

LEGAL DESCRIPTION:
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LD PARCEL 1: (APN: 284-203-08-00)
LOT 159 AND LOT 178 OF TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 643, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.

LD PARCEL 2: (APN: 284-202-21-00)
LOT 179 OF TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 643, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.
EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF SAN DIEGO IN DEED RECORDED MARCH 27, 1972 AS INSTRUMENT NO. 72000 OF OFFICIAL RECORDS.
ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF SAN DIEGO IN DEED RECORDED JULY 15, 1998 AS INSTRUMENT NO. 1998-0437610 OF OFFICIAL RECORDS.

LD PARCEL 3: (APN: 284-244-01)
LOTS 484, 486, 495, 496, 516, 517, 528 AND 529 OF TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 643, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.
APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

SITE ADDRESS:
APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

VESTED OWNER:
VICTOR J. CHALUPNIK, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF (1/2) AND RANDALL J. CHALUPNIK, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF (1/2).

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING S67°00'31"E BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORs, "P478" AND "P483"

DATUM STATEMENT:
ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (2017.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A COMBINATION SCALE FACTOR OF 0.99990404 WAS USED FOR THIS PROJECT AT NORTHING 1957204.722, EASTING 6373240.718, TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

BENCHMARK STATEMENT:
NATIONAL GEODETIC SURVEY BENCHMARK NO. DG8352 (PID)
ELEV: 1329.31 FT (NAV/D88)

FLOOD NOTE:
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X, AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 06073C1136G, A PRINTED PANEL, EFFECTIVE MAY 16, 2012

UTILITY PURVEYORS & SERVICES:
WATER: RAMONA MUNICIPAL WATER DISTRICT (760) 789-1330
SEWER: RAMONA MUNICIPAL WATER DISTRICT (760) 789-1330
ELECTRIC: SAN DIEGO GAS & ELECTRIC (800) 336-7343
GAS: SAN DIEGO GAS & ELECTRIC (800) 336-7343
TELEPHONE: AT&T (800) 255-5288
CABLE: TIME WARNER CABLE (800) 961-9941
TRASH/REFUSE: RAMONA DISPOSAL SERVICE (760) 789-516
SCHOOL DISTRICT: RAMONA UNIFIED SCHOOL DISTRICT (760) 787-2000

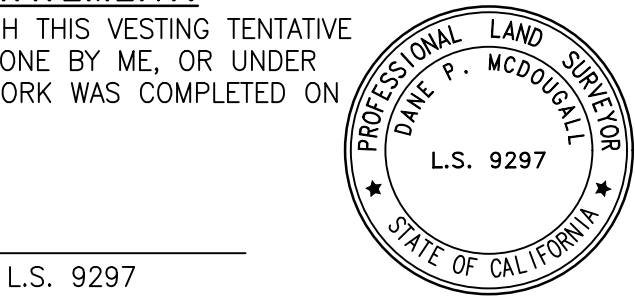
NOTE:
1) ALL OUTDOOR LIGHTING SHALL CONFORM TO THE COUNTY OF SAN DIEGO LIGHTING CODE AND LIGHTING REQUIREMENTS WITHIN THE PERFORMANCE STANDARDS OF THE ZONING ORDINANCE, IN ACCORDANCE WITH SECTION 6324 OF THE ZONING ORDINANCE, ALL LIGHTING TRESPASS AND SPILL SHALL NOT EXCEED 0.2 FOOT-CANDELES MEASURED IN THE HORIZONTAL OR VERTICAL PLAN AT A POINT THREE FEET ABOVE GRADE LEVEL AND FIVE FEET INSIDE THE ADJACENT PROPERTY.

