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RESOLUTION NUMBER R- 304294

DATE OF FINAL PASSAGE OCT 21 2008

A RESOLUTION OF THE COUNCIL OF THE CITY
OF SAN DIEGO APPROVING VESTING TENTATIVE
MAP NO. 183196 FOR QUARRY FALLS PROJECT
NO. 49068.

WHEREAS, Quarry Falls, LLC., and Sudberry Properties/Entitlement L.P., Applicant/Subdivider, and TCB/Aecom, P&D Consultants, Engineer, submitted an application with the City of San Diego for a [Vesting Tentative Map [VTM] No. 183196], for the redevelopment of an existing mining site known as the Quarry Falls Project, located on the north side of Friars Road between I-805 and Mission Center Road and legally described as Portions of Pueblo Lands 1109,1173,1174,1182,1183, 1184, and 1186, in the City of San Diego, County of San Diego, State of California in the proposed OP-2-1, RS-1-7, RM-1-1, RM-2-4, RM-3-7, RM-3-8, RM-3-9, RM-4-10, CC-3-5, and IL-3-1 zones within the Mission Valley and Serra Mesa Community Plan areas; and

WHEREAS, the vesting tentative map proposes the subdivision of a 230.5-acre site into seventy-eight lots; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, this subdivision is a condominium project as defined in section 1350 et seq. of the California Civil Code and filed pursuant to the California Subdivision Map Act [Map Act]. The total number of residential condominium dwelling units is 4,780; and

WHEREAS, on September 18, 2008, the Planning Commission of the City of San Diego considered VTM No. 183196 and pursuant to Resolution No. 4447-PC voted to recommend City Council approval of the VTM; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter required the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on OCT 21 2008, testimony 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 City Council of the City of San Diego, that it adopts the following findings with respect to VTM No. 183196:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan. (Land Development Code [LDC] section 125.0440 and Subdivision Map Act sections 66473.5, 66474(a), and 66474(b)).
2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code. (LDC section 125.0440(b)).
3. The site is physically suitable for the type and density of development. (LDC section 125.0440(c) and Subdivision Map Act sections 66474(c) and 66474(d)).
4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. (LDC section 125.0440(d) and Subdivision Map Act sections 66474(e)).
5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare. (LDC section 125.0440(e) and Subdivision Map Act section 66474(f)).

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. (LDC section 125.0440(f) and Subdivision Map Act section 66474(g)).

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (LDC section 125.0440(g) and Subdivision Map Act section 66473.1).

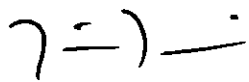
8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources. (LDC section 125.0440(h) and Subdivision Map Act section 66412.3).

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

BE IT FURTHER RESOLVED, that Vesting Tentative Map No. 183196 is granted to Quarry Falls, LLC, Sudberry Properties/Entitlement, LP, a California Limited Liability Company, Applicant/Subdivider, and TCB/Aecom, P & D Consultants, Engineer, subject to the attached conditions which are made a part of this resolution by reference.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By



Nina M. Fain
Deputy City Attorney

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CONDITIONS FOR TENTATIVE MAP NO. 183196

QUARRY FALLS PROJECT NO. 49068

ADOPTED BY RESOLUTION NO. R- 304294 ~~4~~N OCT 21 2008

GENERAL

1. This Vesting Tentative Map will expire OCT 21 2011.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Maps, unless otherwise noted.
3. Prior to the issuance of the Final Maps, taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition.
4. The Final Maps shall conform to the provisions of Master Planned Development Permit No. 183193/Site Development Permit No. 183192, and Conditional Use Permit No. 183194, and the Quarry Falls Specific Plan.
5. The Owner/Subdivider shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Subdivider of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Subdivider shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Subdivider shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Subdivider regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Subdivider shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Subdivider.

AFFORDABLE HOUSING

6. Prior to recordation of the first Final Map within the Quarry Falls Specific plan, the Owner/Subdivider shall enter into a Master Affordable Housing Agreement recorded against Quarry Falls with the San Diego Housing Commission to assure 10 percent of the total residential units to be constructed in Quarry Falls will be constructed and occupied as affordable housing Units.

