



# CITY OF LEMON GROVE

## Sanitation District

---

January 2, 2019



San Diego, CA 92114

Re: Letter of Assurances of Sewer Services for 6302-04 Federal Blvd

To Whom it May Concern:

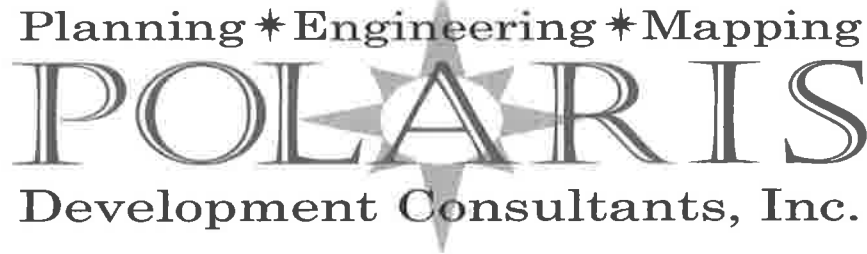
Please allow this letter to confirm that 6302-04 Federal Blvd are connected and receiving sewer services from the City of Lemon Grove Sanitation District and upon receipt of all fees and completion of the boundary adjustment, sewer services will continue to be available for future use at these properties.

Please feel free to contact me at 619-825-3811 if you have any questions or concerns.

Sincerely,

*Stephanie Boyce*

Stephanie Boyce  
Management Analyst



CITY OF LEMON GROVE

FEB 19 2019

DEVELOPMENT SERVICES

February 5, 2019

272.0

**CITY OF LEMON GROVE – DEVELOPMENT SERVICES DEPARTMENT**

3232 Main Street  
Lemon Grove, CA 91945

**SUBJECT: BOUNDARY ADJUSTMENT BA1-800-0002 RESUBMITTAL**

We have received the City review comments to our boundary adjustment application for 6302-6304 Federal Boulevard, dated October 3, 2018, and have made the necessary corrections to the plat and related documents.

Below is a summary of how the City comments have been addressed.

Engineering Division Comments

1. The redline comments on the plat have been addressed.

Planning Division Comments

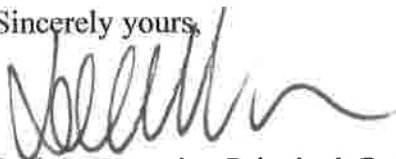
1. The redline comments on the plat and legal descriptions have been addressed.
2. The lot line conventions on the plat and the legend now match.
3. Owner's names of the adjacent parcels have been added to the plat.
4. Setback dimensions have been added to the plat.
5. The centerline has been modified and dimensions added as requested.
6. The plat title has been revised as requested.
7. Separate legal descriptions are provided on the plat as requested.
8. Existing utilities and improvements have been added to the plat as requested.
9. The FEMA flood boundary has been added to the plat.
10. All easements are shown on the plat. The easement mentioned in the comment letter is already identified as easement #2 on the plat.
11. We feel that requiring property owners to research existing monuments and set new monuments for boundary adjustments is overly burdensome and not standard industry practice in Southern California. Most jurisdictions allow for record boundary information to be used for boundary adjustments, not surveyed boundaries. This comment will require the owner to pay to have the existing monuments researched and surveyed, new monuments set, and a record of survey to be filed with the County. This will add several thousand dollars to a process that is already overly expensive. We request that the City review their policy on this comment and remove this requirement.
12. The requested modifications have been added to the plat.
13. A letter from the Lemon Grove Sanitation District is included with this resubmittal.

Conditions of Approval

1. See response to #12 above.
2. At the request of the City, we have prepared a draft "Lot Tie Agreement", based on the City of San Diego's Lot Tie Agreement, and are submitting it for review by the Planning Department. We will make any necessary changes to the agreement, have the owner sign and notarize the document, and then submit the original for City acceptance.
3. The requested Commercial Building Records for the two parcels are included in this resubmittal.

Please feel free to contact me if you have any questions or require any additional information related to this resubmittal.