TAX RATE AREA:
065-043

ZONING REGULATIONS		APN	284-244-01-00	284-203-08-00	284-202-21-00
USE REGULATIONS			RR	RV	RV
ANIMAL REGULATIONS			J	Q	Q
DEVELOPMENT REGULATIONS	DENSITY		-	-	-
	LOT SIZE		.5 AC	6000 SF	6000 SF
	BUILDING TYPE		C	F	F
	MAXIMUM FLOOR AREA		-	-	-
	FLOOR AREA RATIO		-	-	-
	HEIGHT		G	G	G
	LOT COVERAGE		-	-	-
SETBACK			G	J	J
	OPEN SPACE		-	-	-
SPECIAL AREA REGULATIONS			C, POR F	B,C	B,C

SURVEYOR'S STATEMENT:
THE SURVEY ON WHICH THIS VESTING TENTATIVE MAP IS BASED WAS DONE BY ME, OR UNDER MY DIRECTION. FIELDWORK WAS COMPLETED ON SEPTEMBER 25, 2024.

DANE P. MCDUGALL, L.S. 9297



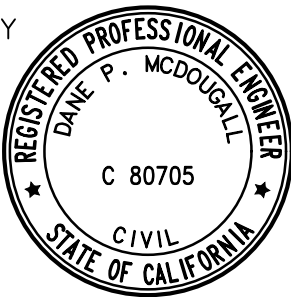
AFFORDABLE UNITS:

*MODERATE -
LOTS 36, 76, 82

**VERY LOW -
LOTS 11, 15, 18, 21, 28, 31, 48, 73

ENGINEER'S STATEMENT:
THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON AUGUST 26, 2026.

DANE P. MCDUGALL, R.C.E. 80705



COMMUNITY PLAN:
RAMONA COMMUNITY PLAN

GENERAL PLAN DESIGNATION:
RAMONA LAND USE:
APN LAND USE
284-202-21 VILLAGE RESIDENTIAL (VR-7.3)
284-203-08 VILLAGE RESIDENTIAL (VR-7.3)
284-244-01 VILLAGE RESIDENTIAL (VR-2)

LOT AREA SUMMARY:

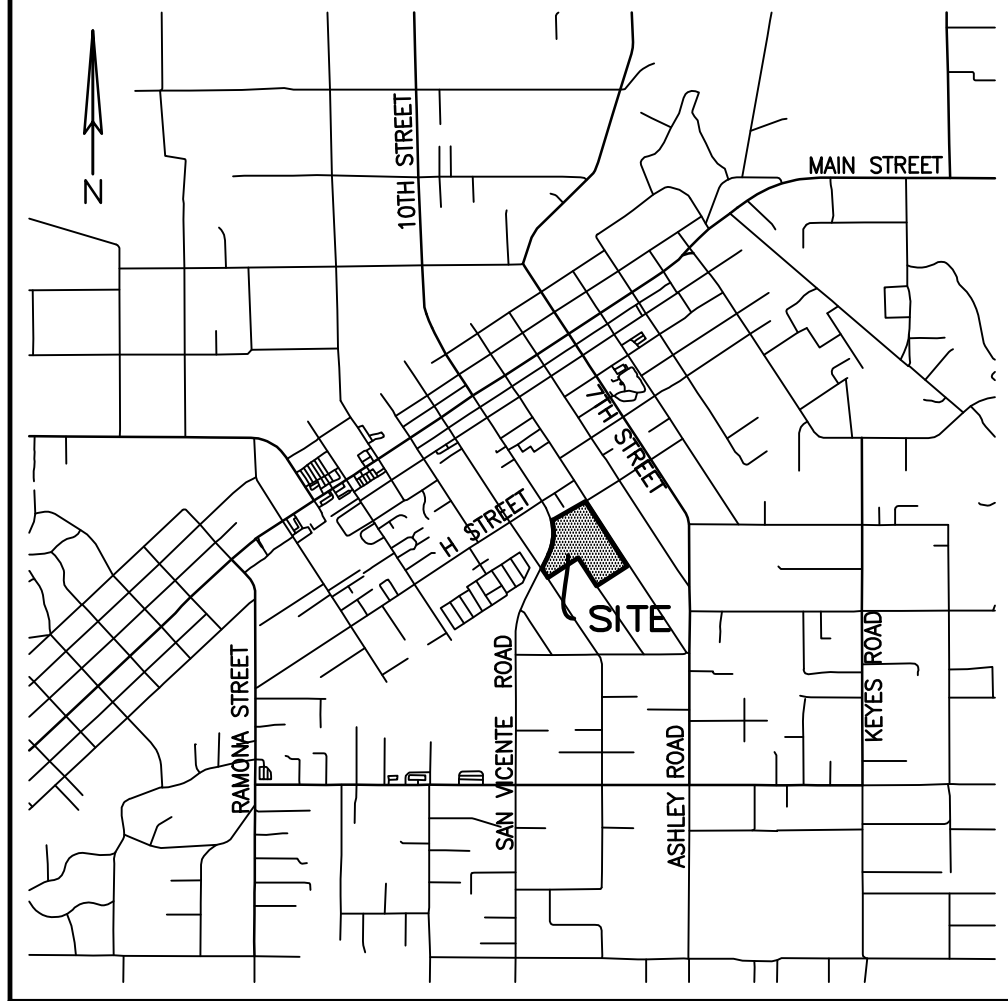
Lot	Area (sq ft)	Land Use
***LOT A	104,799	Private Street
***LOT B	28,544	Private Street
***LOT C	32,104	Private Street
LOT D	16,365	Residential
***LOT E	15,473	Recreation
***LOT F	1,458	Landscape
***LOT G	1,281	Landscape
***LOT H	1,995	Landscape
***LOT I	1,151	Landscape
***LOT J	6,665	Landscape/Water Quality
***LOT K	3,881	Recreation
1	9,655	Single Family/Home
2	8,366	Single Family/Home
3	7,163	Single Family/Home
4	8,369	Single Family/Home
5	7,412	Single Family/Home
6	8,402	Single Family/Home
7	7,967	Single Family/Home
8	8,425	Single Family/Home
9	7,417	Single Family/Home
10	8,407	Single Family/Home
**11	7,172	Single Family/Home
12	9,020	Single Family/Home
13	7,169	Single Family/Home
14	6,300	Single Family/Home
**15	6,148	Single Family/Home
16	7,208	Single Family/Home
17	6,300	Single Family/Home
**18	6,148	Single Family/Home
19	7,208	Single Family/Home
20	6,300	Single Family/Home
**21	6,148	Single Family/Home
22	7,191	Single Family/Home
23	6,131	Single Family/Home
24	6,300	Single Family/Home
25	7,208	Single Family/Home
26	6,300	Single Family/Home
27	7,208	Single Family/Home
**28	6,148	Single Family/Home
29	7,208	Single Family/Home
30	6,300	Single Family/Home
**31	6,148	Single Family/Home
32	7,199	Single Family/Home
33	7,965	Single Family/Home
34	7,260	Single Family/Home
35	8,228	Single Family/Home
**36	7,018	Single Family/Home
37	8,228	Single Family/Home
38	7,260	Single Family/Home
39	8,228	Single Family/Home
40	7,018	Single Family/Home
41	8,228	Single Family/Home
42	7,260	Single Family/Home
43	8,228	Single Family/Home
44	9,982	Single Family/Home
45	8,110	Single Family/Home
46	7,243	Single Family/Home
47	6,379	Single Family/Home
**48	7,802	Single Family/Home
49	5,476	Single Family/Home
50	4,732	Single Family/Home
51	4,982	Single Family/Home
52	4,745	Single Family/Home
53	4,985	Single Family/Home
54	4,758	Single Family/Home
55	5,008	Single Family/Home
56	4,808	Single Family/Home
57	5,002	Single Family/Home
58	11,741	Single Family/Home
59	4,984	Single Family/Home
60	4,739	Single Family/Home
61	4,679	Single Family/Home
62	4,734	Single Family/Home
63	4,975	Single Family/Home
64	5,300	Single Family/Home
65	7,379	Single Family/Home
66	6,442	Single Family/Home
67	7,379	Single Family/Home
68	6,208	Single Family/Home
69	7,379	Single Family/Home
70	6,442	Single Family/Home
71	7,782	Single Family/Home
72	8,354	Single Family/Home
**73	6,300	Single Family/Home
74	6,686	Single Family/Home
75	7,804	Single Family/Home
**76	8,019	Single Family/Home
77	10,884	Single Family/Home
78	9,806	Single Family/Home
79	11,056	Single Family/Home
80	7,831	Single Family/Home
81	9,148	Single Family/Home
**82	6,483	Single Family/Home
83	6,748	Single Family/Home
84	6,303	Single Family/Home
85	7,356	Single Family/Home
86	6,678	Single Family/Home
87	9,748	Single Family/Home
88	10,318	Single Family/Home

