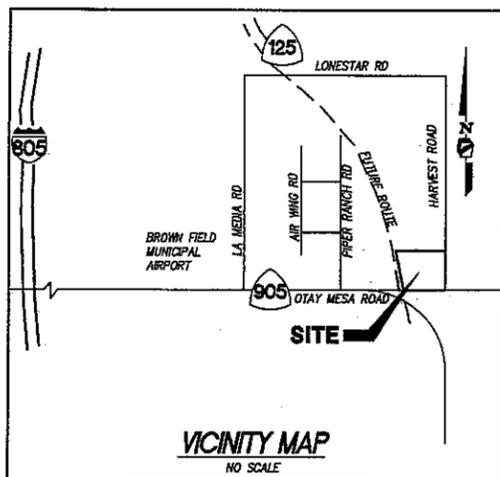
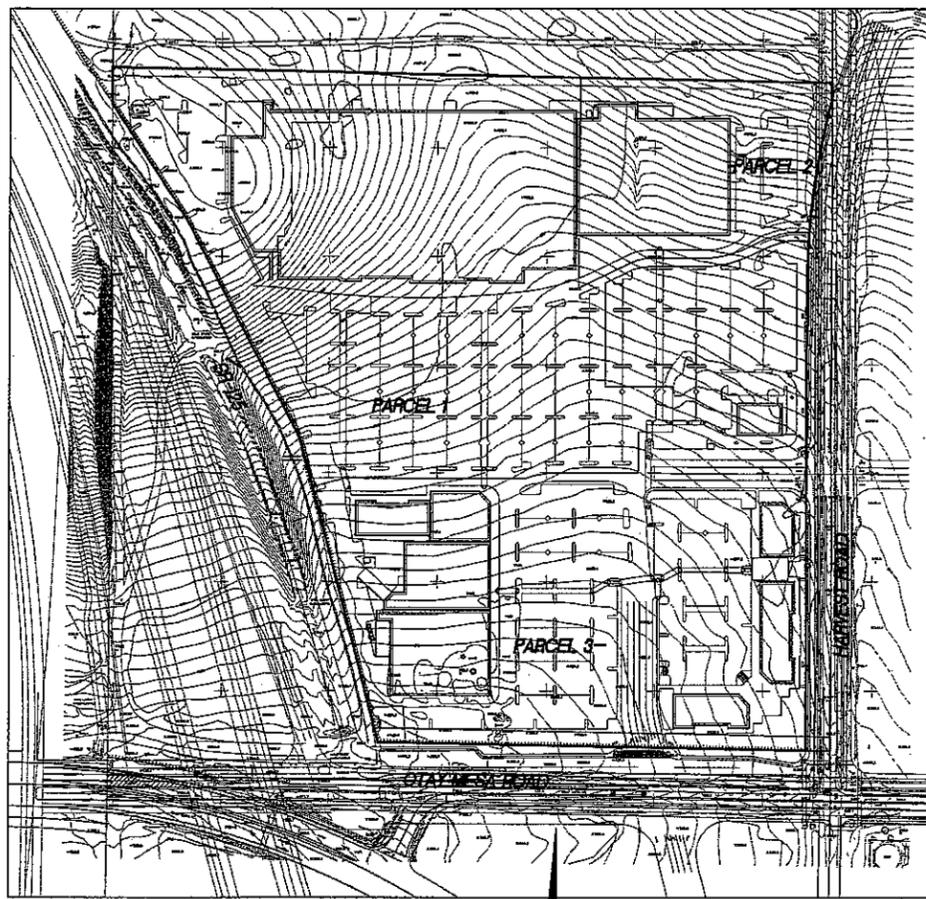
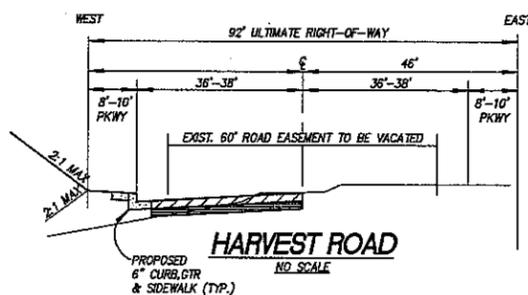
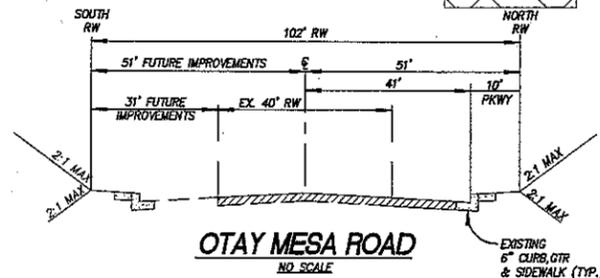


