

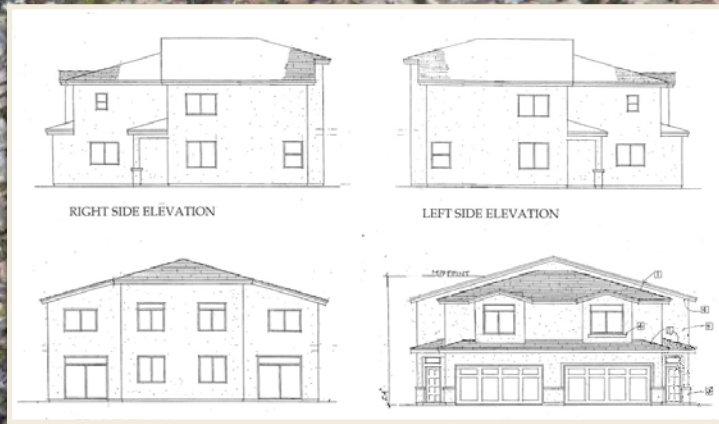
APPROVED TENTATIVE PARCEL MAP FOR 8 UNITS WITH EXISTING DUPLEX

2059 SWEETWATER ROAD - SPRING VALLEY, CA

- .82 Gross Acres
- Grossmont Union High School District
- 4 Duplex Building Design (One Existing 3,096 SF Duplex to Remain)
- Total of 8 — 4 Bedroom | 2.5 Bath | 2 Car Garage Units

SALE PRICE: \$1,199,000

[BACK TO NEW LISTINGS](#)



SUBJECT PROPERTY



Sweetwater Lane Community Park

Mount Miguel High School



Avondale Elementary School

Jamacha Rd

To HWY 54

FOR ADDITIONAL INFORMATION:



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APPROVED TENTATIVE PARCEL MAP FOR 8 UNITS WITH EXISTING DUPLEX

2059 SWEETWATER ROAD - SPRING VALLEY, CA

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11	LANDSCAPE PLANS & ELEVATIONS
13	NEW HOME SALES



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

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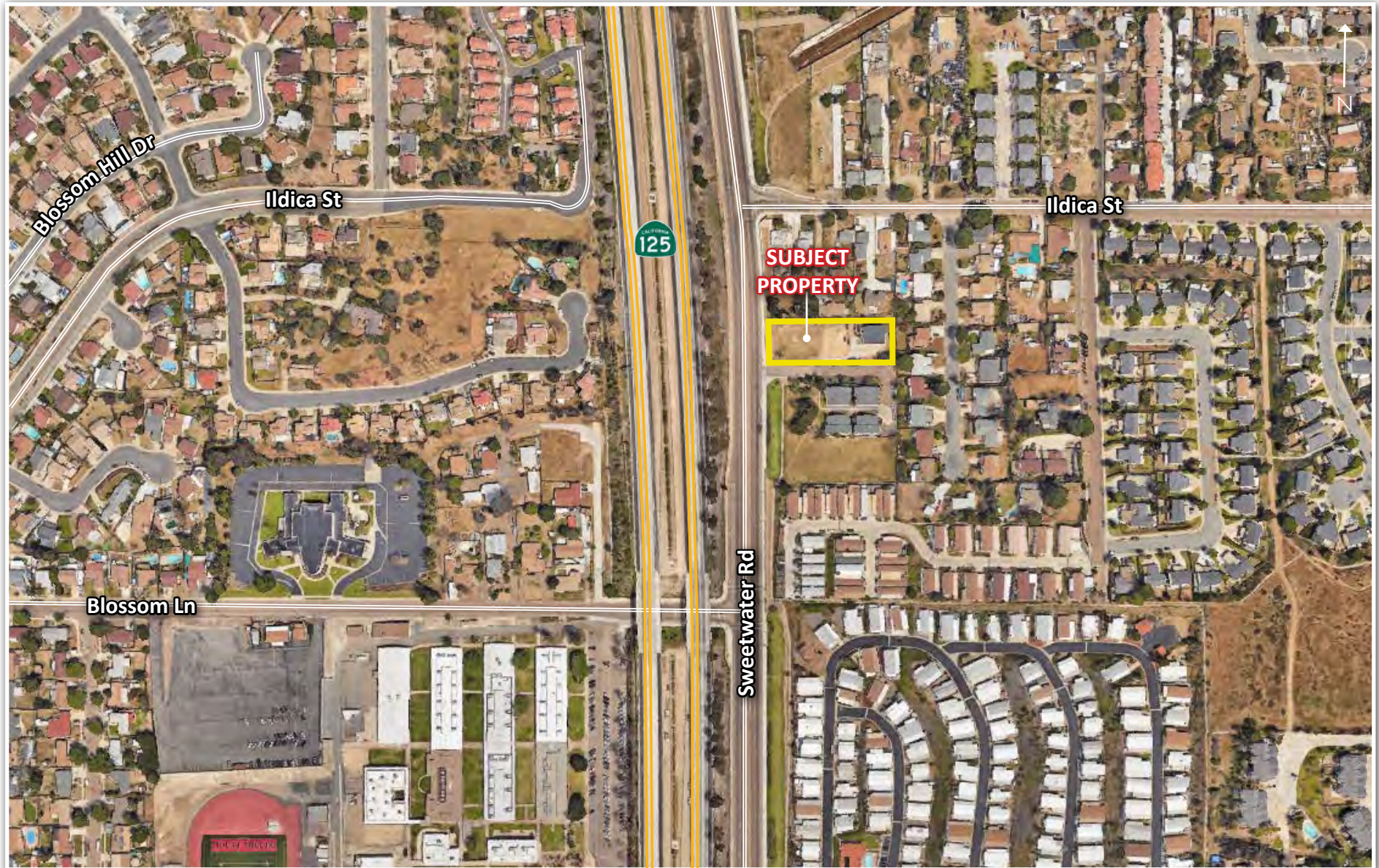
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2059 SWEETWATER ROAD - SPRING VALLEY, CA