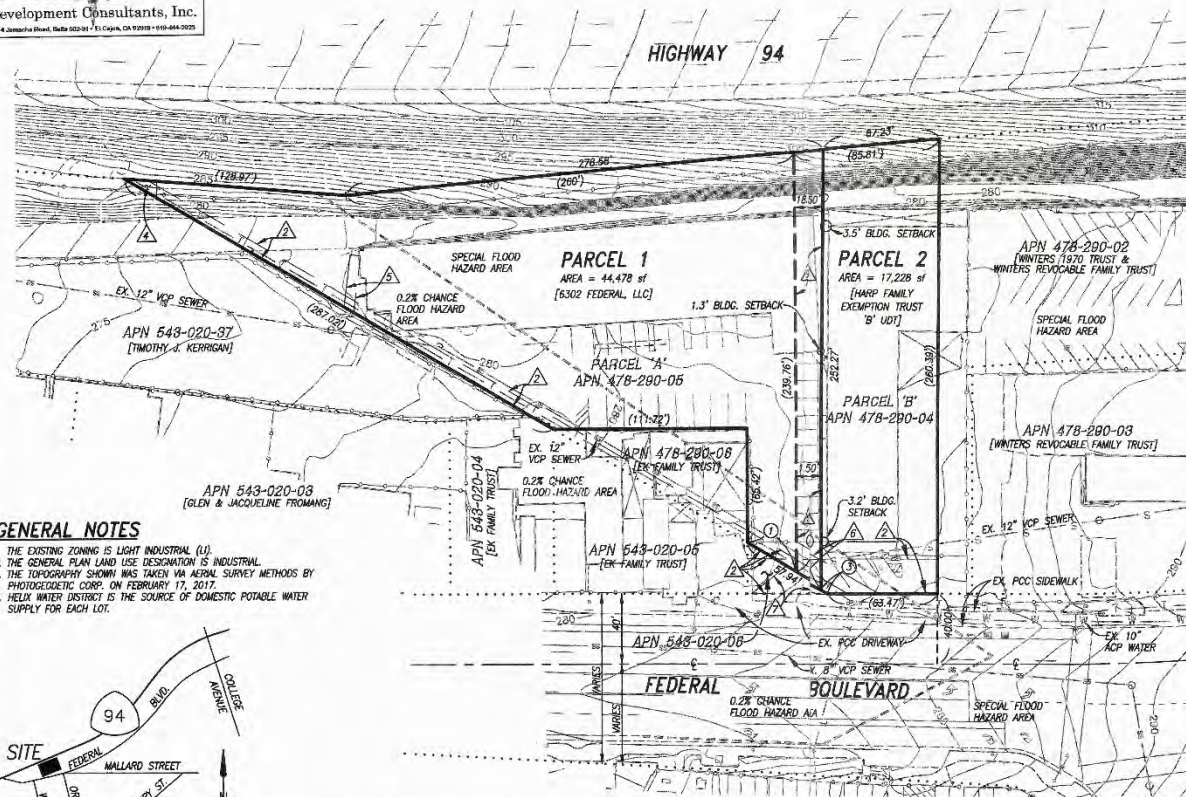
Sincerely yours,

A handwritten signature in dark ink, appearing to read "Joel A. Waymire", with a stylized flourish at the end.

Joel A. Waymire, Principal, R.C.E. 56258

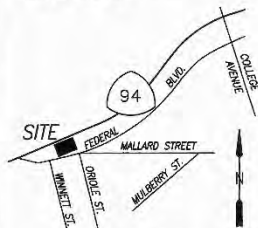
# BOUNDARY ADJUSTMENT PLAT BA1-800-0002

SHEET 1 OF 1 SHEETS



## GENERAL NOTES

1. THE EXISTING ZONING IS LIGHT INDUSTRIAL (LI).
2. THE GENERAL PLAN LAND USE DESIGNATION IS INDUSTRIAL.
3. THE TOPOGRAPHY SHOWN WAS TAKEN VIA AERIAL SURVEY METHODS BY PHOTOGRAPHIC CORP. ON FEBRUARY 17, 2017.
4. HELIX WATER DISTRICT IS THE SOURCE OF DOMESTIC POTABLE WATER SUPPLY FOR EACH LOT.



VICINITY MAP  
 NO SCALE

## PLAT PREPARED BY

POLARIS DEVELOPMENT CONSULTANTS, INC.  
 2514 JAMACHA ROAD, SUITE 302-31  
 ESCONDIDO, CA 92029  
 (619) 444-7923  
 JOEL A. WYMORE DATE 7/1/19



## DEVELOPMENT SERVICES DIRECTOR MODIFICATIONS (LMC 16.16410)

- + MINIMUM LOT AREA (LMC 16.16.290)
- + PUBLIC STREET FRONTAGE (LMC 16.16.290)
- + MINIMUM LOT WIDTH (LMC 16.16.290)
- + MINIMUM PARKING FRONTAGE (LMC 16.16.290)
- + SIDE LOT LINE ANGLES (LMC 16.16.290)
- + MAXIMUM LOT DEPTH IN RELATION TO W1 (LMC 16.16.290)
- + SETBACKS (LMC 16.16.250(5))

## PARCEL 'A' / PARCEL 1 OWNER

6302 FEDERAL, LLC  
 6420 FEDERAL BOULEVARD, SUITE 'C'  
 LEMON GROVE, CA 91945  
 (619) 263-0901  
 STARR SKINNER DATE 2/11/19

## PARCEL 'B' / PARCEL 2 OWNER

HARP FAMILY EXEMPTION TRUST 'B' UOI, DATED 10/8/1998  
 6304 FEDERAL BOULEVARD  
 LEMON GROVE, CA 91945  
 (619) 882-5888  
 BEVERLY J. HARP DATE 7/1/19

## LOT LINE DATA TABLE

LOT	LENGTH
1	32.46'
2	21.44'
3	4.04'

FILED WITH THE CITY OF LEMON GROVE DEVELOPMENT SERVICES DEPARTMENT

DATE: \_\_\_\_\_

PRELIMINARY APPROVAL \_\_\_\_\_

FINAL APPROVAL \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

## LEGEND

- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- EXISTING WATER MAIN (HELIX WATER DIST.)
- EXISTING SEWER MAIN (L.G. SAN. DIST.)
- EXISTING SEWER MAIN (CITY OF S.D.)
- EXISTING OVERHEAD UTILITY LINE
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING FEMA FLOOD BOUNDARY
- EXISTING CONTOUR
- EXISTING LOT DIMENSION
- PROPOSED LOT DIMENSION

## LEGAL DESCRIPTION

**PARCEL 'A'**  
 A PORTION OF LOT 13 OF THE RANCHO MISSION OF SAN DIEGO, ACCORDING TO THE PARTITION MAP IN THE ACTION ENTITLED "JUAN M. LUCO ET. AL. VS. THE COMMERCIAL BANK OF SAN DIEGO, ET. AL., SUPERIOR COURT CASE NO. 348, AND A PORTION OF BLOCK 28 OF TRACT 2 OF EXHIBIT HEREIN PER MAP NO. 1100, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 5, 1907.