LDR WASTEWATER REVIEW

7. All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide. Unless approved as a deviation to standards, proposed facilities that do not meet the current standards shall be private or re-designed. Re-design may include, but not limited to, land form modification and changes to street alignments.
8. The Owner/Subdivider or assigned designee shall provide the City with an engineering analysis to demonstrate that with the introduction of the recycled water plant there is adequate flow/velocity in the planned and existing sewer lines to maintain the solids in suspension and minimize odors.
9. All proposed private sewer facilities that serve more than one lot are to be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide. Accordingly, a sewer study, improvement drawings, and inspections by the Field Engineering Division shall be required.
10. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check. In addition, the Owner/Subdivider shall submit calculations, satisfactory to the Metropolitan Wastewater Department Director [MWDD], for sizing of the proposed sewer lateral from the property line to its connection with the public sewer main.
11. The Owner/Subdivider shall provide evidence, satisfactory to the MWDD, indicating that each dwelling unit will have its own sewer lateral, or Covenants, Conditions and Restrictions [CC&Rs] will be recorded for the operation and maintenance of on-site private sewer facilities that serve more than one unit.
12. Sewer laterals shall not exceed 15 feet in depth.

13. At the time of plan check sewer calculations will be required for any main that is deeper than 15 feet unless using a stronger classification per the Sewer Design Guide.
14. If there is a raised median proposed at the turn around area for Creekside Park Lane, at the time of plan check show sleeve sewer main along median and 10 feet beyond both sides of the curb. Also, at the time of plan check either show a sleeve for proposed sewer main which is about 5 feet from the Rio San Diego Drive median curb or move the proposed pipeline to the southern side of the road.

LDR – TRANSPORTATION DEVELOPMENT

15. Qualcomm Way between Friars Road and Quarry Falls Boulevard [QFB] is a proposed road classified as a modified 6-lane urban major with a design speed of 45 m.p.h. As part of Phase B of the Quarry Falls Specific Plan, the Subdivider shall dedicate a 130 foot right-of-way and construct 100 feet curb to curb with a 16 foot wide raised center median, curb, gutter, and a 6 foot wide non-contiguous sidewalk within a 15 foot curb to property line distance, satisfactory to the City Engineer.
16. QFB between Qualcomm Way and Franklin Ridge Road is a proposed road classified as a modified 4-lane urban collector with left turn pockets with a design speed of 35 m.p.h. As part of Phase B of the Quarry Falls Specific Plan, the Subdivider shall dedicate a 124 foot right-of-way and construct 94 feet curb to curb with a 14 foot wide raised center median, curb, gutter, and a 6 foot wide non-contiguous sidewalk within a 15 foot curb to property line distance, satisfactory to the City Engineer.
17. QFB from Mission Center Road to approximately 700 feet east of Mission Center Road (Murray Canyon Apartment's easterly property line) is classified as a modified 4-lane urban collector roadway requiring 85 feet curb to curb width within 110 feet right-of-way. As part of Phase A of the Quarry Falls Specific Plan, the Subdivider shall dedicate a 61 feet of right-of-way along this segment of roadway and shall construct 36 feet of pavement, 13 feet of raised center median, curb, gutter and a 6 foot wide non-contiguous sidewalk within a 15 curb to property line distance; and, modify the existing traffic signal at QFB and Mission Center Road, satisfactory to the City Engineer. This construction shall be coordinated with the roadway improvements for the Murray Canyon Apartments project, satisfactory to the City Engineer.
18. QFB from approximately 700 feet east of Mission Center Road (Murray Canyon Apartment's easterly property line) to Via Alta is a proposed road classified as a modified 4-lane urban collector with left turn pockets with a design speed of 35 m.p.h. As part of Phase A of the Quarry Falls Specific Plan, the Subdivider shall dedicate a 122 foot right-of-way and construct 92 feet of pavement with a 20 foot wide raised center median, curb, gutter, and a 6 foot wide non-contiguous

sidewalk within a 15 foot curb to property line distance, satisfactory to the City Engineer.