AERIALS



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2059 SWEETWATER ROAD - SPRING VALLEY, CA

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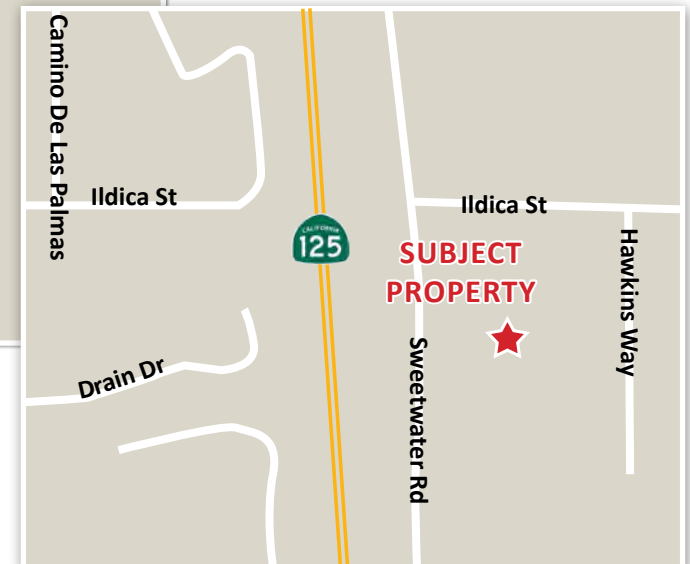
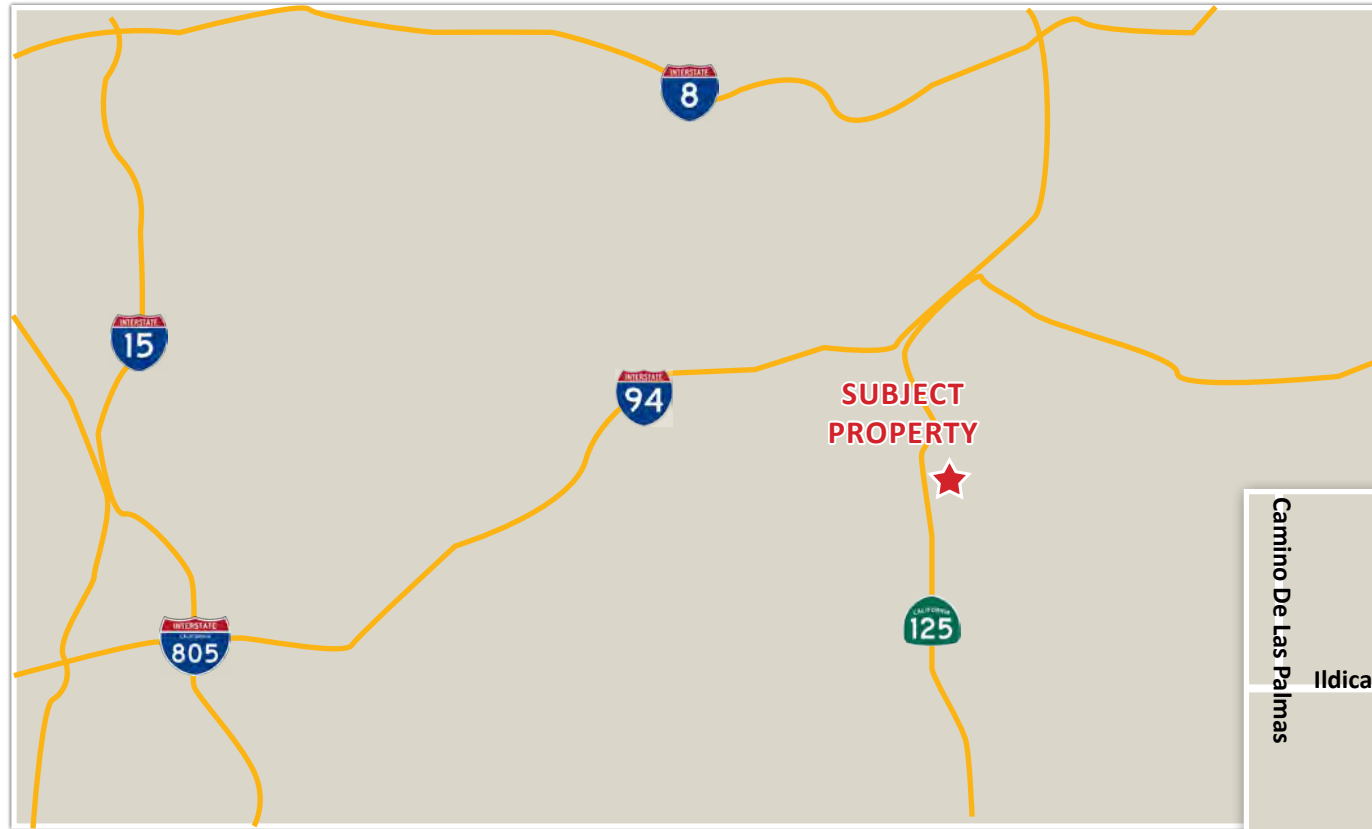
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APPROVED TENTATIVE PARCEL MAP FOR 8 UNITS WITH EXISTING DUPLEX