# TITLE SHEET FOR TENTATIVE PARCEL MAP AND SITE PLAN COUNTY OF SAN DIEGO TRACT NO. TPM 21046 AND P06-102 "CALIFORNIA CROSSINGS"

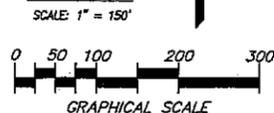


### LEGEND

ITEM	STD. DWG. #	SYMBOL
SUBDIVISION BOUNDARY		---
EXISTING CONTOUR		~ 1040
PROPOSED CONTOUR		~ 1040
PAD ELEVATION		PAD=551.3
FINISH FLOOR ELEVATION		FF=550.0
PROPOSED BUILDING FOOTPRINT		[Hatched Box]
PROPOSED LOTLINE		---
PROPOSED SLOPE		V 2:1 V
PROPOSED STREET GRADE		2%
PROPOSED SPOT ELEVATION		339.4
PROPOSED WATER LINE		---W---
PROPOSED SEWER LINE		---S---
PROPOSED FIRE HYDRANT		⊕
PROPOSED STREET LIGHT		⊙
PROPOSED STORM DRAIN		---
PROPOSED DIRECTION ARROW		→
PROPOSED BIOSWALE		[Cross-hatched Box]
PROPOSED ADA PATH OF TRAVEL		[Diagonal-hatched Box]



### KEY MAP



### LEGAL DESCRIPTION

THE SOUTHEASTERLY QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 88°51'13" EAST ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 190.77 FEET TO A POINT IN THE ARC OF A 1,540.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL BEARS NORTH 14°14'01" EAST TO SAID POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°05'14", A DISTANCE OF 351.76 FEET; THENCE SOUTH 01°08'47" WEST ALONG A RADIAL LINE, A DISTANCE OF 40.00 FEET TO THE SOUTHERLY LINE OF SAID SECTION 26; THENCE SOUTH 88°51'13" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 157.84 FEET RETURNING TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, AS SHOWN ON PARCEL MAP NO. 12508, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 9, 1982; THENCE NORTH 0°29'30" EAST 31.89 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,540.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 07°01'31" EAST, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00°29'30" EAST 21.13 FEET, ALONG SAID WEST LINE, TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,581.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 06°56'13" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 200.71 FEET, THROUGH A CENTRAL ANGLE OF 7°20'10", TO AN INTERSECTION WITH A LINE LYING 20.00 FEET, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 26, A RADIAL LINE TO SAID POINT BEARS NORTH 14°10'14" EAST; THENCE NORTH 88°51'25" WEST 108.02 FEET ALONG SAID PARALLEL LINE, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,540.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 10°23'14" EAST; THENCE WESTERLY ALONG SAID CURVE A DISTANCE OF 90.37 FEET, THROUGH A CENTRAL ANGLE OF 03°21'44", TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, A RADIAL LINE BEARS NORTH 07°01'31" EAST, SAID INTERSECTION BEING THE POINT OF BEGINNING, TOGETHER WITH THE UNDERLYING FEE INTEREST, IF ANY, APPURTENANT TO THE ABOVE DESCRIBED PROPERTY IN AND TO THE ADJOINING PUBLIC WAY.

