

JAN 18 1966

BE IT RESOLVED, by the Council of the City of San Diego:

The tentative map of RICE SUBDIVISION is a 3-unit, 11-lot subdivision located on both sides of Jutland Drive easterly of Morena Boulevard in the M-2 zone of Rose Canyon, be, and it is hereby approved, subject to the following conditions:

- 1 - The "General Conditions of Approval for Tentative Maps" filed in the Office of the City Clerk under Document 684307 be made a condition of map approval;
- 2 - An additional 10 feet of right-of-way shall be dedicated in Jutland Drive, and the northerly half of the street shall be improved with curb and pavement to an ultimate roadway width of 50 feet. It is further required that sidewalk be constructed contiguous to the existing southerly curb;
- 3 - Ten feet additional right-of-way shall be dedicated in Morena Boulevard southerly of Jutland Drive to provide for a right-of-way of 70 feet. Normal industrial street improvements shall be provided for this portion of Morena Boulevard;
- 4 - Monongahela Street shall be reserved to a 70-foot width for that portion lying within the proposed subdivision. This reservation shall be to an alignment acceptable to the City Engineer;
- 5 - The subdivider shall enter into an agreement with the City guaranteeing on his own behalf or any successors in interest the participation in and waiving their right to oppose any 1911 Act or similar improvement proceedings initiated for the improvement of Monongahela Street;
- 6 - Underground electrical utilities shall be required in accordance with Section 102.07.01 of the Municipal Code;
- 7 - Preliminary soil tests which may indicate the presence of critically expansive soils shall be furnished. These tests shall be prepared by a Registered Civil Engineer in accordance with standards furnished by the City Engineer;
- 8 - The following water and sewer charges are payable:
 - Water area charge - \$75.00 per living unit or \$262.50 per acre (Northeast Clairemont Area)
 - Sewer area charge - \$31.00 per living unit or \$93.00 per acre in the Rose Canyon area (Plat 16);
- 9 - Approximately 1,800 feet of off-site 12-inch water main shall be provided by the subdivider or as required by the Director of Utilities;
- 10 - Subdivider shall comply with the conditions contained in Planning Department Document No. 687411 on file in the City Clerk's Office.

PRESENTED BY:

ATTORNEY

APPROVED BY:

Edward T. Butler, City Attorney

By Alex Harper

Deputy

MICROFILMED

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File 65-185

*Approved - Effinger - Overrule Planning Commission -
but sidewalk to be provided*