2059 SWEETWATER ROAD - SPRING VALLEY, CA

LOCATION MAP



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APPROVED TENTATIVE PARCEL MAP FOR 8 UNITS WITH EXISTING DUPLEX

2059 SWEETWATER ROAD - SPRING VALLEY, CA

PROPERTY FEATURES

PROJECT INFO

Location:	The subject property is located at 2059 Sweetwater Road in the City of Spring Valley, County of San Diego. Within walking distance to shopping and restaurants, this site is a rare infill location with convenient access to CA HWY SR-125.
Jurisdiction:	County of San Diego
APN:	578-012-77-00
Lot Size:	.82 Acres
Topography:	Flat
Zoning:	Variable Family Residential (RV)
General Plan:	Village Residential (VR-10.9)
Max Density:	10.9 Dwelling Units Per Gross Acre
Impact Fees:	Approximately \$33,097 per unit (for 6 new units) \$198,581 Total
School District:	La Mesa - Spring Valley Elementary School District Grossmont Union High School District
Services:	Water Helix Water District Sewer San Diego County Water District 1 Gas/Electricity San Diego Gas & Electric Fire San Miguel Consolidated Fire District Police San Diego County Sheriff's Dept.
Project Status:	The property is entitled and was approved as an 8 unit tentative map on September 8, 2017. The approval includes an existing duplex and 6 new townhomes in 3 new duplex structures. The existing 3,096 square foot duplex will remain. Conceptual architecture and grading plans are complete.
Units:	2 - 4 Bed 2.5 Bath 2 Car Garage 1,548 SF (Existing) - To remain 6 - 4 Bed 2.5 Bath 2 Car Garage 1,814 SF (Proposed)
Price:	\$1,199,000



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2059 SWEETWATER ROAD - SPRING VALLEY, CA

CLICK TO VIEW DUE DILLIGENCE DOCUMENTS

DOCUMENT LINKS

[ACOUSTICAL ANALYSIS REPORT](#)

[APPLICATIONS](#)

[COUNTY COMMENTS](#)

[COUNTY CONDITIONS OF APPROVAL \(DRAFT\)](#)

[COUNTY SITE PLAN APPROVAL \(DRAFT\)](#)

[DRAINAGE STUDY](#)

[FLOOR PLANS & ELEVATIONS](#)

[GENERAL PLAN & LAND USE ELEMENT](#)

[LANDSCAPE PLAN](#)

[LEASE AGREEMENTS](#)

[NOISE - COUNTY MEMO OF UNDERSTANDING](#)

