

RESOLUTION NUMBER R- **315333**
DATE OF FINAL PASSAGE **FEB 05 2024**

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING TENTATIVE MAP NO. 2421177
AND EASEMENT VACATION NO. 2410324 TO
CONSOLIDATE AND SUBDIVIDE THE EXISTING LOTS
INTO FIVE NEW LOTS, AND TO VACATE CERTAIN
PUBLIC EASEMENTS WHICH WILL NO LONGER BE
NEEDED TO SERVE A PUBLIC USE, ALL A PART OF THE
SCRIPPS MERCY SAN DIEGO HOSPITAL CAMPUS
PROJECT, LOCATED AT 4077 FIFTH AVENUE.

WHEREAS, Scripps Health, Owner, and Coffey Engineering, submitted an application to the City of San Diego for a Tentative Map No. 2421177 and Easement Vacation No. 2410324 for the Scripps Mercy San Diego hospital campus, to demolish existing structures; construct new medical office and hospital space, with parking, and to consolidate and subdivide the existing lots into five new lots, and to vacate certain public easements which will no longer be needed to serve a public use. The 21.19-acre project site is located at 4077 Fifth Avenue, encompassing an area generally east of Fourth Avenue, north of Washington Street, west of Eighth Avenue, and south of the alley south of Arbor Drive, within the CC-3-8, CC-3-9, OC-1-1, and OR-1-1 within the Uptown Community Plan area. The property is legally described as Lots 7, 8, 9, 10, and a portion of Lot 28 in Block 3 of Hillcrest Map No. 1024, and a portion of Lot 2 of Mercy Subdivision Map No. 5252, together with a portion of an adjoining alley vacated and closed to public use; Lots 12, 13, and 14 of Block 3 of Hillcrest Map No. 1069; Parcels 1 and 2 of Parcel Map No. 15947; Lots 36 through 50 inclusive, a portion of Lots 51, 52, and 53, and lots 74 to 91 inclusive, and Lot 36A, all in Block 1, and Lots 37A and 38A in Block 3 of D.B. Williams Subdivision Map No. 855; Parcels 1 and 2 of Parcel Map No. 18598, and adjoining portions of Fifth Avenue, Montecito Way, and Sixth Avenue as vacated and closed to public use; and

WHEREAS, the Map proposes the consolidation Subdivision of a 21.19 acre site into five Lots; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f); and

WHEREAS, on December 14, 2023, the Planning Commission of the City of San Diego considered Tentative Map No. 2421177 and Easement Vacation No. 2410324, and pursuant to Resolution No. PC- 5207 Planning Commission voted to recommend City Council approval of the map; and

WHEREAS, on February 5, 2024, the City Council of the City of San Diego considered Vesting Tentative Map No. 2421177 and Easement Vacation No. 2410324, and pursuant to San Diego Municipal Code sections 125.0440, and 125.1040 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; and

WHEREAS, the Office of the City Attorney has drafted this resolution based on the information provided by City staff including information provided by affected third parties and verified by city staff, with the understanding that this information is complete, true, and accurate; and

WHEREAS, under San Diego Charter section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals

affected by the decision and where the City Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2421177:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan. The project includes the demolition of an existing hospital building, related medical buildings, and parking facilities to make way for construction of a new hospital building, related medical buildings, parking facilities, and the expansion of the Central Energy Plant and two utility yards. The project site is designated for Community Commercial and Institutional Use in the Medical Complex neighborhood of the Uptown Community Plan. In addition, there are vegetated slopes that are undeveloped and designated as Open Space in the Uptown Community Plan.

The proposed project is redevelopment of the Mercy Medical Complex, and the proposed subdivision to consolidate the existing lots into five lots will not alter the existing land use plan. The construction of new medical offices, a hospital, and related facilities are consistent with the Community Plan land use policy which supports the intensification of existing hospital uses on institutionally-designated areas. The proposed Tentative Map to allow the consolidation of existing lots and subdivision into five lots will not result in impacts to or inconsistencies with the Uptown Community Plan, as the proposed development of the subdivision is consistent with the plan. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code. The proposed development is governed by an existing Conditional Use Permit and Site Development Permit, and the companion approvals to this Tentative Map include a Planned Development Permit, amendment to Conditional Use Permit, amendment to Site Development Permit, and a Neighborhood Use Permit (to allow for a Comprehensive Sign Program). The project has been reviewed by City Staff for conformance with the Land Development Code for the base zones of the project site.