**PARCEL 'B'**  
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## EXISTING EASEMENTS

- EXISTING EASEMENT TO SAN DIEGO GAS & ELECTRIC FOR POLES, WIRES AND INCIDENTAL PURPOSES PER DOC. REC. ON OCTOBER 26, 1951 AS BOOK 4274, PAGE 187, O.R. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION AND IS THEREFORE NOT SHOWN HEREON.
- EXISTING 6' WIDE EASEMENT TO SAN DIEGO GAS & ELECTRIC FOR PLACING AND CONSTRUCTING POLES AND WIRES, AND INCIDENTAL PURPOSES PER DOC. REC. ON OCTOBER 26, 1951 AS BOOK 4274, PAGE 261, O.R.
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- EXISTING 18.5' WIDE PRIVATE EASEMENT TO PRIVATE PARTY PER DOC. REC. MAY 21, 2018 AS FILE NO. 2018-0205045, O.R.

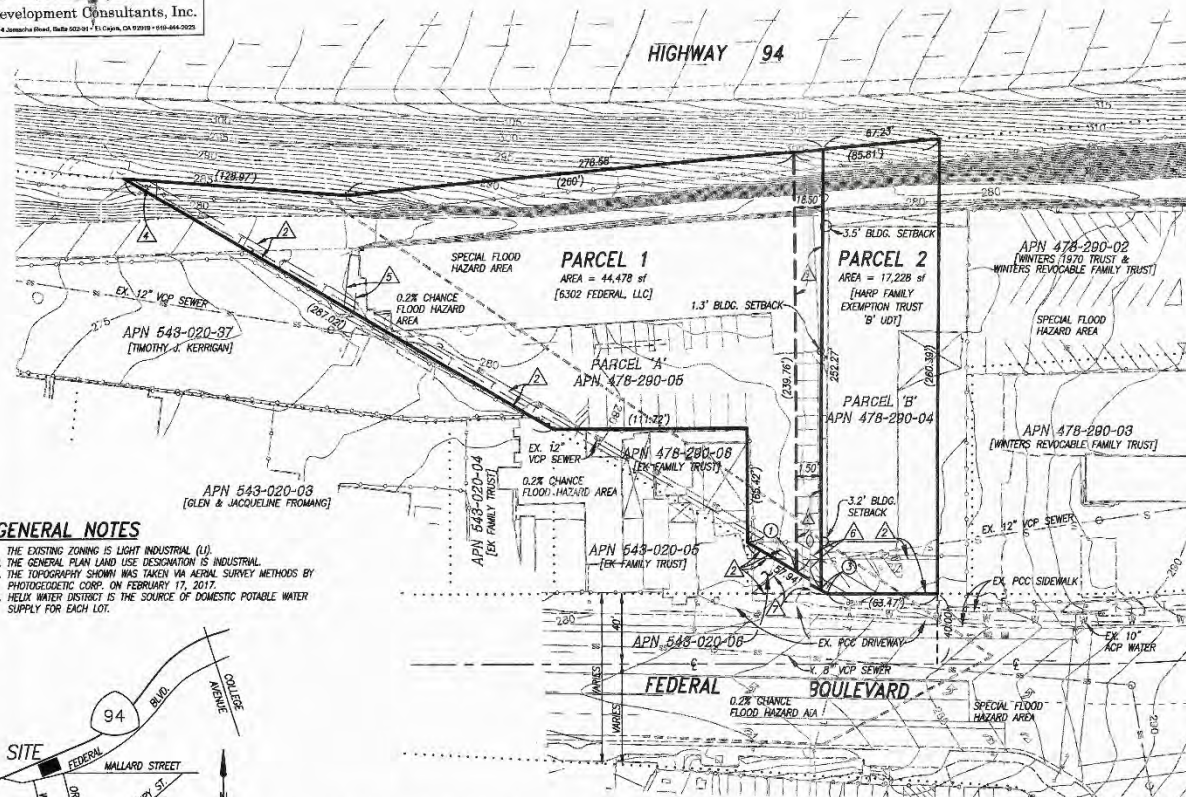


SCALE: 1" = 40'  
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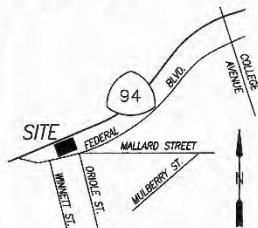
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SCALE: 1" = 40'  
 0 20 40 80 120