[PREDEVELOPMENT TOPO](#)

[PRELIMINARY TITLE REPORT](#)

[SIGHT DISTANCE CERTIFICATION](#)

[SITE PLAN](#)

[SLOPE ANALYSIS](#)

[SOILS REPORT](#)

[TENTATIVE MAP & PRELIMINARY GRADING PLAN](#)

[WATCH QUALITY TECHNICAL REPORT](#)

[ZONING CODE](#)

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APPROVED TENTATIVE PARCEL MAP FOR 8 UNITS WITH EXISTING DUPLEX

2059 SWEETWATER ROAD - SPRING VALLEY, CA

DEVELOPMENT IMPACT FEES

Spring Valley, CA

Estimated Development Impact Fees

<i>Item</i>	<i>Amount</i>	<i>Units</i>	<i>Total Amount</i>
School Fees - Grossmont Union High School District (\$1.00/SF)	\$ 1,814	6	\$ 10,884
School Fees - La Mesa-Spring Valley School District (\$1.27/SF)	\$ 2,304	6	\$ 13,823
Park Fees	\$ 7,510	6	\$ 45,060
Helix Water District - Capacity Fees (3/4" Meters)	\$ 6,842	7	\$ 47,894
S.D.C.W.A. - Capacity Fees - System (3/4" Meters)	\$ 5,099	7	\$ 35,693
S.D.C.W.A. - Capacity Fees - Water Treatment (3/4" Meters)	\$ 141	7	\$ 987
San Diego County Wastewater District - Sewer Capacity Fees	\$ 2,500	7	\$ 17,500
Drainage Fee - Spring Valley \$.54/SF)	\$ 980	6	\$ 5,877
RTCIP & Traffic Impact Fees	\$ 3,477	6	\$ 20,863
TOTAL PER SFR			\$ 198,581
AVERAGE IMPACT FEES PER UNIT	\$ 33,097	6	

*Note: Meters and impact fees paid from existing duplex, will reduce the total impact fees owed on the project.
For the sake of analysis, all impact fee costs are spread over the 6 new units*

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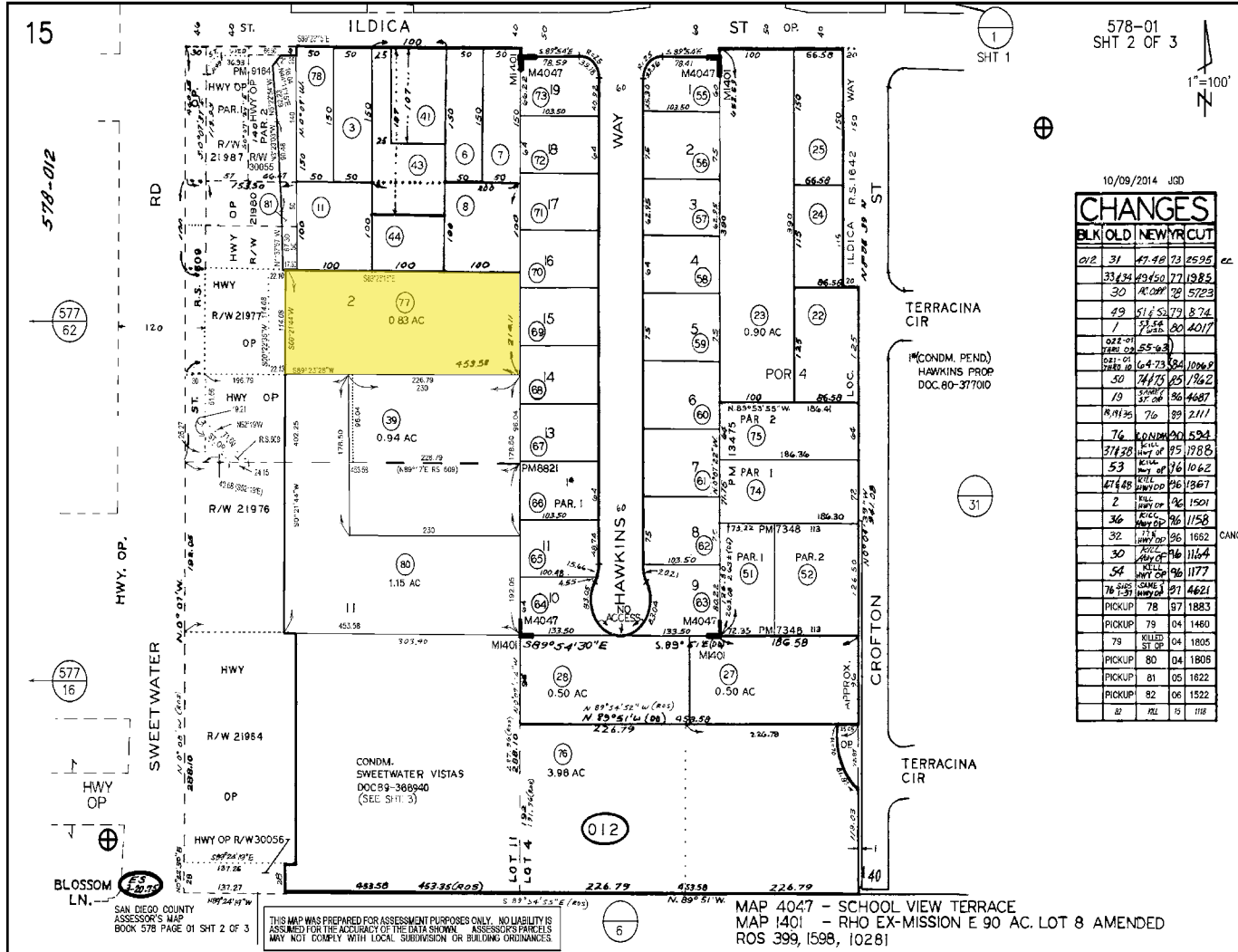
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APPROVED TENTATIVE PARCEL MAP FOR 8 UNITS WITH EXISTING DUPLEX

