

RESOLUTION NUMBER R-296898

ADOPTED ON JULY 30, 2002

WHEREAS, Torrey View, LLC, Owner/Permittee, filed an application with the City of San Diego for Planned Development Permit [PDP] No. 41-0795 to construct two, four-story, corporate office buildings and associated features with a total of 200,100 feet of corporate office space on a 7.7 acre site known as the Campus at Torrey View project, located east of and adjacent to Interstate 5 and north of Carmel Mountain Road, and legally described as Lots 1 and 2, of Section 31, Township 14 South, Range 3 West, San Bernardino Base Meridian, in the Sorrento Hills Community Plan area, in the RM-2-5 zone which is proposed to be rezoned to the IL-2-1 zone; and

WHEREAS, on June 27, 2002, the Planning Commission of the City of San Diego considered PDP Permit No. 41-0795, and pursuant to Resolution No. 3282-PC voted to recommend City Council approval of the permit; and

WHEREAS, the matter was set for public hearing on July 30, 2002, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to PDP Permit No. 41-0795:

**A. PLANNED DEVELOPMENT PERMIT**

**1. The proposed development will not adversely affect the applicable land use plan.** The 7.7-acre site to be rezoned was originally zoned as industrial (old code MI-B zone) in the Sorrento Hills Community Plan, The 7.7-acre portion was previously reviewed for CEQA compliance as part of a larger 37.9-acre project (Torrey Reserve Gateway [TRG]) and partially

graded under Permit No. W 47808. An Environmental Impact Report (EIR No. 96-0464) was written for the TRG project and the site was rezoned with a Community Plan Amendment and proposed for apartment units (old code equivalent of RM-2-5). The current proposed rezone would change the existing multi-family zone on the 7.7-acre property back to the industrial use (IL-2-1) originally envisioned for this site. The industrial use is more suitable for this property due to the fact that the area is contiguous to the Carmel Mountain Road freeway interchange and the proximity to the UCSD campus and to accommodate the expanding need for industrial/high-tech/corporate office uses in the area, as well as access to transportation and future transit uses. Therefore, the proposed development will not adversely affect the applicable land use plan.

**2. The proposed development will not be detrimental to the public health, safety, and welfare.** The permit controlling the development, contains conditions addressing the project compliance with the City's Land Development Code and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and/or working in the area.

Conditions of approval included in the permit require conformance with the applicable regulations of the Land Development Code during construction and occupancy of the project. These conditions specifically address lighting, the generation of noise, the appearance of landscaping, the continues operation of the development, and all issues described by the Mitigation Monitoring and reporting Program to prevent adverse effects to those persons or other properties in the vicinity.

**3. The proposed development will comply with the regulations of the Land Development Code.** Specific conditions of approval require the continued compliance with all relevant regulations of the Land Development Code effective for this site and have been written as such into the Permit No. 41-0795. All relevant regulations shall be complied with at all times for the life of the project.

**4. The proposed development, when considered as a whole, will be beneficial to the community;** The 7.7-acre site to be rezoned was originally zoned as industrial (old code MI-B zone) in the Sorrento Hills Community Plan, The 7.7-acre portion was previously reviewed for CEQA compliance as part of a larger 37.9-acre project (TRG) and partially graded under Permit No. W 47808. An Environmental Impact Report (EIR No. 96-0464) was written for the TRG project and the site was rezoned with a Community Plan Amendment and proposed for apartment units (old code equivalent of RM-2-5). The current proposed rezone would change the existing multi-family zone on the 7.7-acre property back to the industrial use (IL-2-1) originally envisioned for this site. The industrial use is more suitable for this property due to the fact that the area is contiguous to the Carmel Mountain Road freeway interchange and the proximity to the UCSD campus and to accommodate the expanding need for industrial/high-tech/corporate office uses in the area, as well as access to transportation and future transit uses. Therefore, The proposed development, when considered as a whole, will be beneficial to the community.

**5. Any proposed deviations pursuant to Land Development Code section 126.0602(b)(1) are appropriate for this location and will result in a more desirable**

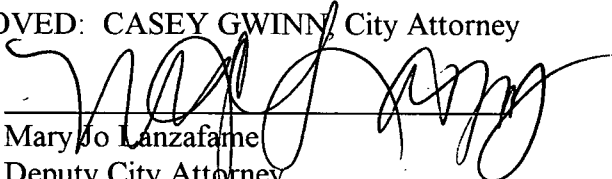
**project than would be achieved if designed in strict conformance with the development regulations of the applicable zone;** No deviations are proposed for the Campus at Torrey View project, nor are any deviations or variances needed to approve the project as proposed.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Planned Development Permit No. 41-0795 is granted to Torrey View, LLC, Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By