### OWNER/APPLICANT

OTAY MESA CROSSING, LLC  
c/o ERWIN BUCY  
REGENCY CENTERS  
915 WILSHIRE BOULEVARD, SUITE 2200  
LOS ANGELES, CA 90017

### ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS  
701 B STREET, SUITE 800  
SAN DIEGO, CA 92101

### SUBDIVIDER

OTAY MESA CROSSING, LLC  
c/o ERWIN BUCY  
REGENCY CENTERS  
915 WILSHIRE BOULEVARD, SUITE 2200  
LOS ANGELES, CA 90017

### NOTES

- TOTAL SITE ACREAGE: 29.64 ACRES GROSS/ 28.79 ACRES NET
- ASSESSOR'S PARCEL NUMBER(S): 646-240-48
- GENERAL PLAN REGIONAL CATEGORY- CUD4
- GENERAL PLAN LAND USE 21
- TOTAL NUMBER OF SUBDIVISION LOTS: 3
- LOT SIZE: LOT 1 - 12.41 AC., LOT 2 - 3.31 AC., LOT 3 - 12.70 AC.
- TOTAL NUMBER OF DWELLING UNITS: 0
- EXISTING ZONING: S88 COMMERCIAL CENTER OVERLAY ( EAST OTAY MESA SPECIFIC PLAN)
- PROPOSED USE: RETAIL / COMMERCIAL
- SUBREGIONAL PLAN: OTAY
- SPECIAL ASSESSMENT ACT PROCEEDINGS ARE NOT PROPOSED
- THE SUBDIVIDER WILL PAY PARK FEES IN LIEU OF DEDICATION OF LAND
- TOPOGRAPHY SOURCE:  
PROVIDED BY PROJECT DESIGN CONSULTANTS PHOTOGRAMMETRY DEPT. DATED 03/23/06
- UTILITIES:  
WATER - OTAY WATER DISTRICT  
SEWER - COUNTY OF SAN DIEGO - EAST OTAY MESA SEWER MAINTENANCE DISTRICT  
FIRE - SAN DIEGO RURAL FIRE PROTECTION DISTRICT  
SCHOOLS - N/A  
GAS / ELECTRIC - SAN DIEGO GAS & ELECTRIC
- APPROXIMATE GRADING QUANTITIES:  
EXCAVATION: 187,000 CY  
EMBANKMENT: 187,000 CY  
IMPORT/EXPORT: 0 CY
- STREET LIGHTS TO BE INSTALLED ACCORDING TO COUNTY STANDARDS
- SOLAR ACCESS STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FT. OF SOLAR ACCESS FOR EACH FUTURE DWELLINGS/COMMERCIAL UNITS ALLOWED BY SUBDIVISION.
- GRADING AND IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH COUNTY STANDARDS.
- NO BUILDING SITES SHOWN ON THIS MAP ARE SUBJECT TO 100 YEAR FLOOD INUNDATION.
- TAX RATE AREA: 84023 FOR PARCEL 646-240-48
- STATUS OF LEGAL ACCESS: EACH LOT FRONTS A PUBLIC STREET W/DRIVEWAY ACCESS
- HARVEST ROAD EASEMENT TO BE VACATED NORTH OF STATION 10+50.00.
- CIRCULATION ELEMENT ROADS: OTAY MESA ROAD AND HARVEST ROAD.
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.
- IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO GRANT A JOINT EASEMENT AGREEMENT FOR PUBLIC UTILITY PURPOSES AND A JOINT AGREEMENT FOR OPERATION AND MAINTENANCE OF PUBLIC INGRESS, EGRESS, ACCESS, PARKING, AND DRIVEWAYS TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS. THE COUNTY WILL NOT BE RESPONSIBLE FOR OPERATION OF MAINTENANCE.
- TENTATIVE PARCEL MAP NO. 21046, CASE NO. P06-102

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS A.L.T.A. IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN G.P.S. STATION NO. 1485 AND G.P.S. STATION NO. 1171 PER RUS 14492.