FEB 10 2019

DEVELOPMENT SERVICES

**EXHIBIT 'A'****LEGAL DESCRIPTION FOR PARCEL 1**

ALL THAT PORTION OF LOT 13 OF THE RANCHO MISSION OF SAN DIEGO, ACCORDING TO PARTITION MAP OF SAID RANCHO ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID SAN DIEGO COUNTY, IN THE ACTION ENTITLED "JUAN M. LUCO ET. AL. VERSUS THE COMMERCIAL BANK OF SAN DIEGO, ET. AL.," SUPERIOR COURT CASE NO. 348, IN THE COUNTY OF SAN DIEGO, AND THAT PORTION OF BLOCK 25 IN TRACT 2 OF ENCANTO HEIGHTS, ACCORDING TO MAP THEREOF NO. 1100, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 5, 1907, AS SHOWN ON MAP NO. 2121 OF JOFAINA VISTA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOW ABANDONED, AND DESIGNATED THEREON AS LOT 26, BEING IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF THE CALIFORNIA STATE HIGHWAY ROAD XI-SD-200-A AS SAID SOUTHEASTERLY LINE IS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED JULY 21, 1954, IN BOOK 5307, PAGE 84 OF OFFICIAL RECORDS, WITH THE SOUTH LINE OF THE NORTH 400.00 ACRES OF SAID LOT 13; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID STATE HIGHWAY NORTH 63°25'58" EAST 128.97 FEET (RECORD NORTH 63°24'10" EAST 129.12 FEET); AND NORTH 53°32'34" EAST (RECORD NORTH 53°32'38" EAST) 260.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE RETRACTING SOUTH 53°32'34" WEST 260.00 FEET AND SOUTH 63°23'58" WEST 128.97 FEET; THENCE NORTH 89°04'00" EAST (RECORD NORTH 89°04'37" EAST) ALONG THE SOUTHERLY LINE OF SAID NORTH 400.00 ACRES, 287.02 FEET TO THE MOST WESTERLY CORNER OF THAT PORTION OF BLOCK 25 IN SAID TRACT 2 OF ENCANTO HEIGHTS, AS SHOWN ON MAP NO. 2121 OF SAID JOFAINA VISTA, NOW ABANDONED, AS DESIGNATED THEREON AS LOT 25, THENCE NORTH 58°43'00" EAST, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 25 OF JOFAINA VISTA, TO A LINE DRAWN PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 25, FROM A POINT ON THE SOUTHEASTERLY LINE OF LOT 26 OF SAID JOFAINA VISTA, SAID POINT BEING DISTANT THEREON SOUTH 58°43'00" WEST 50.00 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 26; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE TO SAID POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 26; THENCE NORTH 58°43'00" EAST 50.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 26, BEING ALSO THE SOUTH LINE OF THE NORTH 400.00 ACRES OF SAID LOT 13; THENCE SOUTH 89°04'00" WEST (RECORD SOUTH 89°04'37" WEST) ALONG SAID SOUTH LINE 25.48 FEET TO A LINE WHICH BEARS SOUTH 31°16'09" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 31°16'09" WEST, ALONG SAID LINE, 239.76 FEET TO THE TRUE POINT OF BEGINNING.

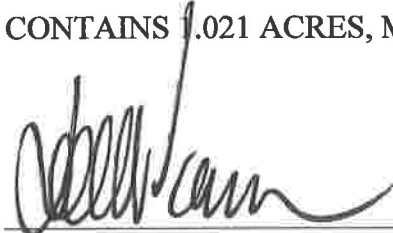
EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE NORTH 400 ACRES OF SAID LOT 13;

TOGETHER WITH THE WESTERLY 18.50 FEET OF THE FOLLOWING DESCRIBED LAND:

ALL THAT PORTION OF LOT 13 OF THE RANCHO MISSION OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PARTITION MAP OF SAID RANCHO ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID SAN DIEGO COUNTY, IN THE ACTION ENTITLED "JUAN M. LUCO ET. AL. VERSUS THE COMMERCIAL BANK OF SAN DIEGO, ET. AL.," SUPERIOR COURT CASE NO. 348 DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF THE CALIFORNIA STATE HIGHWAY ROAD XI-SD-200-A AS SAID SOUTHEASTERLY LINE IS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED JULY 21, 1954, AS DOCUMENT NO. 95418 IN BOOK 5307, PAGE 84 OF OFFICIAL RECORDS WITH THE SOUTH LINE OF THE NORTH 400.00 ACRES OF SAID LOT 13; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID STATE HIGHWAY NORTH 63°25'58" EAST 128.97 FEET (RECORDED SOUTH 63°24'10" WEST 129.12 FEET); AND NORTH 53°32'34" EAST (RECORDED SOUTH 53°32'38" WEST) 260.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE NORTH 53°32'34" EAST 85.81 FEET; THENCE LEAVING THE SOUTHEASTERLY LINE OF SAID STATE HIGHWAY, SOUTH 31°16'09" EAST 260.39 FEET TO THE NORTHWESTERLY LINE OF FEDERAL BOULEVARD AS DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO RECORDED JULY 16, 1926, AS DOCUMENT NO. 43495 IN BOOK 1208, PAGE 458 OF DEEDS; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 58°43'51" WEST 63.47 FEET TO THE SOUTH LINE OF THE NORTH 400.00 ACRES OF SAID LOT 13; THENCE SOUTH 89°04' WEST (RECORDED NORTH 89°04'37" EAST) ALONG SAID SOUTH LINE 25.48 FEET TO A LINE WHICH BEARS 31°16'09" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 31°16'09" WEST ALONG SAID LINE 239.76 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 1.021 ACRES, MORE OR LESS.