19. QFB between Via Alta and Russell Park Way is a proposed road classified as a modified 4-lane urban collector with left turn pockets with a design speed of 35 m.p.h. As part of Phase A of the Quarry Falls Specific Plan, the Subdivider shall dedicate a 129 foot right-of-way and construct 99 feet of pavement with a 20 foot wide raised center median, curb, gutter, and a 6 foot wide non-contiguous sidewalk within a 15 foot curb to property line distance, satisfactory to the City Engineer.
20. QFB between Russell Park Way and Qualcomm Way is a proposed road classified as a modified 4-lane urban collector with left turn pockets with a design speed of 35 m.p.h. As part of Phase B of the Quarry Falls Specific Plan, the Subdivider shall dedicate a 129 foot right-of-way and construct 99 feet of pavement with a 20 foot wide raised center median, curb, gutter, and a 6 foot wide non-contiguous sidewalk within a 15 foot curb to property line distance, satisfactory to the City Engineer.
21. Via Alta between Creekside Park Lane and Franklin Ridge Road is a proposed road classified as a modified 2-lane collector with left turn pockets with a design speed of 35 m.p.h. As part of Phase B of the Quarry Falls Specific Plan, the Subdivider shall dedicate an 86 foot right-of-way and construct 56 feet curb to curb with a 16 foot wide raised center median, curb, gutter, and a 6 foot wide non-contiguous sidewalk within a 15 foot curb to property line distance, satisfactory to the City Engineer.
22. As part of Phase B of the Quarry Falls Specific Plan, the Subdivider shall construct a cul-de-sac with a 50 foot curb radius, a 67 foot right-of-way radius, curb, gutter, and a 6 foot wide non-contiguous sidewalk within a 15 foot curb to property line distance at the northerly terminus of Via Alta satisfactory to the City Engineer.
23. Community Lane between QFB and its northerly terminus is a proposed road classified as a 2-lane sub-collector with a design speed of 30 m.p.h. As part of Phase C of the Quarry Falls Specific Plan, the Subdivider shall dedicate a 64 foot right-of-way and construct 34 feet curb to curb, curb, gutter, and a 6 foot wide non-contiguous sidewalk within a 15 foot curb to property line distance, satisfactory to the City Engineer.
24. As part of Phase C of the Quarry Falls Specific Plan, the Subdivider shall construct a cul-de-sac with a 50 foot curb radius, a 65 foot right-of-way radius, curb, gutter, and a 6 foot wide non-contiguous sidewalk within a 15 foot curb to property line distance at the northerly terminus of Community Lane satisfactory to the City Engineer.

25. Franklin Ridge Road between QFB and Via Alta is a proposed road classified as a modified 2-lane collector with left-turn pockets with a design speed of 35 m.p.h. As part of Phase C of the Quarry Falls Specific Plan, the Subdivider shall dedicate an 86 foot right-of-way and construct 56 feet curb to curb with a 16 foot wide raised center median, curb, gutter, and a 6 foot wide non-contiguous sidewalk within a 15 foot curb to property line distance, satisfactory to the City Engineer.
26. As part of Phase D of the Quarry Falls Specific Plan, the Subdivider shall construct a cul-de-sac with a 50 foot curb radius, a 65 foot right-of-way radius, curb, gutter, and a 6 foot wide non-contiguous sidewalk within a 15 foot curb to property line distance at the southerly terminus of Franklin Ridge Road satisfactory to the City Engineer.
27. Creekside Park Lane between Mission Center Road and Via Alta is a proposed road classified as a 2-lane collector with a design speed of 30 m.p.h. As part of Phase A of the Quarry Falls Specific Plan, the Subdivider shall dedicate a minimum 66 foot right-of-way and construct 36 feet curb to curb, curb, gutter, and a 6 foot wide non-contiguous sidewalk within a 15 foot curb to property line distance, satisfactory to the City Engineer.
28. As part of Phase A of the Quarry Falls Specific Plan, the Subdivider shall construct a cul-de-sac with a raised center island radius of 50, an 80 foot curb radius, a 95 foot right-of-way radius, curb, gutter, and a 6 foot wide non-contiguous sidewalk within a 15 foot curb to property line distance at the intersection of Creekside Park Lane and Via Alta satisfactory to the City Engineer.
29. The southern end of Russell Park Way between Friars Road and Quarry Falls Road is a proposed road classified as a modified 2-lane collector with a design speed of 35 m.p.h. As part of Phase A of the Quarry Falls Specific Plan, the Subdivider shall dedicate a 98 foot right-of-way and construct 68 feet curb to curb with a 28 foot wide raised center median, curb, gutter, and a 6 foot wide non-contiguous sidewalk within a 15 foot curb to property line distance Russell Park Way.
30. The northern end of Russell Park Way between Friars Road and Quarry Falls Road is a proposed road classified as a modified 4-lane urban collector with a design speed of 35 m.p.h. As part of Phase A of the Quarry Falls Specific Plan, the Subdivider shall dedicate a 112 foot right-of-way and construct 82 feet curb to curb with a 10 foot wide raised center median, curb, gutter, and a 6 foot wide non-contiguous sidewalk within a 15 foot curb to property line distance, satisfactory to the City Engineer.
31. Friars Road is classified as a 6-lane expressway between Mission Center Road and Interstate 805. As part of Phase A of the Quarry Falls Specific Plan, the Subdivider shall construct a minimum 6 foot wide non-contiguous sidewalk