I.E. NORTH 88°54'10" WEST

DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO OBTAIN GROUND LEVEL DISTANCES, MULTIPLY DISTANCES BY 1/1.0000215. QUOTED BEARINGS FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

### BENCH MARK

CITY OF SAN DIEGO BRASS PLUG AT THE INTERSECTION OF LA MEDIA ROAD AND OTAY MESA ROAD, AT THE N.E. CURB RETURN.

ELEVATION: 467.75' M.S.L. DATUM (N.G.V.D. 29 - PER CITY OF SAN DIEGO JUNE 1989 LEVEL RUN)

### SLOPE ANALYSIS

SLOPE	ACRES	MAXIMUM NO. OF PARCELS
0% - 5%	22.8 AC.	1
5% - 10%	6.24 AC.	1
10% - 15%	0.45 AC.	1
15% - 25%	6.24 AC.	1
25% - 50%	0.07 AC.	1
50% - 100%	0.15 AC.	1

### ZONING BOX

USE REGULATIONS	S88 COMMERCIAL CENTER OVERLAY
ANIMAL REGS	N/A
DENSITY	N/A
LOT SIZE	10,000 S.F.
BUILDING TYPE	1W
MAXIMUM FLOOR AREA	N/A
FLOOR AREA RATIO	1.0
HEIGHT	35 FT
LOT COVERAGE	0.50
SETBACK	20' FROM ROW/INT. SIDE 20', PARKING 15', REAR 5'
OPEN SPACE	N/A
SPECIAL AREA REGS	B