JOEL A. WAYMIRE  
L.S. 8011

10/10/18

DATE  
EXP. 12/31/18



CITY OF LEMON GROVE

FEB 19 2019

DEVELOPMENT SERVICES

**EXHIBIT 'A'**

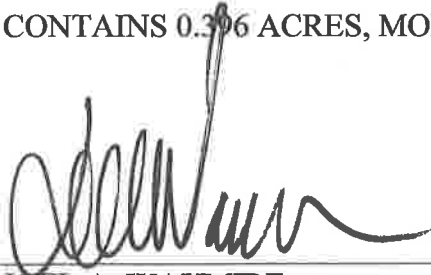
**LEGAL DESCRIPTION FOR PARCEL 2**

ALL THAT PORTION OF LOT 13 OF THE RANCHO MISSION OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PARTITION MAP OF SAID RANCHO ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID SAN DIEGO COUNTY, IN THE ACTION ENTITLED "JUAN M. LUCO ET. AL. VERSUS THE COMMERCIAL BANK OF SAN DIEGO, ET. AL.," SUPERIOR COURT CASE NO. 348 DESCRIBED AS FOLLOWS:

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EXCEPTING THEREFROM THE WESTERLY 18.50 FEET.

CONTAINS 0.396 ACRES, MORE OR LESS.



JOEL A. WAYMIRE  
L.S. 8011

10/10/18

DATE  
EXP. 12/31/18





CITY OF LEMON GROVE

FEB 19 2019

**EXHIBIT 'A'**

DEVELOPMENT SERVICES

**LEGAL DESCRIPTION**

THE WESTERLY 18.50 FEET MEASURED PERPENDICULAR TO THE WESTERLY LINE OF THE FOLLOWING DESCRIBED LAND:

ALL THAT PORTION OF LOT 13 OF THE RANCHO MISSION OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PARTITION MAP OF SAID RANCHO ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID SAN DIEGO COUNTY, IN THE ACTION ENTITLED "JUAN M. LUCO ET. AL. VERSUS THE COMMERCIAL BANK OF SAN DIEGO, ET. AL.," SUPERIOR COURT CASE NO. 348 DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF THE CALIFORNIA STATE HIGHWAY ROAD XI-SD-200-A AS SAID SOUTHEASTERLY LINE IS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED JULY 21, 1954, AS DOCUMENT NO. 95418 IN BOOK 5307, PAGE 84 OF OFFICIAL RECORDS WITH THE SOUTH LINE OF THE NORTH 400.00 ACRES OF SAID LOT 13; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID STATE HIGHWAY NORTH 63°25'58" EAST 128.97 FEET (RECORDED SOUTH 63°24'10" WEST 129.12 FEET); AND NORTH 53°32'34" EAST (RECORDED SOUTH 53°32'38" WEST) 260.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE NORTH 53°32'34" EAST 85.81 FEET; THENCE LEAVING THE SOUTHEASTERLY LINE OF SAID STATE HIGHWAY, SOUTH 31°16'09" EAST 260.39 FEET TO THE NORTHWESTERLY LINE OF FEDERAL BOULEVARD AS DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO RECORDED JULY 16, 1926, AS DOCUMENT NO. 43495 IN BOOK 1208, PAGE 458 OF DEEDS; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 58°43'51" WEST 63.47 FEET TO THE SOUTH LINE OF THE NORTH 400.00 ACRES OF SAID LOT 13; THENCE SOUTH 89°04' WEST (RECORDED NORTH 89°04'37" EAST) ALONG SAID SOUTH LINE 25.48 FEET TO A LINE WHICH BEARS 31°16'09" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 31°16'09" WEST ALONG SAID LINE 239.76 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 0.105 ACRES, MORE OR LESS.

SEE EXHIBIT 'B' ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

FEB 19 2019

DEVELOPMENT SERVICES

**EXHIBIT 'B'****LEGEND**

(100.00')

100.00'