Note: * Indicates affordable home (Moderate)
Note: ** Indicates affordable home (Very Low)
Note: *** Indicates proposed HCOList



OWNER'S REPRESENTATIVE CERTIFICATE:
WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS/REPRESENTATIVES OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
(714)434-4416



VICINITY MAP
SCALE: NONE

SUBDIVIDER: WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
PHONE: (714) 557-5511

ENGINEER: C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
(949)916-3800

SHEET INDEX:
1 VESTING TENTATIVE MAP
2 TRACT MAP LOT PLAN

EXISTING EASEMENTS:

TITLE INFORMATION:
THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO.: OSA-7103017 DATED JULY 16, 2024 AT 7:30 A.M.

- 7 AN EASEMENT FOR FLUME, DITCHES, PIPES OR OTHER CONDUITS TO CONSTRUCT ACROSS SAID LAND, WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 28, 1903 IN BOOK 330 OF DEEDS, PAGE 25. IN FAVOR OF: GEORGE A. TELFORD.

(BLANKET IN NATURE)

- 8 A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED MARCH 27, 1972 AS INSTRUMENT NO. 72000 OF OFFICIAL RECORDS.

(LOCATION INDETERMINATE FROM RECORD)

- 9 AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 30, 1986 AS INSTRUMENT NO. 86-617329 OF OFFICIAL RECORDS. IN FAVOR OF: MARION S. CHALUPNIK.

SAID EASEMENT HAS BEEN GRANTED/RESERVED IN VARIOUS INSTRUMENT OF RECORD.

- 11 AN EASEMENT FOR COUNTY HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JULY 15, 1998 AS INSTRUMENT NO. 1998-0437611 OF OFFICIAL RECORDS. IN FAVOR OF: COUNTY OF SAN DIEGO.

- 12 A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED JULY 15, 1998 AS INSTRUMENT NO. 1998-0437611 OF OFFICIAL RECORDS.

(LOCATION INDETERMINATE FROM RECORD)

PROPOSED EASEMENTS:

- A INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES TO BE DEDICATED TO THE COUNTY OF SAN DIEGO.
- B INDICATES A 5,00' IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES AS SAN VICENTE ROAD TO BE OFFERED TO THE COUNTY OF SAN DIEGO.
- C INDICATES AN EASEMENT FOR DOMESTIC WATER PURPOSES TO BE DEDICATED TO RAMONA MUNICIPAL WATER DISTRICT.

SOLAR ACCESS STATEMENT:
ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

DANE P. MCDUGALL, L.S. 9297

PARK LAND DEDICATION STATEMENT:
PROJECT OWNER/APPLICANT SHALL PROVIDE PAYMENT OF PARK-IN-LIEU FEES AS OUTLINED IN THE SAN DIEGO COUNTY PARK LAND DEDICATION ORDINANCE.

SAN DIEGO COUNTY FIRE PROTECTION DEDICATION NOTES:
• THE SITE IS WITHIN THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT.
• SPEED BUMPS ARE NOT PROPOSED AS THEY ARE NOT SUPPORTED

PREPARED BY: C&V CONSULTING, INC. 9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET	PREPARED FOR: WARMINGTON RESIDENTIAL 3090 PULLMAN STREET COSTA MESA, CA 92626 (714) 557-5511	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND DEVELOPMENT COUNTY OF SAN DIEGO VESTING TENTATIVE MAP 5665 APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00 VESTING TENTATIVE MAP	PROJECT NO. WARM-021 SHEET 1 OF 2
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PREPARED BY:
C&V
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WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
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COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND DEVELOPMENT
COUNTY OF SAN DIEGO
VESTING TENTATIVE MAP 5665
APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00
TRACT MAP LOT PLAN

PROJECT NO.
WARM-021
SHEET
2
OF
2

PUBLIC ACCESS EASEMENT EXHIBIT

(D) - Approximate location
of Proposed 5' Public
Access Easement