The existing base zone of the site include CC-3-8 (Community Commercial), CC-3-9 (Community Commercial), RM-3-9 (Residential Multiple Unit), OC-1-1 (Open Space Conservation), and OR-1-1 (Open Space Residential) zones, including deviations allowed under the City's Land Development Code (LDC).

There are deviations proposed to the allowable height and to the allowable floor area ratio (FAR). The allowable height in the area is 100 feet, and four buildings are proposed that would exceed the allowable height limit, ranging from 130 feet in height to 315 feet in height. The FAR proposed would be 2.44 where the maximum allowable FAR is 2.0. In addition, a deviation is

required for driveway width along Sixth Avenue. These height and floor area ratio deviations are summarized as follows:

DEVIATION SUMMARY

DEVIATION SUMMARY				
DEVIATION DESCRIPTION	BUILDING / LOT	DEVIATION FROM SDMC	REQUIRED	PROPOSED
Max Structure Height (ft)	(N) MEDICAL OFFICE BUILDING	Table 131-05E	100'-0"	150'-0"
Max Structure Height (ft)	(N) HOSPITAL I	Table 131-05E	100'-0"	315'-0"
Max Structure Height (ft)	(N) HOSPITAL II	Table 131-05E	100'-0"	252'-8"
Max Structure Height (ft)	(N) HOSPITAL SUPPORT BUILDING	Table 131-05E	100'-0"	130'-0"
Max Floor Area Ratio	LOTS 1, 2, 3, 4, 5	Table 131-05E	2.0	2.44

As noted in Finding 1 above, the site lies within the Medical Complex Neighborhood of the Uptown Community Plan. The project would allow the redevelopment of the Scripps Mercy Medical Complex. And the proposed subdivision to consolidate the existing lots into five lots is not in conflict with the zoning and development regulations. The site is in the Medical Complex Neighborhood of the Uptown Community Plan, which supports the intensification of hospital and medical uses in the area without necessitating expansion into the surrounding established community. The project's proposed construction would be entirely within the Scripps Mercy Hospital Campus existing boundaries. If development cannot exceed the height and FAR requirements as listed above, the project will not be able to be built as the site would not be able to accommodate the existing beds (517) in the existing approved CUP. The existing hospital tower deviates from current FAR and height requirements per the above table. As such, buildings with a bulk and scale in excess of the zone requirements already exist on the site and have for decades. Redevelopment would keep with the established character on-site and in the surrounding community. The current and proposed height of the hospital tower allows for this building to be a landmark element on the project site and within the Medical Complex neighborhood. Requested deviations allow for such a landmark element to remain on the site and in the same location already familiar to the community, patients, and medical care providers. A deviation for driveway width is for the driveway at the entrance from Sixth Avenue on the east side of the site. There will be two, one-way driveways, one of which is under 27 feet and one of which is 30 feet, where 20 feet is allowed. The proposed driveways are acceptable to staff, as this entry will provide access to larger trucks and vehicles, and while there are deviations, there are no public safety issues related to this design.

Staff has reviewed each of the requested deviations as they relate to the proposed design of the project, the property configuration with its varying conditions, and the surrounding development. Staff has determined that the deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization and re-use of the existing site, while meeting the purpose and intent of the development regulations.

The proposed Tentative Map to allow the consolidation of existing lots and subdivision into five lots will not result in impacts to or inconsistencies with the LDC. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the LDC, including any allowable deviations pursuant to the LDC.

3. The site is physically suitable for the type and density of development. The project is the redevelopment of a fully-developed site. The existing and proposed use of the site is as a medical campus on a site that is within the Medical Complex neighborhood of the Uptown Community Plan. The Tentative Map is required for the consolidation and subdivision of the project site into five lots. The campus currently consists of a number of individual lots and the proposed consolidation and subdivision will create a more cohesive lot layout with the existing and proposed development pattern. As noted in Finding 1 above, the site is designated as Community Commercial and Institutional Use. The developable area of the site is graded and generally level, and the site has a geologic hazard category of 52: *Other level areas, gently sloping to steep terrain, favorable geologic structure, Low risk*. No new roads or utilities are required to access the site, as it is within a fully urbanized neighborhood. All public and private improvements within the jurisdiction of the City of San Diego will be reviewed by City Staff, and permitted and constructed in conformance with all applicable building, mechanical, electrical, and fire code requirement and development regulations for construction and improvements subject to approval by the California Department of Health Care Access and Information (HCAI), those will be reviewed by HCAI to verify consistency with applicable development standards for the hospital-related structures and component . The site has supported a medical campus use on this site for approximately 100 years. Therefore, the site is physically suitable for the type and density of development.