within a minimum 22 foot wide curb to property line distance, and near the intersection of Friars Road with Russell Park Way, the Subdivider shall install a minimum 12 foot wide westbound acceleration/deceleration on Friars Road, satisfactory to the City Engineer.

32. Mission Center Road is classified as a 6-lane major roadway between Friars Road and the proposed Quarry Falls Specific Plan, the Subdivider shall dedicate and improve Mission Center Road to provide a 4 foot to 24 foot wide raised center median and an additional 12 foot wide northbound lane with new City standard full-height curb, gutter, and a minimum 6 foot wide non-contiguous sidewalk within a minimum 15 foot curb to property line distance, satisfactory to the City Engineer.
33. The Subdivider shall install or modify traffic signals at the following locations, satisfactory to the City Engineer:
 1. Mission Center Road at QFB
 2. Via Alta at QFB
 3. Russell Park Way at QFB
 4. Unnamed Driveway ("M Street 1") at Russell Park Way
 5. Community Lane at QFB
 6. Franklin Ridge Road at QFB
 7. Creekside Park Lane at Mission Center Road
 8. Qualcomm Way at QFB
34. The Owner/Subdivider shall control all proposed mid-block pedestrian crosswalks, satisfactory to the City Engineer. The Owner/Subdivider shall construct pedestrian traffic signals for all proposed mid-block crossings on QFB, satisfactory to the City Engineer.

WATER REQUIREMENTS

35. Prior to the approval of any public improvement drawings, the Subdivider shall provide acceptable potable and reclaimed water studies satisfactory to the Water Department Director. The studies shall plan the pressure zone(s) and water facilities necessary to serve this development, including potable redundancy, consistent with previously accepted studies in this area. If phasing of the development is proposed, then a phasing plan shall be included in the studies.
36. The Subdivider shall design and construct all public water facilities, both potable and reclaimed, as required in the accepted water studies for Quarry Falls, necessary to serve this development. Water facilities, as shown on the approved tentative map, will require modification based on the accepted water studies and to maintain redundancy throughout construction phasing at final engineering.

37. The Owner/Subdivider or assigned designee shall design and construct all proposed reclaimed water facilities in the public right-of-way 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 thereto. Wastewater and water facilities as shown on the approved Exhibit "A" shall be revised at final engineering to comply with standards.
38. The Subdivider shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. If more than two fire hydrants or thirty dwelling units are located on a dead-end main then the Subdivider shall install a redundant water system satisfactory to the Water Department Director.
39. The Subdivider shall grant adequate water easements, including vehicular access to each appurtenance (meters, blow offs, valves, fire hydrants, etc.), for all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Water Department Director.
40. The Subdivider shall process Encroachment Maintenance and Removal Agreement [EMRA] for all acceptable encroachments, including but not limited to, structures, enhanced paving, or landscaping, into any easement containing public water facilities. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.
41. The Subdivider shall design and construct all irrigations systems to utilize reclaimed water in a manner satisfactory to the Water Department Director.
42. The Subdivider shall provide CC&Rs for the operation and maintenance of any on-site private water facilities that serve or traverse more than a single dwelling unit or common area.
43. The Subdivider agrees to design and construct all proposed public water facilities, including but not limited to services, meters and easements, 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. Water facilities shall be modified at final engineering to comply with standards.