POC

TPOB

EXISTING LOT LINE

EX. LOT DIMENSION

PROP. LOT DIMENSION

PROP. GRANT AREA

POINT OF COMMENCEMENT

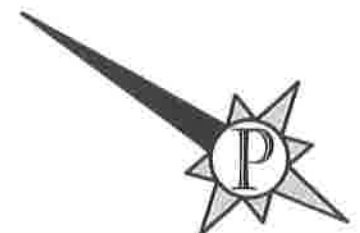
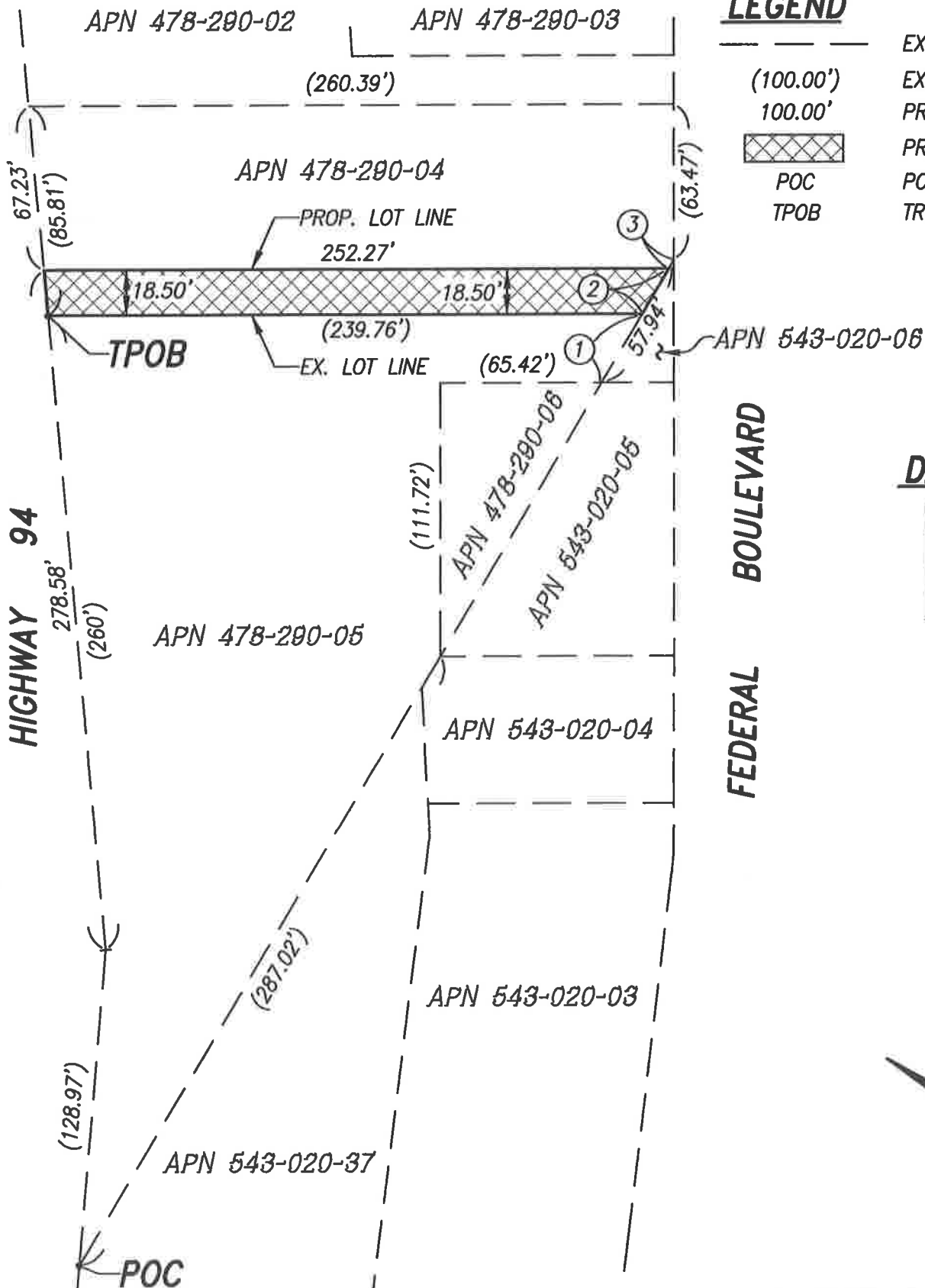
TRUE POINT OF BEGINNING

**DATA TABLE**

○	LENGTH
1	(32.46')
2	21.44'
3	4.04'

HIGHWAY 94

FEDERAL BOULEVARD



SCALE: 1" = 60'



## LETTER OF TRANSMITTAL

Company Name:	Aguirre & Associates	Date:	3/12/19
Attention:	Mike Havener	Reference:	6302-6304 Federal Boulevard
Phone:			

### I am sending you:

- |   |                                 |                                       |   |
|---|---------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Reports        | <input type="checkbox"/> Letter | <input type="checkbox"/> Blue Prints  | <input type="checkbox"/> Shop Drawings            |
| <input type="checkbox"/> Specifications | <input type="checkbox"/> Plans  | <input type="checkbox"/> Change Order | <input checked="" type="checkbox"/> Miscellaneous |

Submittal	Quantity	Dwg #	Description
1	1		6302-6304 Federal Boulevard Boundary Adjustment (REVISED)
			REDLINES
			PLAT
			BUILDING RECORD

### These are transmitted as checked below

<input type="checkbox"/> For Approval	<input type="checkbox"/> Approved as Submitted	<input type="checkbox"/> Resubmitted Copies for Approval
<input type="checkbox"/> For Your Use	<input type="checkbox"/> Approved as Noted	<input type="checkbox"/> Submit ( ) Copies for Distribution
<input type="checkbox"/> As Requested	<input type="checkbox"/> Returned for Corrections	<input type="checkbox"/> Return ( ) Corrected Prints
<input type="checkbox"/> For Review and Comment	<input type="checkbox"/> Revise and Resubmit	<input checked="" type="checkbox"/> For Review

### Comments:

### Copy to:

Rebecca Morris

### Signature:

3232 Main Street \* Lemon Grove \* California 91945-1705

619.825.3811 \* Fax: 619.825.3818 \* [www.lemongrove.ca.gov](http://www.lemongrove.ca.gov)

## Mike Viglione

---

**From:** [REDACTED]  
**Sent:** Tuesday, April 9, 2019 2:07 PM  
**To:** Mike Viglione  
**Subject:** RE: 6302/6304 Federal Boulevard  
**Attachments:** SDC Assessor Records 6302 Federal Blvd LG.pdf

Mike – is this what you are looking for?