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. The project site is in a built-out, urban community and is fully developed as a hospital campus, with Hospital, medical office, and other related uses. It does not contain any bodies of water that could provide fish habitat. Further, given that the site is fully developed, the site does not contain wildlife (beyond incidental occurrence typical of wildlife occurring in the urbanized area). The Tentative Map is required for the consolidation and subdivision of the project site into five lots. The campus currently consists of a number of individual lots and the proposed consolidation and subdivision will create a more cohesive lot layout with the existing and proposed development pattern.

Adjustments to the lot lines through the Tentative Map will not cause any environmental damage to fish or wildlife or their habitat, as no such habitat exists in the developed portion of the site where the lot line adjustments would occur. Therefore, 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.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare. The proposed project will not be detrimental to public health, safety and welfare in that the permit controlling the grading and future development of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as 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. Prior to issuance of any grading permits for the proposed project, the plans will be reviewed for compliance with all conditions of approval.

All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and other regulations governing construction, continued operation and health/life/safety requirements apply to this project. The project has been conditioned to construct public improvements including new City Standard curbs, gutters, new water meters, new water lateral, new back flow preventers and sidewalks, enhanced crosswalks. As such, the design of the subdivision and related improvements will not be detrimental to the public, health, safety and welfare of the community.

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. The project proposes adjustment to internal lot lines. The lot line adjustments will not conflict with any public easements. Public Service Easements occur within the project site that would be vacated as part of the project. Public Utility Easements proposed for vacation were acquired for City maintained utilities that have been or will be abandoned. These Public Service Easements will no longer serve a public use. Public access is currently provided to and through the project site via public streets and sidewalks; thus, public access would be maintained with redevelopment of the site. 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.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities. With the independent design of the proposed subdivision, each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

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. This proposed mapping action will have no effect on regional housing, as the site is presently developed as a medical campus and will remain a medical campus with no housing anticipated or planned for on this site. This map will support redevelopment of the medical campus. The redevelopment will benefit the community by helping to meet modern healthcare demands. Therefore, the decision maker has considered the effects of the proposed subdivision on the housing needs of the region and has ensured that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

BE IT FURTHER RESOLVED, that portions of easements for drainage and slopes located within the project boundaries as shown in Tentative Map No. 2421177 and Easement Vacation No. 2410324, shall be vacated, contingent upon the recordation of the approved Final Map for the project, and that the following findings for the Easement Vacations are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

9. **There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated. (San Diego Municipal Code § 125.1040(a)).** There are various remnant Public Service Easements throughout the site that were acquired over the years for city-maintained utilities, including water, sewer, and drainage easements. The utilities previously located within those easements were abandoned long ago and will be fully vacated with the project. These public easements subject the City to a liability that does not benefit the public. Further, the City has no plans to use these public easements in the future and it will benefit both the property owner and the City to vacate them. As such, there is no present or prospective public use for the easements, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.

10. **The public will benefit from the action through improved utilization of the land made available by the vacation. (San Diego Municipal Code § 125.1040(b)).** There are various remnant Public Service Easements throughout the site that were acquired over the years for City maintained utilities. The utilities previously located within those easements were abandoned long ago and will be vacated with the project. These public easements subject the City to a liability that does not benefit the public. Further, the City has no plans to use these public easements in the future and it will benefit both the property owner and the City to vacate them. The modernization of the hospital campus will benefit the public by ensuring the health care facility and hospital can meet patient needs and state seismic requirements. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.

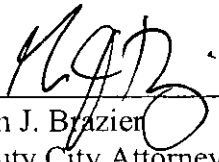
11. **The vacation is consistent with any applicable land use plan. (San Diego Municipal Code § 125.1040(c)).** The site lies within the Medical Complex Neighborhood of the Uptown Community Plan. The Land Use designation in the plan is for Community Commercial and Institutional Use, which includes medical use. The proposed project is redevelopment of the Scripps Mercy Medical Complex. Vacating the various unused public easements and allowing development of the area will not conflict with the land use designation for the project site or the applicable land use plan. Therefore, the public easement vacations are consistent with any applicable land use plan.