### SHEET INDEX

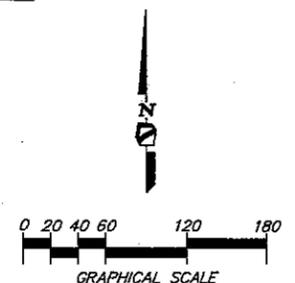
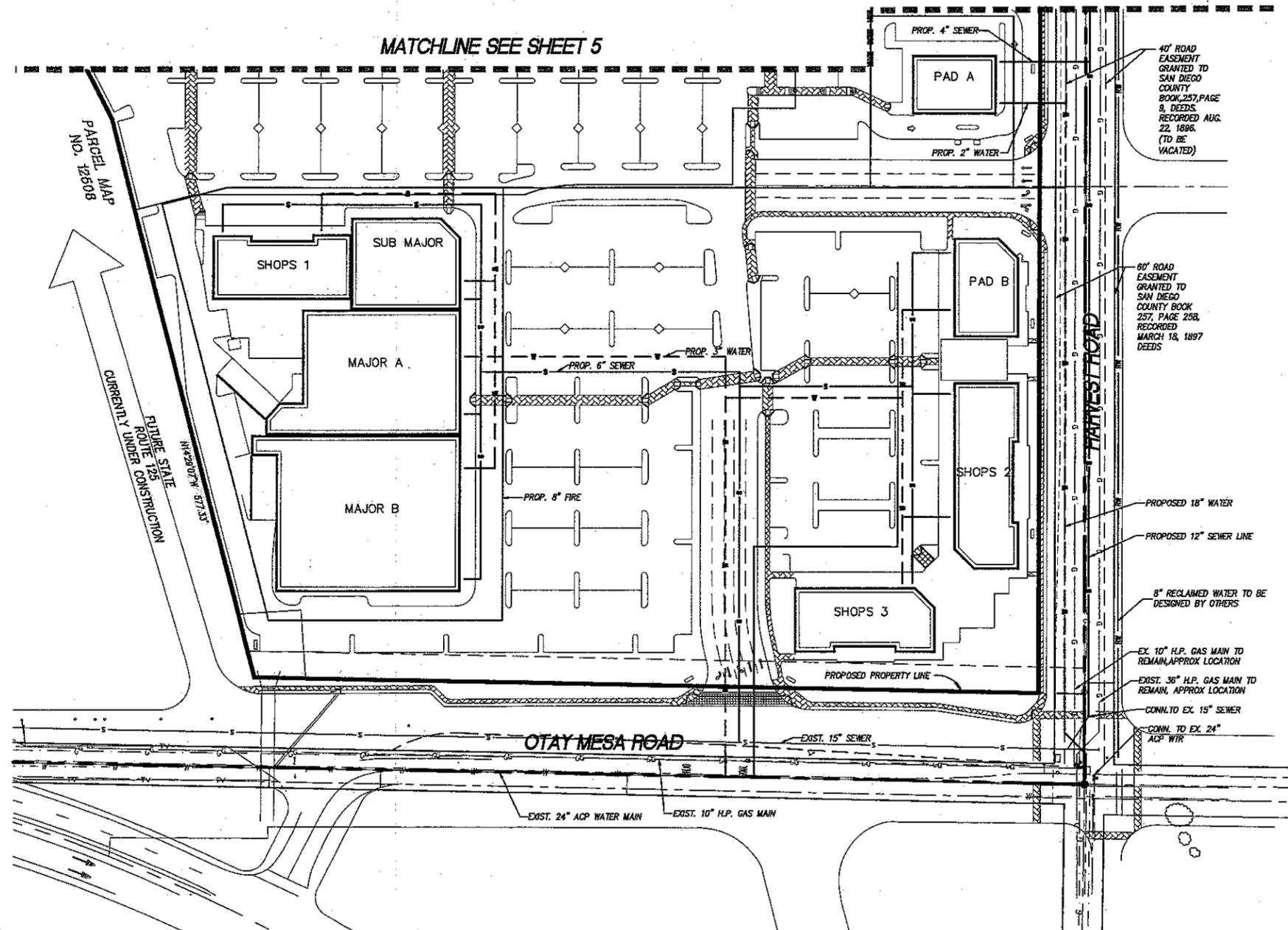
SHEET NO.	TITLE SHEET
1	TITLE SHEET
2-3	GRADING PLANS
4-5	TENTATIVE PARCEL MAPS
6	SCHEMATIC SITE PLAN
7-15	EXTERIOR ELEVATIONS
16	LIGHTING PLAN
17-19	LANDSCAPE PLANS

RECEIVED  
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DEPARTMENT OF PLANNING  
AND LAND USE  
TITLE SHEET FOR  
TENTATIVE PARCEL MAP NO. 21046 AND SITE PLAN  
COUNTY OF SAN DIEGO  
"CALIFORNIA CROSSINGS"

**PROJECT DESIGN CONSULTANTS**  
Planning | Landscape Architecture | Engineering | Survey  
701 B Street, Suite 800 San Diego, CA 92101  
619.235.6471 Tel 619.234.0649 Fax

TENTATIVE PARCEL MAP NO. 21046 FOR:  
 COUNTY OF SAN DIEGO 'CALIFORNIA CROSSINGS'