LDR - ENGINEERING REVIEW

44. All Final Maps shall comply with Master Planned Development Permit No. 183193/Site Development Permit No. 183192, Conditional Use Permit No. 183194, and the Quarry Falls Specific Plan.
45. Prior to Recordation of the Final Map for Lots 40, P27-P31 and S17, the Subdivider shall record an Irrevocable Offer of Dedication for a possible future

road connection from Franklin Ridge Road to Phyllis Place, satisfactory to the City Engineer.

46. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the SDMC.
47. Pursuant to City Council Policy 600-20, the Subdivider shall provide evidence to ensure that an affirmative marketing program is established.
48. The Subdivider shall provide two curb ramps at each corner at each new street intersection.
49. The Subdivider shall provide mutual access and private drainage easements as required.
50. All driveways and curb openings shall comply with City Standard Drawings G14B, G-16, and SDG-100.
51. The Subdivider shall provide adequate corner sight distance at all street intersections and driveways in conformance with American Association of State Highway and Transportation Officials Standards.
52. The Subdivider shall construct a sidewalk on the north side of Friars Road from the easterly subdivision boundary easterly to meet the existing sidewalk east of I-805.
53. The Subdivider shall provide an exclusive emergency access drive from Kaplan Drive to Via Alta consisting of a rolled curb in lieu of a standard driveway curb cut with controlled access, satisfactory to the Fire Department and the City Engineer. The emergency access point shall be designed to allow pedestrian and bicycle circulation.
54. The Subdivider shall grant the City storm water storage easements over all basins.
55. The Subdivider shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code [SDMC] in a manner satisfactory to the City Engineer.
56. All mass graded lots/areas shall have temporary desilting basins.
57. Prior to the issuance of any construction permit, the Subdivider shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices [BMP's] maintenance.

58. Prior to the issuance of any construction permit, the Subdivider shall incorporate any construction BMPs necessary to comply with City Grading Regulations within Chapter 14, Article 2, Division 1 of the SDMC, into the construction plans or specifications.
59. Prior to the issuance of any construction permit the Subdivider shall incorporate and show the type and location of all post-construction BMP's on the final construction drawings, in accordance with the approved Water Quality Technical Report.
60. The drainage system proposed for this subdivision, as shown on the approved Vesting Tentative Map, is subject to approval by the City Engineer.
61. The Subdivider is permitted to file up to nine final maps. The Subdivider may file final maps out of numerical sequence, subject to City Engineer review of the off-site improvements in connection with each unit. The City Engineer may require modifications to said improvements for compliance with City standards, guidelines, and requirements.
62. The Subdivider has reserved the right to record multiple final maps over the area shown on the approved Vesting Tentative Map. In accordance with Article 66456.1 of the Subdivision Map Act, the City Engineer shall retain the authority to review the areas of the Vesting Tentative Map the Subdivider is including in each final map. The City Engineer may impose reasonable conditions relating to the filing of multiple final maps, in order to provide for orderly development, such as off-site public improvements, that shall become requirements of final map approval for a particular unit.
63. Development of this project shall comply with all requirements of State Water Resources Control Board [SWRCB] Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CAS0108758), 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 implemented concurrently with the commencement of grading activities, and a Notice of Intent [NOI] shall be filed with the SWRCB.
64. 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. 99-08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99-08 DWQ.

65. Whenever street rights-of-way are required to be dedicated, the Subdivider shall provide the right-of-way free and clear of all encumbrances and prior easements. The Subdivider shall secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
66. The Subdivider shall coordinate with SANDAG and MTS for the location and design of potential future bus routes and facilities within the project.

LDR – PARK DEVELOPMENT

67. Prior to recordation of the first Final Map, the Owner/Subdivider shall enter into a park development agreement for the acquisition, design, construction, method of their reimbursement, and maintenance for all on-site population-based public park acreage.
68. A public access easement shall be dedicated over the trail portion of Lots P9-14, P19, P21-25 and any other trail that provides for public access to public park land or open space.

MAPPING

69. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
70. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
71. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.

All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

72. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
73. "California Coordinate System means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone

for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

74. The Final Maps shall:

- a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid to ground distances shall be shown on the map.

INFORMATION:

- The approval of this Vesting Tentative Map by the City Council of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC section 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code section 66020.

- Where in the course of development of private property, public facilities are damaged or removed the property owner shall at no cost to the City obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer. SDMC section 142.0607.
- The Owner/Subdivider shall pay any fees in effect at the issuance of building permits.

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