2059 SWEETWATER ROAD - SPRING VALLEY, CA

PLAT MAP



10/09/2014 JOD

CHANGES				
BLK	OLD	NEW	TR	CUT
012	31	47-48	73	2526
33	43	49-50	77	1925
30	R.O.P.	78	5723	
49	51-52	79	874	
1	53-54	80	4017	
022-01	780	OP	55-58	
041-01	780	OP	64-73	1066.9
30	74-75	85	1862	
19	37-38	86	4687	
8,9,135	76	89	2111	
76	CONDM	90	524	
37-38	87	95	1928	
53	88	96	1062	
47-48	89	96	1367	
2	90	96	1501	
36	91	96	1158	
32	92	96	1662	
30	93	96	1164	
54	94	96	1177	
76	95	97	4621	
PICKUP	78	97	1883	
PICKUP	79	04	1480	
79	04	04	1805	
PICKUP	80	04	1808	
PICKUP	81	05	1622	
PICKUP	82	06	1522	
8	8	15	118	

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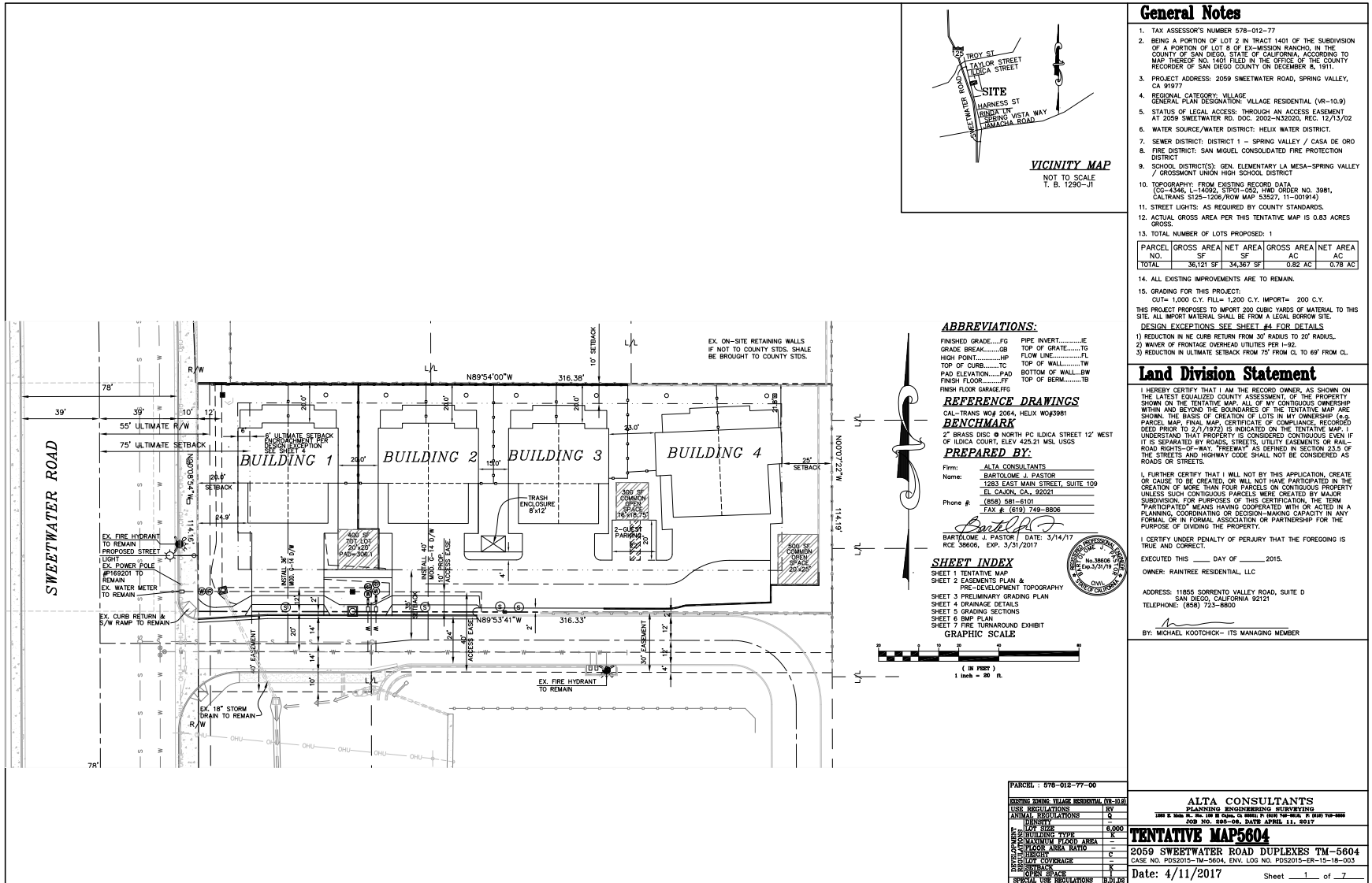
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APPROVED TENTATIVE PARCEL MAP FOR 8 UNITS WITH EXISTING DUPLEX