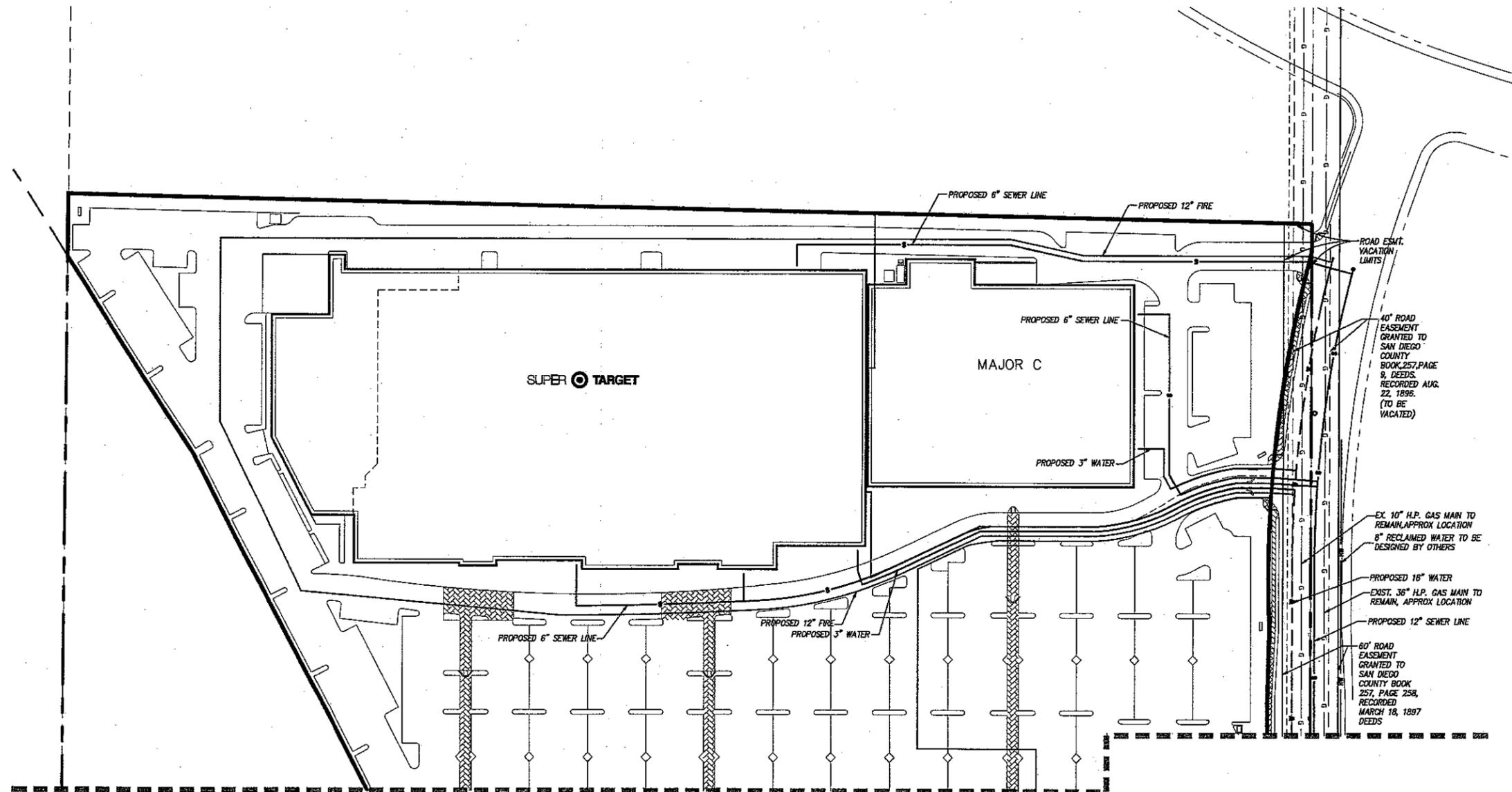


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 701 B Street, Suite 800 San Diego, CA 92101  
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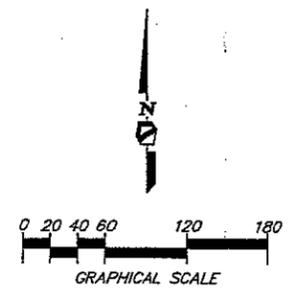