12. **The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists. (San Diego Municipal Code § 125.1040(d)).** The Public Service Easements proposed for vacation were acquired for City maintained utilities that have been abandoned. These public easements will no longer serve a public use. More importantly, if left in place they will subject the City to a liability that does not benefit the public. As such, City facilities will not be detrimentally affected by the vacation of these Public Service Easements. Therefore, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the San Diego City Council, Tentative Map No. 2421177 and Easement Vacation No. 2410324 are hereby granted to Scripps Health, Owner and John Coffey, Engineer subject to the attached conditions which are made a part of this resolution by this reference.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the Office of the County Recorder.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
Noah J. Brazier
Deputy City Attorney

NJB:nja
01/16/2024
Or. Dept: DSD
Doc. No. 3529726

Attachment: Map Conditions

CITY COUNCIL

CONDITIONS FOR TENTATIVE MAP NO. 2421177 AND EASEMENT VACATION
NO. 2410321

SCRIPPS MERCY PROJECT NO. 658548 [MMRP]
ADOPTED BY RESOLUTION NO. R- 315333

GENERAL

1. This Tentative Map will expire February 6, 2027. Final Subdivision Map(s) may be recorded in phases.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Subdivision Map(s), unless otherwise noted.
3. Prior to the Tentative Map expiration date, Final Map(s) consolidating and subdividing the existing lots into 5 new lots shall be recorded in the Office of the San Diego County Recorder.
4. The Tentative Map shall conform to the provisions of Conditional Use Permit No. 2410279; Site Development Permit No. 2410289, Planned Development Permit No. 2410288, and Neighborhood Development Permit No. 2609691.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AIRPORT

6. Prior to recordation of the Final Subdivision Map(s), the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING

7. The Tentative Map shall comply with the conditions of Conditional Use Permit No. 2410279, Planned Development Permit No. 2410288, Site Development Permit No. 2410289 and Easement Vacation No. 2410321.
8. The Subdivider shall ensure that all 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.
9. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider will be required to install new street lights adjacent to the site on Fourth Avenue, Fifth Avenue, Sixth Avenue and Washington Street.
10. The subdivider shall remove existing stair from public right of way of 4th Avenue, adjacent to Cancer Research Center satisfactory to City Engineer.
11. The drainage system proposed for this development is subject to approval by the City Engineer.
12. The subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
13. The project proposes to export 112,500 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
14. The subdivider shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way due to the design of the driveway on 6th Avenue.

15. The subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
16. The subdivider shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
17. The subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
18. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
19. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

MAPPING

20. All survey monuments shall be set prior to the recordation of the Final Subdivision Map(s), unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Subdivision Map(s) in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
21. All survey monuments shall be set prior to the recordation of the Final Subdivision Map(s), unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Subdivision Map(s) in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
22. The easements shown on the Tentative Map exhibit will be vacated pursuant to Section 66445(j) of the Subdivision Map Act.

23. Prior to the recordation of the Final Subdivision Map, all private streets and drives shall be shown with bearings and distances along the centerline and width of the streets shown on a non-title sheet on the Final Subdivision Map. The street names shall be submitted to BDR-Street Name Coordinator for approval and published on the Final Subdivision Map.
24. Prior to the recordation of the Final Subdivision Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.
25. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Final Subdivision Map.
26. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].

The Final Subdivision Map(s) 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 First Order accuracy. 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.
27. Prior to approval of Right-of-Way vacation and recordation of the Final Map, Right-of-Way dedication(s) along 6th Street must be completed and recorded.

WATER & WASTEWATER

28. Prior to the issuance of any building construction permits, the Subdivider is required to vacate the water and sewer easements as shown on the approved Exhibit "A," in a manner satisfactory to the Public Utilities Department and City Engineer.

- 29. Prior to the issuance of any building construction permits, the Subdivider is required to develop, and record public water and sewer easements as shown on the approved Exhibit "A," in a manner satisfactory to the Public Utilities Department and City Engineer.

GEOLOGY

- 30. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

INFORMATION

- The approval of this 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 § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), 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 San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider 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 (San Diego Municipal Code § 142.0607).

Passed by the Council of The City of San Diego on FEB 05 2024, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
District 4 - vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FEB 05 2024

Date of final passage _____.

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA

Mayor of The City of San Diego, California.

(Seal)

DIANA J.S. FUENTES

City Clerk of The City of San Diego, California.

By Kristell Medina, Deputy

Office of the City Clerk, San Diego, California

315333

Resolution Number R-_____