2059 SWEETWATER ROAD - SPRING VALLEY, CA

TENTATIVE MAP



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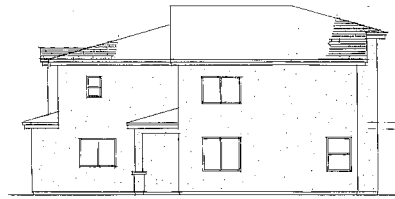
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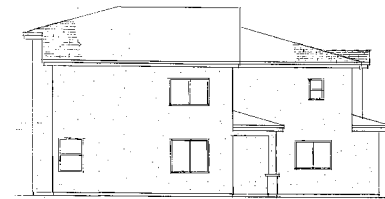
FLOOR PLANS & ELEVATIONS

EXTERIOR ELEVATIONS KEY NOTES

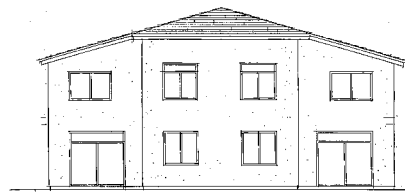
- 1 COMPOSITION SHINGLE ROOFING
- 2 WOOD TRIM / EAVE PAINTED
- 3 EXTERIOR PLASTER - STUCCO
- 4 STUCCO ACCENT MOLDING/TRIM



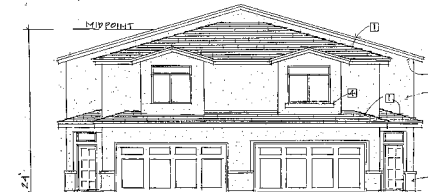
RIGHT SIDE ELEVATION



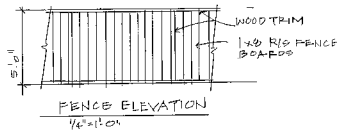
LEFT SIDE ELEVATION



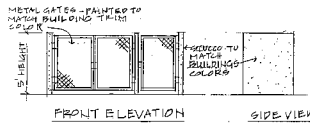
REAR ELEVATION



FRONT ELEVATION

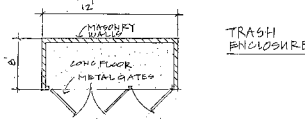


FENCE ELEVATION
1/8" = 1'-0"

