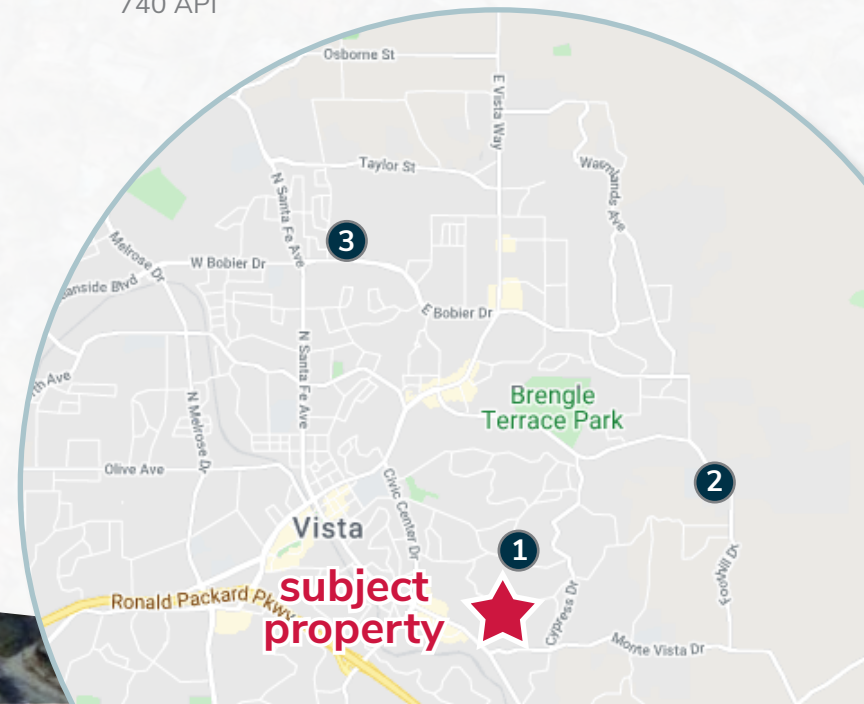
745 API

**2** **Rancho Minerva Middle School**  
2245 Foothill Drive  
Vista, CA 92084

726 API

**3** **Vista High School**  
1 Panther Drive  
Vista, CA 92084

740 API





# 2021 demographics

1 mile



population  
17,443



estimated households  
5,419



average household income  
\$114,122



median household income  
\$86,670



total employees  
7,364

3 miles



population  
121,213



estimated households  
39,167



average household income  
\$95,309



median household income  
\$96,390



total employees  
28,995

5 miles



population  
239,770



estimated households  
80,750



average household income  
\$99,716



median household income  
\$102,437



total employees  
96,398





for more information, please contact

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