  
Mary Jo Lanzafame  
Deputy City Attorney

MJL:pev

8/26/02

Or.Dept:Clerk

R-2003-235

Form=permitr.frm

Reviewed by Farah Mahrazi

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT  
PERMIT INTAKE, MAIL STATION 501

**AND WHEN RECORDED MAIL TO**  
CITY CLERK  
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**PLANNED DEVELOPMENT PERMIT NO. 41-0795**  
**CAMPUS AT TORREY VIEW PROJECT NO. 1660 [MMRP]**  
CITY COUNCIL

This Permit is granted by the City Council of the City of San Diego to Torrey View LLC., Owner/ Permittee pursuant to the City of San Diego Land Development Code [LDC]. The 7.7- acre site is located east of and adjacent to I-5 and north of Carmel Mountain Road in the IL-2-1 zone of the Sorrento Hills Community Plan. The project site is legally described as Lots 1 and 2 of Section 31, Township 14 South, Range 3 West, San Bernardino Meridian.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/ Permittee to construct two, four-story, corporate office buildings and associated features with a total of 200,100 square feet of corporate office space described as, and identified by size, dimension, quantity, type and location on the approved Exhibit "A," dated July 30, 2002 on file in the Development Services Department. The facility shall include:

- a. Two, four-story, corporate office buildings and associated features with a total of 200,100 square feet of corporate office space;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking facilities; and
- d. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this permit, and any other applicable regulations of the Land Development Code in effect for this site.

1. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the Land Development Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [EAS] and any amendments thereto (16 U.S.C. § 1531 et seq.)
7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated July 30, 2002, on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit. It is the intent of the City that the Owner/Permittee of the property, which is the subject of this Permit, either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner/Permittee of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner/Permittee complies with all the conditions of this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove or modify the proposed permit and the condition(s) contained therein.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

10. The applicant shall comply with the Mitigation, Monitoring and Reporting Program (MMRP) as specified in Mitigated Negative Declaration Project No. 1660 (LDR 41-0795), satisfactory to the City Manager and the City Engineer. Prior to issuance of any grading permits and/or building permits, mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

Aesthetics  
Noise  
Transportation/Circulation  
Paleontological Resources  
Hydrology/Water Quality

**PLANNING/DESIGN REQUIREMENTS:**

11. No fewer than 660 off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A," dated July 30, 2002, on file in the Development Services Department. Parking spaces shall comply at all times with requirements of the SDMC/Land Development Code and shall not be converted for any other use unless otherwise authorized by the City Manager.

12. There shall be compliance with the regulations of the underlying zone unless a deviation or variance to a specific regulation is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

13. The heights of the buildings or structures shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.

14. A topographical survey conforming to the provisions of the LDC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Permittee.

15. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

16. No building additions, including patio covers, shall be permitted unless approved by the homeowners association and the Director of Development Services Department. Patio covers may be permitted only if they are consistent with the architecture of the dwelling unit.

17. Any proposed roof top equipment shall be located within a completely enclosed structure. The tops and sides may include grillwork, louvers and latticework which shall be painted to match the color of the roof top.

18. Parking garage trellis' shall be painted a natural wood color to blend in with the proposed landscaping. The landscape plan (Exhibit "A," dated July 30, 2002, on file in the Development Services Department) shall be modified to extend the central parking bay's trellis structure of the eastern three-story half of the parking structure to the satisfaction of the Director of the Development Services Department in order to screen the direct views from the residential units adjacent to the northerly property line of the project towards the vehicles parked on the top level.

19. Any roof top satellite dishes proposed in the future shall be painted the same color as the roof.

20. Parking garage trellis' shall be painted a natural wood color to blend in with the proposed landscaping.

21. Carpool parking spaces shall be clearly labeled and conveniently located near the building entrance.
22. Shower and locker facilities shall be provided on site for bicycle commuters and other tenants of the buildings and shall be free-of-charge.
23. Prior to the issuance of any building permits, complete outdoor lighting information shall be submitted to Planning and Development Review Department, Land Development Review Division for review and approval. Complete lighting information shall include a plan view photometric analysis indicating isofoot candle plot and a point by point plot to include all areas within the private property and to extend a minimum of fifty feet beyond the property line, construction details as necessary to direct installation of the outdoor lighting system, manufacturers name, visors, prisms, lenses and reflectors and a lighting plan locating each fixture in plan view and a legend. The outdoor lighting system shall be designed, manufactured and installed to allow shading, adjusting and shielding of the light source so all outdoor lighting is directed to fall only onto the same premises as light sources are located.
24. Prior to issuance of any occupancy permit, a night inspection shall be required to verify compliance of the outdoor lighting system. No light shall be directed to fall outside of the property line. Light levels along the perimeter of the property shall be measured no higher than three footcandles. Light levels throughout the development shall be the least practical level necessary to effectively illuminate the operation. Sky glow of light halo shall be reduced to the greatest extent practical and in no case shall initial light levels be measured exceeding eight footcandles anywhere within the site. The Owner/Permittee, or an authorized representative, shall provide an illuminance meter to measure light levels as required to establish conformance with the conditions of this permit during the night inspection. Night inspections may be required additional fees as determined by the Director of the Development Services Department.
25. Health club amenities, supportive commercial and/or private recreational uses shall be provided in substantial conformance to the size and location as shown on Exhibit "A" dated July 30, 2002, on file in the Development Services Department. Health Club amenities supportive commercial and/or private recreational uses' hours open for business shall be limited to 6:00 a.m. to 9:00 p.m. Monday through Friday.
26. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.
27. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.
28. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.



29. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.

30. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed structure whose top and sides may include grillwork, louvers and latticework.

31. No merchandise, material or equipment shall be stored on the roof of any building.

32. No mechanical equipment shall be erected, constructed, or enlarged on the roof of any building on this site, unless all such equipment is contained within a completely enclosed architecturally integrated structure.

33. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (Land Development Code) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," dated July 30, 2002, on file in the Development Services Department.

34. The finished exterior building material shall be a medium to dark earth tone color made of stone or tile.

35. The Permittee shall provide for rental or lease support commercial uses on the ground floor subject to the following conditions:

- a) If each building is occupied by more than one tenant the total minimum square footage shall be 3,500 and shall be open to the public or;
- b) If a single tenant occupies the entire site the minimum square footage requirement shall be reduced to 2,000 square feet and shall not be required to be open to the public or;
- c) If a single tenant occupies each building the minimum square footage requirement shall be reduced to 2,000 square feet. At least 1,000 square feet shall be located in each building and shall not be required to be open to the public or;

d) If a single tenant occupies one building and the second building is occupied by more than one tenant, the minimum square footage requirement shall be reduced to 2,000 square feet. At least 1,000 square feet shall be located in the multi-tenant building and shall be open to the public.

36. Support commercial uses shall include the retail sales and commercial uses allowed under the IL-2-1 zone as set forth on Table 131-06B in SDMC section 131.0622.

37. The Permittee shall provide outdoor seating and eating areas on site consistent with stamped Exhibit "A," dated July 30, 2002, on file in the Development Services Department.

38. Biotechnical research and manufacturing using biological or chemical materials shall not be permitted on the site.

**TRANSPORTATION DEVELOPMENT REQUIREMENTS:**

39. The applicant shall provide a traffic signal at the intersection of Carmel Mountain Road and the project's main access, satisfactory to the City Engineer.

40. The applicant shall provide a minimum of 250' left-turn storage length plus transition at the intersection of Carmel Mountain Road and the project's main access, satisfactory to the City Engineer.

41. The applicant shall provide a minimum of 44' wide pavement at the project's main entrance, satisfactory to the City Engineer.

42. The applicant shall construct westbound right-turn lane at the intersection of Carmel Mountain Road/I-5 Northbound on/off ramps, satisfactory to the City Engineer.

43. The applicant shall transfer the appropriate average daily trips to support the proposed project.

44. California Department of Transportation [CALTRANS] review is required due to the proximity of the proposed project to the planned I-5/Carmel Mountain Road Interchange.

**ENGINEERING REQUIREMENTS:**

45. Prior to the issuance of any building permits, the applicant shall obtain a grading permit from the City Engineer [referred to as an Engineering Permit] for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Land Development Code in a manner satisfactory to the City Engineer.

46. The drainage system proposed with this development is subject to approval by the City Engineer.

47. Development of this project shall comply with all requirements of State Water Resources Control Board [SWRCB] Order No. 92-08-DWQ (NPDES General Permit No. CAS000002), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrently with the commencement of grading activities, and a complete and accurate Notice Of Intent [NOI] shall be filed with the SWRCB.

48. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received.

In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 92-08-DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 92-08-DWQ.

49. Prior to building occupancy, the applicant shall conform to the Land Development Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way satisfactory to the permit-issuing authority.

50. Prior to the issuance of any permits, applicant shall obtain a letter of concurrence from CALTRANS and comply with all conditions required by CALTRANS and obtain a letter of concurrence from MTDB for work in the transit right-of-way.

51. Prior to the issuance of any building permit, applicant shall assure by permit and bond the eight feet widening of Carmel Mountain Road at the project frontage satisfactory to the city engineer.