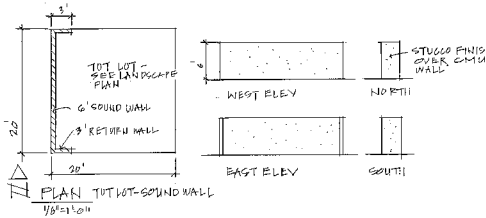


FRONT ELEVATION

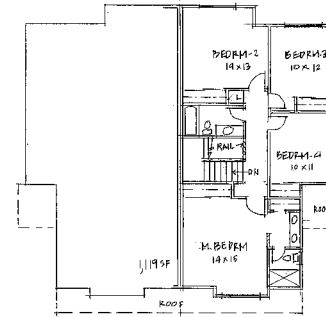
SIDE VIEW



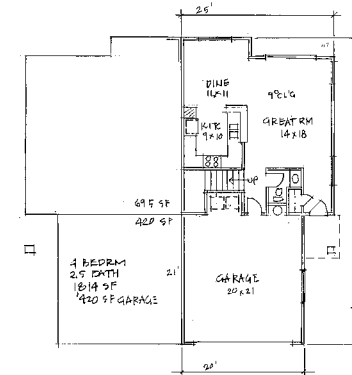
TRASH ENCLOSURE



PLAN TITLOT-SOUND WALL
1/8" = 1'-0"



SECOND FLOOR PLAN DUPLEX



FIRST FLOOR PLAN DUPLEX

GTA
GARY TAYLOR
&
ASSOCIATES, INC.
330 ADAMS AVE.
SAN DIEGO, CA 92108
619.294.7113
619.294.7114

THREE NEW DUPLEXES
2059 SWEETWATER ROAD, SPRING VALLEY, CA 91977

12-1-15
DATE: 3-2-15
JOB: 14
DRAWS:
SCALE: 1/8" = 1'-0"
SHEET TITLE:
FLOOR PLANS
& EXTERIOR
ELEVATIONS
SHEET NUMBER

PDS2014-STP-14-021 PDS2015-TM-5804

2

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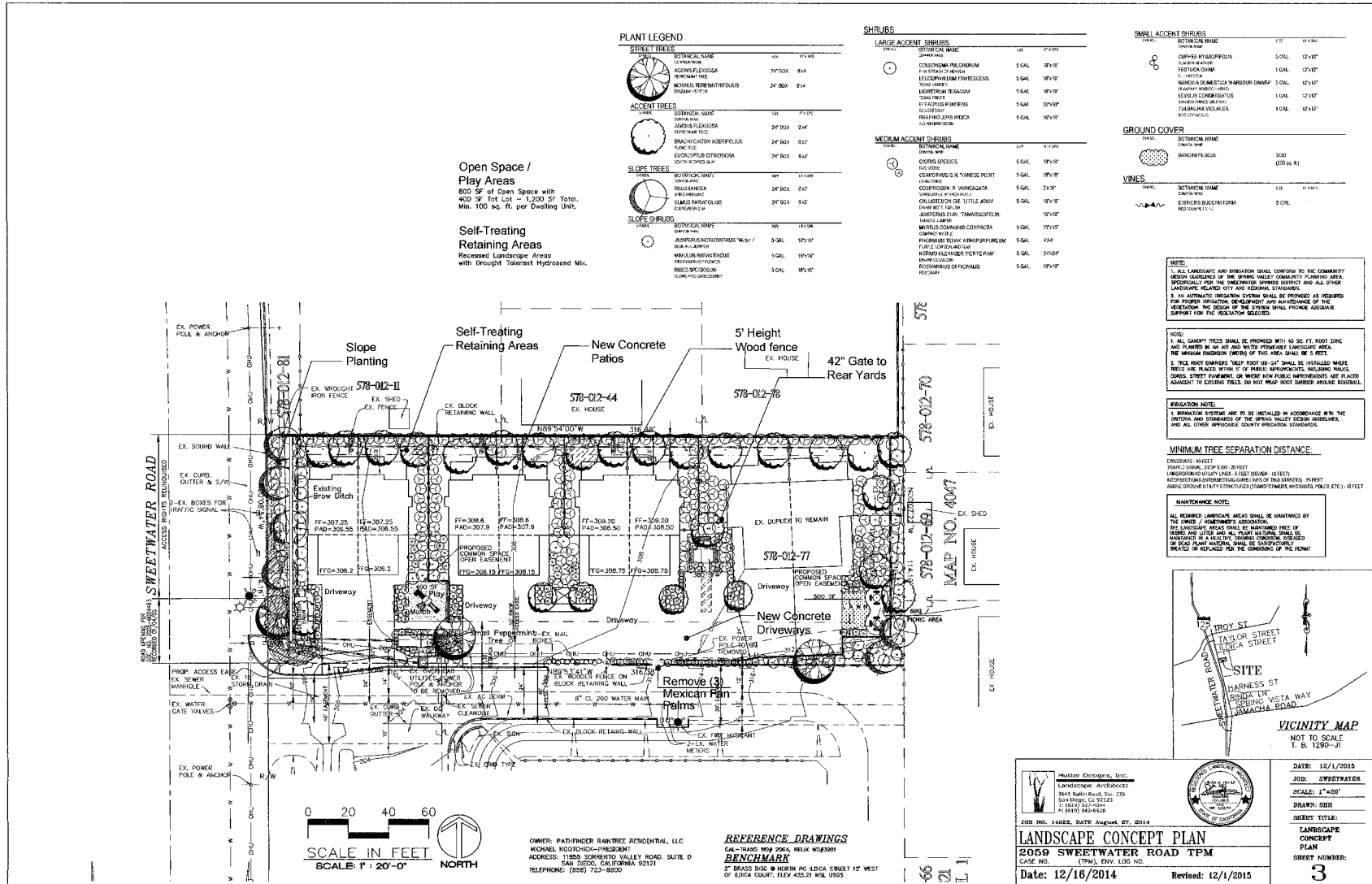
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APPROVED TENTATIVE PARCEL MAP FOR 8 UNITS WITH EXISTING DUPLEX