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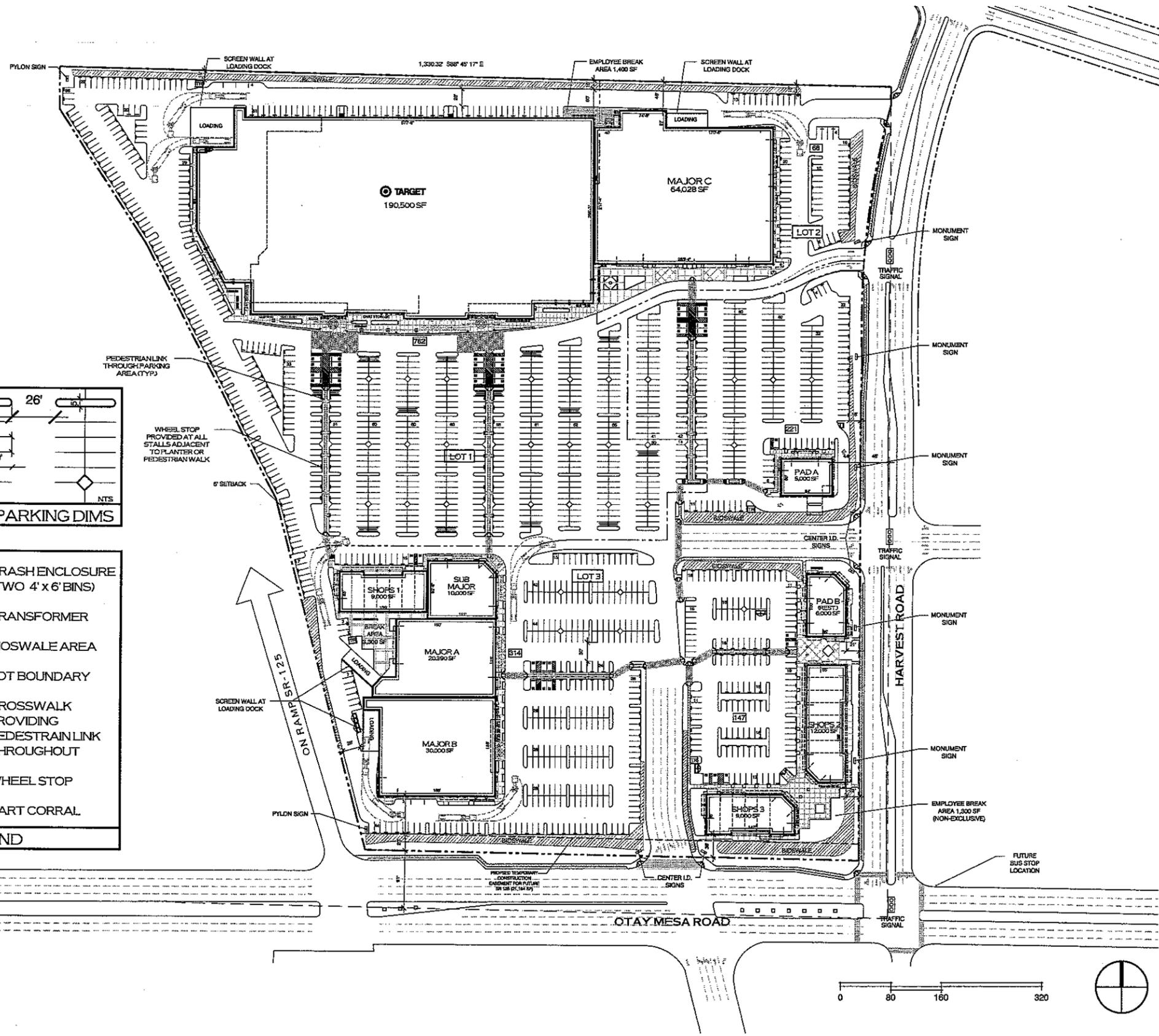
PROJECT DESIGN CONSULTANTS  
 619.235.6471

TENTATIVE PARCEL MAP NO. 21046 FOR:  
 COUNTY OF SAN DIEGO 'CALIFORNIA CROSSINGS'