[REDACTED]

---

**From:** Mike Viglione [mailto:mviglione@lemongrove.ca.gov]  
**Sent:** Tuesday, April 09, 2019 1:56 PM  
**To:** [REDACTED]  
**Subject:** 6302/6304 Federal Boulevard

[REDACTED]

I'm currently looking through the resubmittal now and it appears the second page of the County Records for 6302 Federal (478-290-05-00) is omitted. Do you have a PDF copy that you can send over?

Respectfully,

Mike Viglione  
Associate Planner  
City of Lemon Grove  
Development Services Department  
3232 Main St.  
Lemon Grove, CA 91945  
(619) 825-3807 phone  
(619) 825-3818 fax  
[www.lemongrove.ca.gov](http://www.lemongrove.ca.gov)



**From:** [Rebecca Morris](#)  
**To:** [Mike Viglione](#)  
**Cc:** [Edgar Camerino](#); [Rebecca Morris](#)  
**Subject:** FW: 6302-6304 Federal Boulevard  
**Date:** Thursday, April 11, 2019 10:28:45 AM  
**Attachments:** [PDF Document.pdf](#)

---

Mike,

Please find attached the BA Map and Legal for 6302/6304 Federal. There were no red-lines to the BA Map.

Time spent: 4 hours to bill Applicant

Rebecca

---

**From:** Edgar Camerino  
**Sent:** Monday, March 25, 2019 5:23 PM  
**To:** Pat McMichael  
**Cc:** Rebecca Morris  
**Subject:** RE: 6302-6304 Federal Boulevard  
OK. [Rebecca](#): Please setup a phase # for this work.  
Thanks,  
Edgar

---

**From:** Pat McMichael  
**Sent:** Monday, March 25, 2019 2:29 PM  
**To:** Edgar Camerino  
**Cc:** Rebecca Morris  
**Subject:** RE: 6302-6304 Federal Boulevard  
Edgar,  
It should be somewhere between \$ 400 & \$700

---

Pat McMichael, L.S.  
Supervisor of Mapping  
[pmcmichael@rickengineering.com](mailto:pmcmichael@rickengineering.com)  
RICK ENGINEERING COMPANY  
5620 Friars Road - San Diego - CA - 92110  
(619) 291-0707 Fax (619) 291-4165  
[www.rickengineering.com](http://www.rickengineering.com)

---

WARNING: The information provided via electronic media is not guaranteed or warranted against any defects, including design, calculation, data translation or transmission errors or omissions.

---

**From:** Edgar Camerino  
**Sent:** Monday, March 25, 2019 10:55 AM  
**To:** Pat McMichael  
**Cc:** Rebecca Morris  
**Subject:** RE: 6302-6304 Federal Boulevard  
[What is the cost to perform this work?](#)

---

**From:** Pat McMichael  
**Sent:** Monday, March 25, 2019 10:05 AM  
**To:** Edgar Camerino  
**Cc:** Rebecca Morris

**Subject:** RE: 6302-6304 Federal Boulevard

Edgar,

Do we have authorization to do this? If so please provide Job no. & phase.

Thanks,

---

Pat McMichael, L.S.

Supervisor of Mapping

[pmcmichael@rickengineering.com](mailto:pmcmichael@rickengineering.com)

RICK ENGINEERING COMPANY

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---

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---

**From:** Pat McMichael

**Sent:** Tuesday, March 19, 2019 5:37 PM

**To:** Edgar Camerino

**Cc:** Rebecca Morris

**Subject:** FW: 6302-6304 Federal Boulevard

---

Pat McMichael, L.S.

Supervisor of Mapping

[pmcmichael@rickengineering.com](mailto:pmcmichael@rickengineering.com)

RICK ENGINEERING COMPANY

5620 Friars Road - San Diego - CA - 92110

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WARNING: The information provided via electronic media is not guaranteed or warranted against any defects, including design, calculation, data translation or transmission errors or omissions.

---

**From:** Pat McMichael

**Sent:** Tuesday, March 19, 2019 5:36 PM

**Cc:** Rebecca Morris

**Subject:** 6302-6304 Federal Boulevard

Scope:

- Review plat and legal descriptions to confirm that they agree with each other and address previous review by City of Lemon Grove.
- Provide comments and recommendations to City review staff.

Time estimate – 2-3 hours.

---

Pat McMichael, L.S.

Supervisor of Mapping

[pmcmichael@rickengineering.com](mailto:pmcmichael@rickengineering.com)

RICK ENGINEERING COMPANY

5620 Friars Road - San Diego - CA - 92110

(619) 291-0707 Fax (619) 291-4165

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# CITY OF LEMON GROVE

## Development Services Department

"Best Climate On Earth"

April 11 2019

Re: Boundary Adjustment BA1-800-0002 between 6302 and 6304 Federal Blvd, APNs: 478-290-04/05

The City has completed its second review of the aforementioned Boundary Adjustment application between 6302 and 6304 Federal Boulevard and determined it remains incomplete. Please review the following comments and conditions and make all necessary revisions to continue processing your application. Referenced titles, chapters, and sections are from the Lemon Grove Municipal Code which is available on our website at [www.lemongrove.ca.gov](http://www.lemongrove.ca.gov). Please keep in mind that the following comment list may be amended, expanded, or revised at any time.