2059 SWEETWATER ROAD - SPRING VALLEY, CA

LANDSCAPE PLAN



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APPROVED TENTATIVE PARCEL MAP FOR 8 UNITS WITH EXISTING DUPLEX

2059 SWEETWATER ROAD - SPRING VALLEY, CA

NEW HOME SALES

Project Name	Builder Name	City	Master Plan	Open Date	Product Type	Unit Size Min	Unit Size Max	MinPrice	MaxPrice	Min \$/SF	Max \$/SF	Total Units Planned	Total Units Sold	Total Remaining	Sales Rate	Sales Rate (Last 3 Months)	Zip Code
Lovina	Heritage Building and Development	Chula Vista	Otay Ranch	3/25/2017	Attached	1561	2476	\$ 410,900	\$ 487,900	\$ 197.05	\$ 263.23	78	15	63	7.4	-	91913
Evo	Meridian Communities	Chula Vista	Millenia	8/13/2016	Attached	1687	1958	\$ 428,900	\$ 497,900	\$ 254.24	\$ 254.29	18	15	3	1.6	0.7	91915
Metro	Meridian Communities	Chula Vista	Millenia	8/13/2016	Attached	1298	1477	\$ 371,900	\$ 407,900	\$ 276.17	\$ 286.52	17	16	1	1.7	0.7	91915
Trio	Meridian Communities	Chula Vista	Millenia	8/13/2016	Attached	1653	1880	\$ 433,900	\$ 472,900	\$ 251.54	\$ 262.49	14	12	2	1.3	0.3	91915
Parc Place	Pacific Coast Communities	Chula Vista	Otay Ranch	3/25/2017	Attached	1116	1587	\$ 340,900	\$ 400,900	\$ 252.61	\$ 305.47	175	8	167	4	-	91913
Z at Millenia	Shea Homes	Chula Vista	Millenia	11/12/2016	Attached	1288	1475	\$ 359,000	\$ 395,000	\$ 267.80	\$ 278.73	106	14	92	2.1	2	91915
Aviare	Sunrise Company	Chula Vista	Otay Ranch	7/26/2014	Attached	1098	1928	\$ 326,900	\$ 453,900	\$ 235.43	\$ 297.72	201	150	51	4.4	3	91913
Park Avenue Row Homes	DP Homes	El Cajon	-	11/12/2016	Attached	1790	1954	\$ 442,900	\$ 469,900	\$ 240.48	\$ 247.43	48	10	38	1.9	2.3	92020
Boulder Point	KB Home	Lakeside	-	5/9/2015	Attached	1465	1748	\$ 420,990	\$ 505,131	\$ 287.37	\$ 288.98	132	131	1	5.2	5.3	92040
Maravilla at Vista Del Sur	Cornerstone Communities	San Diego	Vista Del Sur	4/25/2015	Attached	1334	1686	\$ 363,990	\$ 424,990	\$ 252.07	\$ 272.86	129	89	40	3.6	0.7	92154
Azul at Playa Del Sol	Pardee Homes	San Diego	Ocean View Hills	12/17/2016	Attached	1442	2034	\$ 367,000	\$ 450,000	\$ 221.24	\$ 254.51	121	39	82	7	8.3	92154
Luna at Playa Del Sol	Pardee Homes	San Diego	Ocean View Hills	12/17/2016	Attached	1643	2069	\$ 374,500	\$ 440,900	\$ 213.10	\$ 227.94	96	31	65	6.3	4.7	92154



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