#### **LANDSCAPING REQUIREMENTS**

52. Prior to issuance of any grading, or building permits, complete landscape construction documents, including plans, details and specifications (including a permanent automatic irrigation system unless otherwise approved), shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated July 30, 2002, on file in the Development Services Department. No change,

modification or alteration shall be made unless appropriate application or amendment of this Permit shall have been granted.

53. Prior to issuance of any Certificate of Occupancy it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections and to obtain a No Fee Street Tree Permit for the installation, establishment and on-going maintenance of all street trees. Copies of these approved documents must be submitted to the City Manager.

54. All required landscape shall be maintained in a disease, weed and litter free condition at all times and shall not be modified or altered unless this Permit has been amended. Modifications such as severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The Owner/Permittee, shall be responsible to maintain all street trees and landscape improvements consistent with the standards of the Landscape Technical Manual.

55. If any required landscape (including, but not limited to, existing or new plantings, hardscape, landscape features) indicated on the approved plans is damaged or removed during demolition, it shall be repaired or replaced in kind and equivalent size per the approved plans within thirty days of completion of construction by the Permittee. The replacement size of plant material after three years shall be the equivalent size of that plant at the time of removal (the largest size commercially available or an increased number) to the satisfaction of the City Manager.

56. The Permittee or subsequent Owner shall be responsible for the maintenance of all street trees and landscape improvements (right-of-way and median landscaping) consistent with the Landscape Standards. A Landscape Maintenance Agreement and bond shall be entered into prior to issuance of any grading or construction permit. The agreement and bond shall be renewed each year until such time that another approved entity assumes responsibility such as a home owners association or a Landscape Maintenance District.

57. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape and irrigation plans on duplicates of improvement plans shall be submitted to the City Manager for approval. Plans, details and specifications (including maintenance specifications), and landscape Improvement plans shall indicate each street tree by station points and staking in the field with a lodge pole tree stake prior to any utilities stub-outs. Tree stakes shall remain in place until trees are planted.

58. Immediate installation of slope planting and erosion control, including seeding of all disturbed land (slopes and pads) and associated irrigation systems (temporary and/or permanent) is considered to be in the public's interest. Planting of all graded slopes shall be accomplished prior to any issuance of a build permit for structures. A letter of substantial conformance from the landscape architect or designer shall be submitted to the city manager for approval

59. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation plans, details and specifications (including maintenance specifications), shall be submitted to the City Manager for approval.

60. Prior to issuance of any construction permits for parking structures, the Permittee shall submit on the planting and irrigation plans a signed statement by a Registered Structural Engineer indicating that supporting structures are designed to accommodate the necessary structural loads and associated planting and irrigation.

61. The Permittee or subsequent Owner shall be responsible for the maintenance of all street trees and landscape improvements (right-of-way and median landscaping) consistent with the Landscape Standards. A Landscape Maintenance Agreement and bond shall be entered into prior to the issuance of any grading or construction permit. The agreement and bond shall be renewed each year until such time that another approved entity assumes responsibility such as a home owners association or a Landscape Maintenance District.

62. Prior to issuance of any engineering permits for grading, complete Brush Management, planting and irrigation plans, details and specifications (including maintenance specifications), shall be submitted to the City Manager for approval. All plans shall indicate the brush management zones depths by dimension.

63. All landscaping in the I.O.D. area shall be ground covers and shrubs, which shall be relocated to the adjacent landscape area when the trolley construction began.

#### **WATER REQUIREMENTS**

64. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) and the removal of existing unused services adjacent to the project site in a manner satisfactory to the Water Department Director and the City Engineer. All new water services shall connect to the 330 hydraulic grade line.

65. All on-site water facilities shall be private including domestic, irrigation, and fire systems. The Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.

66. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Proposed public water facilities, as shown on approved Exhibit "A," dated July 30, 2002, on file in the Development Services Department, shall be modified to comply with standards at final engineering.

## **WASTEWATER REQUIREMENTS**

67. The developer shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's sewer design guide. Proposed facilities that do not meet the current standards shall be private or re-designed.
68. All proposed on-site sewer facilities will be private.
69. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

## **GEOLOGY REQUIREMENTS**

70. Prior to issuance of any engineering permit for improvement or grading plans, an updated geotechnical investigation report will be required to be submitted for review and approval by LDR Geology. The geotechnical investigation should be prepared in accordance with the most recent edition of the City of San Diego Technical Guidelines for Geotechnical Reports.

## **INFORMATION ONLY**

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.

APPROVED by the City Council of the City of San Diego by Resolution No. R-296898, dated July 30, 2002.

AUTHENTICATED BY THE CITY MANAGER

By \_\_\_\_\_

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The undersigned Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Permittee hereunder.

TORREY VIEW, LLC  
Owner/Permittee

By \_\_\_\_\_

By \_\_\_\_\_

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1180 et seq.**