MATCHLINE SEE SHEET 4





SITE AREA:		±12.41 AC		
SITE COVERAGE:		±35.00%		
USE	SQUARE FOOTAGE	PARKING RATE	REQUIRED PARKING (# STALLS)	PROPOSED PARKING (# STALLS)
TARGET STORE	190,500 SF	1/250 SF	762	762
OVERALL PARKING RATIO = ± 4.00/1,000 SF ACCESSIBLE PARKING SPACES PROVIDED = 16 (INCL 4 VAN) BICYCLE PARKING PROVIDED = 114 SPACES <small>(NOTE: 1.5 BICYCLE PARKING SPACES REQUIRED FOR EVERY 10 PARKING STALLS)</small>				
<b>LOT 1 SITE SUMMARY</b>				

SITE AREA:		±3.31 AC		
SITE COVERAGE:		±44.50%		
USE	SQUARE FOOTAGE	PARKING RATE	REQUIRED PARKING (# STALLS)	PROPOSED PARKING (# STALLS)
MAJOR C	64,028 SF	1/250 SF	256	68
OVERALL PARKING RATIO = ± 1.06/1,000 SF ACCESSIBLE PARKING SPACES PROVIDED = 0 BICYCLE PARKING PROVIDED = 50 SPACES <small>(NOTE: 1.5 BICYCLE PARKING SPACES REQUIRED FOR EVERY 10 PARKING STALLS)</small>				
<b>LOT 2 SITE SUMMARY</b>				

SITE AREA:		±12.70 AC		
SITE COVERAGE:		±29.91%		
USE	SQUARE FOOTAGE	PARKING RATE	REQUIRED PARKING (# STALLS)	PROPOSED PARKING (# STALLS)
MAJORS A & B	50,390 SF			
SUB-MAJOR	10,000 SF			
SHOPS	30,000 SF			
PAD A (NON-RESTAURANT)	5,000 SF			
PAD B (RESTAURANT)	6,000 SF			
<b>TOTAL</b>	<b>101,390 SF</b>	<b>1/250 SF*</b>	<b>406</b>	<b>± 682</b>

RETAIL SITE PARKING RATIO = ± 6.73/1,000 SF ACCESSIBLE SPACES PROVIDED = 22 (INCL 5 VAN) BICYCLE PARKING PROVIDED = 62 SPACES <small>(NOTE: 1.5 BICYCLE PARKING SPACES REQUIRED FOR EVERY 10 PARKING STALLS)</small> *GLA DEVOTED TO EATING/DRINKING ESTABLISHMENTS IS LESS THAN 10% OF GLA AS REQUIRED BY PARKING RATIO				
<b>LOT 3 SITE SUMMARY</b>				

TOTAL SITE AREA:		±28.50 AC		
APN:		646-24-048		
TOTAL SITE COVERAGE:		±28.67%		
USE	SQUARE FOOTAGE	PARKING RATE	REQUIRED PARKING (# STALLS)	PROPOSED PARKING (# STALLS)
<b>TOTAL</b>	<b>355,918 SF</b>	<b>1/250 SF*</b>	<b>1,424</b>	<b>1,512</b>
OVERALL PARKING RATIO = ± 4.25/1,000 SF ACCESSIBLE PARKING SPACES PROVIDED = 38 (INCL 9 VAN) BICYCLE PARKING PROVIDED = 226 SPACES <small>(NOTE: 1.5 BICYCLE PARKING SPACES REQUIRED FOR EVERY 10 PARKING STALLS)</small>				
<b>OVERALL SITE SUMMARY</b>				

**SCHEMATIC SITE PLAN**

**Regency Centers**  
915 Wilshire Blvd., Suite 2200  
Los Angeles, CA 90017  
Tel: 213.553.2200  
Fax: 213.624.2280

**Transcan**  
TRANSCAN DEVELOPMENT, LLC  
3189 Danville Blvd., Suite 245  
Alamo, CA 94507  
Tel: 925.552.9742  
Fax: 925.552.9748

**California Crossings**  
San Diego, California

**KTGY GROUP, INC.**  
Architecture ■ Planning  
1411 5<sup>th</sup> St., Suite 300 Santa Monica, CA 90401  
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