### Engineering, Rebecca Morris, 619-825-3830

1. Address all enclosed Engineering Redlines. For signing and sealing requirements, please reference the Professional Land Surveyors' Act, Business and Professions Code Section 8761(b) and 8761(d).

### Planning, Mike Viglione, 619-825-3807

1. Make the following revisions to the Lot Tie Agreement. Please see the enclosed Lot Tie Redlines for clarification.
  - a. The Lot Tie Agreement is recorded at the request of "City of Lemon Grove Development Services."
  - b. Revise the first sentence after the second legal description to read "For the purpose of compliance with Section 16.16.270(B) of the Lemon Grove Municipal Code, the properties..."
  - c. Revise the last sentence of the second paragraph, after the second legal description, to read "This agreement shall continue in effect until cancelled by authority of the City of Lemon Grove with a written declaration recorded at the County Recorder."
  - d. Remove the "fill in the blank" lines following the aforementioned second paragraph.
  - e. Since the property owner is an LLC, the authority of the person signing the form on behalf of the LLC must be established. Add lines for the name and corporate title of the signatory.
  - f. Add a notary acknowledgment for the party signing on behalf of the property owner.
  - g. Change the title of the individual signing on behalf of the City to "City Manager, City of Lemon Grove."

Staff also identified the following preliminary approval conditions. Note that this is an incomplete list and that it may also be amended, expanded or revised at any time.

### Conditions of Approval:

1. Parcel 1 must have guaranteed, perpetual access to Federal Boulevard as required by Section 16.16.270(C). Prepare a lot tie agreement, easement, or similar instrument and provide it to the Development Services Department for review and approval. A copy of the recorded instrument must be provided to the Department prior to final approval of the Boundary Adjustment.





# CITY OF LEMON GROVE

## Development Services Department

"Best Climate On Earth"

2. The attached, enclosed storage at the westernmost portion of 6302 Federal Boulevard appears to be non-permitted. Similarly, the attached patio covers and awnings at the back of 6304 Federal Boulevard appear to be non-permitted. Non-permitted construction must be addressed prior to final approval of the Boundary Adjustment. Structures which can be accommodated by Code may be permitted as-built, however structures which do not comply with Zoning Code requirements must be demolished with benefit of Building Permit.

Feel free to call me during counter hours at **(619) 825-3807** if you have any questions. Otherwise please feel free to revise the application materials as necessary and submit three (3) copies of the updated documents during counter hours.

Respectfully,



Mike Viglione  
Associate Planner

CC: BA1-800-0002 Project File  
Joel Waymire, Polaris Development Consultants, Inc. [via e-mail]

Enclosures:

1. Invoice 2
2. Engineering Redlines
3. Lot Tie Redlines



# INVOICE

Development Services Department  
3232 Main Street, Lemon Grove, CA 91945  
Phone: 619-825-3805 Fax: 619-825-3818  
www.ci.lemon-grove.ca.us

Bill to:



Invoice #: 2  
Invoice Date: 4/11/2019  
Project #: BA1-800-0002  
Project Address: APN: 478-290-05-00  
Staff Contact: Mike Viglione, Associate Planner

Positions	Activity/Review												Total	
	Review 1		Review 2		Review 3		Review 4		Public Hearing 1		Public Hearing 2			
	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost
City Engineer		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Assistant City Engineer	1.00	\$ 44.00		\$ -		\$ -		\$ -		\$ -		\$ -	1.00	\$ 44.00
Associate Civil Engineer		\$ -	4.00	\$ 236.00		\$ -		\$ -		\$ -		\$ -	4.00	\$ 236.00
Engineering Technician III		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Engineering Inspector		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Management Analyst		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Development Services Director		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Associate Planner		\$ -	3.00	\$ 150.00		\$ -		\$ -		\$ -		\$ -	3.00	\$ 150.00
Assistant Planner	6.00	\$ 282.00		\$ -		\$ -		\$ -		\$ -		\$ -	6.00	\$ 282.00
Development Services Technician		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Code Enforcement Officer/Water Quality Inspector		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Building Inspector		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Supervising Building Inspector		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Plans Examiner		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Building Official		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Mechanical Engineer		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Electrical Engineer		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Energy Plans Examiner		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Structural Engineer		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Fire Marshall		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Fire Inspectors		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Crime Prevention Specialist		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
City Attorney		\$ -	0.25	\$ 52.50		\$ -		\$ -		\$ -		\$ -	0.25	\$ 52.50
Public Works Director		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	0.00	\$ -
Reproduction														\$ -
Public Noticing														\$ -
Other (City Surveyor)		\$ 402.50												\$ 402.50
Total:		\$ 728.50	7.25	\$ 438.50	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	7.25	\$ 1,167.00

Deposits Paid:	1	2	3	4
Date:	8/14/2018			
Amount:	\$1,800			
Receipt #:	25679			

Fees Paid:	1	2	3	4	5	6	7	8
Date:								
Amount:								
Receipt #:								

For Refunds: Please provide copy of Receipt

Payee: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Receipt #: \_\_\_\_\_

Date: \_\_\_\_\_

Total Deposits Paid: \$ 1,800.00

Total Fees Paid: \$ -

Total Amount Paid: \$ 1,800.00

Total Amount Expended: \$ 1,167.00

Balance Due: \$ (633.00)

Hourly Fees are Noted in the Master Fee Schedule