

**BILLING INFORMATION:**

Rengaraj Thirupathi  
rthirup@gmail.com  
(858)243-2748

**DESIGNER INFORMATION:**

BLUPLAN STUDIO  
1223 3rd Ave Suite D, Chula Vista, CA 91911  
[admin@bluplanstudio.com](mailto:admin@bluplanstudio.com)  
(619)830-8110

**A1. PARCEL OVERVIEW**

**Assessor's Parcel Number (APN):** 307-061-06-00

**Address:** 0 Arroyo Sorrento Rd / Arroyo Sorrento Pl, San Diego, CA 92130

**Jurisdiction:** City of San Diego

**Lot Size:** 1.56 Acres (67,953 SF)

**Current Use:** Vacant, Undeveloped Land

**Topography:** Sloped; 25% or greater in some areas

**Access:** Arroyo Sorrento Pl & Arroyo Sorrento Rd

**Utilities:** Water, Sewer, and Electricity available nearby

**Legal Description:** SEC 30-14-3WNEQ (EX DOC97-213764) DOC91-300905 IN SWQ OF

**A2. ZONING & DEVELOPMENT STANDARDS**

- **Zoning Designation:** AR-1-1 (Agricultural-Residential Zone)
- **Community Plan Area:** Carmel Valley
- **Land Use Designation (GPLU/CPLU):** Spaced Rural Residential (1 DU/AC)
- **Overlay Zones:**
  - Multiple Habitat Planning Area (MHPA)
  - Very High Fire Hazard Severity Zone (VHFSZ)
  - Environmentally Sensitive Lands (ESL) - Yes (due to slope, MHPA, vegetation)
  - Sustainable Development Area - Yes
  - Transit Priority Area (TPA) - Yes
- **Setbacks:** Front - 25' / Side - 20' / Rear - 25'
- **Height Limit:** 30'



### A3. ENVIRONMENTAL & SITE CONSIDERATIONS

**MHPA:** Yes – will require biological analysis and possible development buffer

**Sensitive Vegetation:** Yes – protected species present

**Paleontological Sensitivity:** High – may require construction monitoring

**Slopes ≥ 25%:** Yes – triggers ESL protections

**Fire Risk:** Located in Very High Fire Hazard Severity Zone

**Flood Zone:** Zone X – minimal risk

### A4. SUBDIVISION POTENTIAL

**Eligibility:** **YES** — project qualifies for **Tentative Map Exemption (TME)**

**Proposed Split:** Two parcels (each approx. 0.78 acres)

**Pathway:**

**Step 1:** Submit for a TME — this initiates a ministerial review to determine required dedications, improvements, and subdivision eligibility.

**Step 2 (Optional but Advised):** After TME review and receipt of draft conditions, submit a Preliminary Review with a proposed parcel configuration. This ensures alignment with the City's development criteria before incurring Parcel Map filing costs.

**Step 3:** Upon City confirmation, file for a Parcel Map to legally record the subdivision.

### A5. ESTIMATED PROCESS & TIMELINE

Phase	Estimated Duration	Description
<b>Tentative Map Exemption (TME)</b>	2–3 Months	Determines required dedications and public improvements, eligibility for subdivision
<b>Preliminary Review</b>	2–3 Months	Confirms compliance of proposed parcel configuration with zoning, access, and environmental regulations
<b>Parcel Map Filing</b>	2–3 Months	Includes survey, notarized legal docs, and mapping
<b>Total Estimated Timeline</b>	6–9 months	Subject to responsiveness and city comments

## **A6. ESTIMATED FEES**

### **City Fees (Flat):**

Tentative Map Exemption: \$9,552.91

Administrative/Mapping Fees: \$840.74

Subtotal (TME Stage): ~\$10,393.65

### **Additional Fees (Case-by-Case):**

Environmental Study (if needed): \$1,317.15–\$25,000+

Parcel Map Filing: TBD (likely similar to TME fees)

Biological/Geotechnical Reports: Varies (\$5,000–\$15,000 typical)

Fire Consultant / Access Enhancements: TBD

Recommended Contingency: \$20,000–\$30,000 (excludes construction)

## **A7. SITE VISIT OBSERVATION**

**Date:** 05/29/2025

The site shows clear signs of existing City infrastructure along the road frontage, including curbs, gutters, ADA ramps, and storm drains, which all appear to be in good condition. There are sidewalks and ramps that suggest some grading and public improvements have already been made. Drainage systems like open slots and grated inlets are visible and seem to be functioning properly. We also saw capped water and sewer lines, as well as communication vaults and utility boxes, confirming that major services like SDG&E and telecom are available nearby. The terrain is mostly rolling with some steeper areas, and the brush appears unmanaged, which is typical for open-space lots. Overall, the soil looks dry and mostly undisturbed, with no visible signs of recent grading.

## **A8. CITY RESEARCH SUMMARY**

**Contact:** Bryan Young, City of San Diego DSD

**Meeting Date:** 07/17/2025

**Summary:**

I spoke with Bryan Young at the City, and we discussed your intent to split the lot into two parcels. He confirmed that a split is possible through the City's Tentative Map Exemption process, which allows certain subdivisions to move forward without a full discretionary review. However, he made it clear that there are still regulations we'll need to follow — including potential public improvements like curbs, utilities, or easements.

While the process doesn't involve public hearings or CEQA review, it still requires a full technical evaluation by the City. Bryan also recommended that after submitting the exemption, we do a Preliminary Review to confirm that the specific lot layout you're proposing will be accepted. This step can help avoid spending time and money on a configuration that might get rejected later. He also gave me links to the official bulletins and forms we'll need to start the process.

**Resources Provided:**

- [Information Bulletin 425 – Tentative Map Exemptions](#)
- [Mapping & Land Title Review](#)
- [Information Bulletin 503 – Development & Policy Approval Fees](#)
- [Information Bulletin 502 – Parcel Map Submittal Requirements](#)
- [Information Bulletin 513 – Preliminary Review Process](#)
- [Mapping Action Approvals Overview](#)
- [DS-380 Tentative Map Exemption Affidavit \(PDF\)](#)

**Disclaimer:**

This feasibility report is based on publicly available records, preliminary site observations, and communication with City staff as of the date noted. The information provided herein reflects our best understanding of current zoning, environmental constraints, and subdivision processes. This document is not a guarantee of approval, entitlement, or exact cost. All assumptions should be verified through official submittals, further studies, and agency reviews before final development decisions are made.