









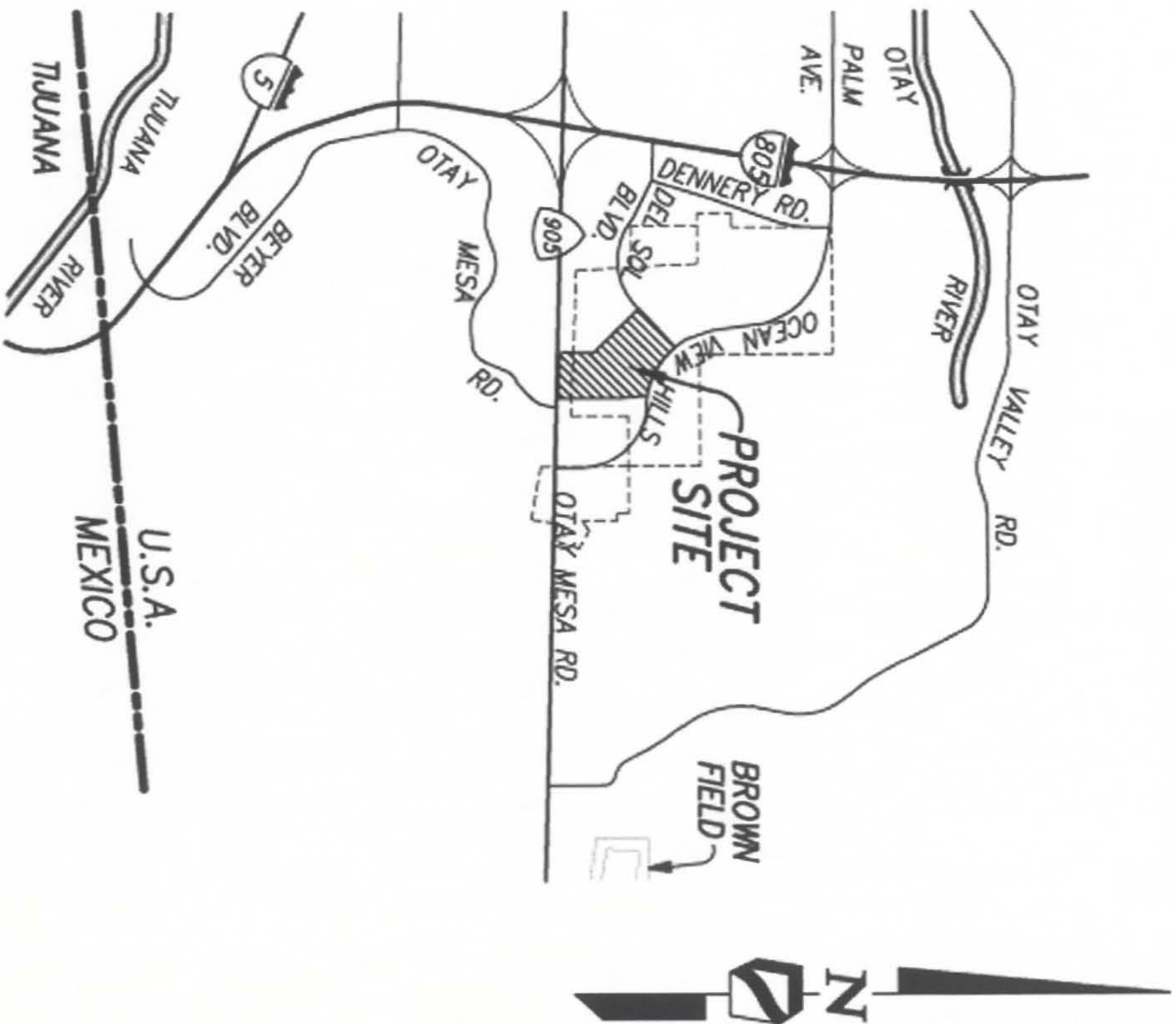


- |  |   |
|--|---|
|  Low Density Residential (5-10 du/ac)         |  Commercial        |
|  Low-Medium Density Residential (10-15 du/ac) |  Open Space        |
|  Medium Density Residential (15-30 du/ac)     |  Major/Minor Roads |
|  High Medium Residential (30-43 du/ac)        |  Planning Area     |
|  School/Park                                  |  Park Reservation  |

# Land Use Plan

California Terraces Precise Plan Land Use Map



**PROJECT LOCATION MAP**

NOT TO SCALE



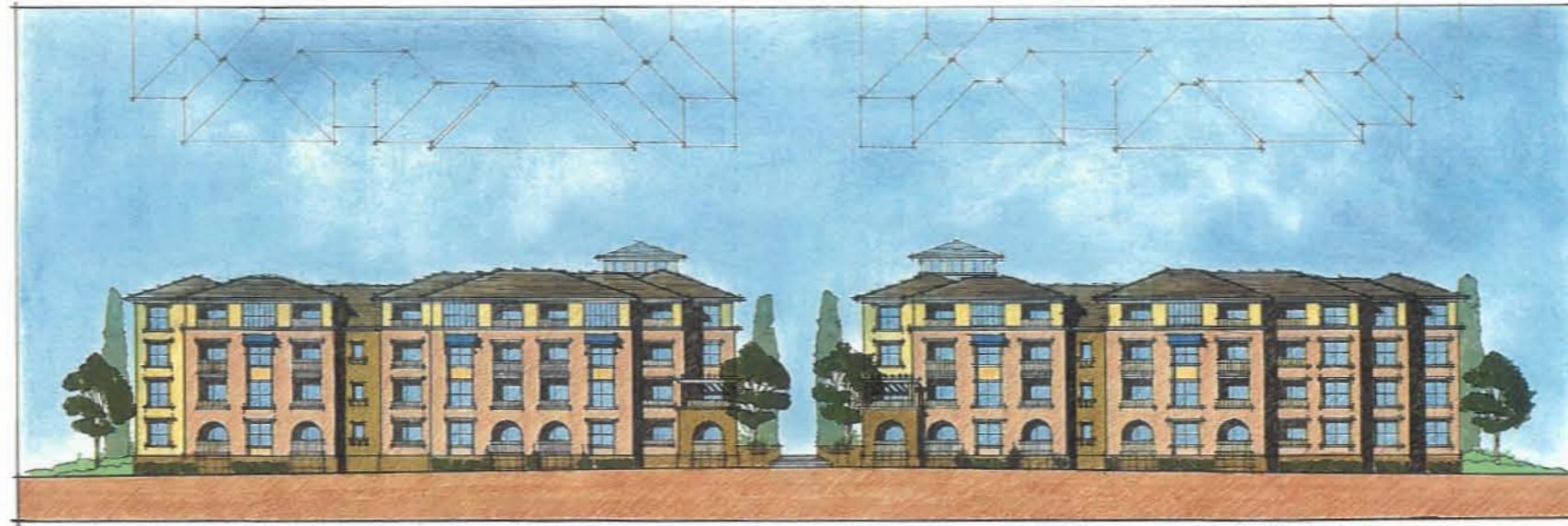
Playa del Sol / PA6

Illustrative Site Plan

Pardee Homes  
Date: 9/25/08  
Project: T:\Planning\DelSol\PA6\Site Plan



PROJECT DESIGN CONSULTANTS



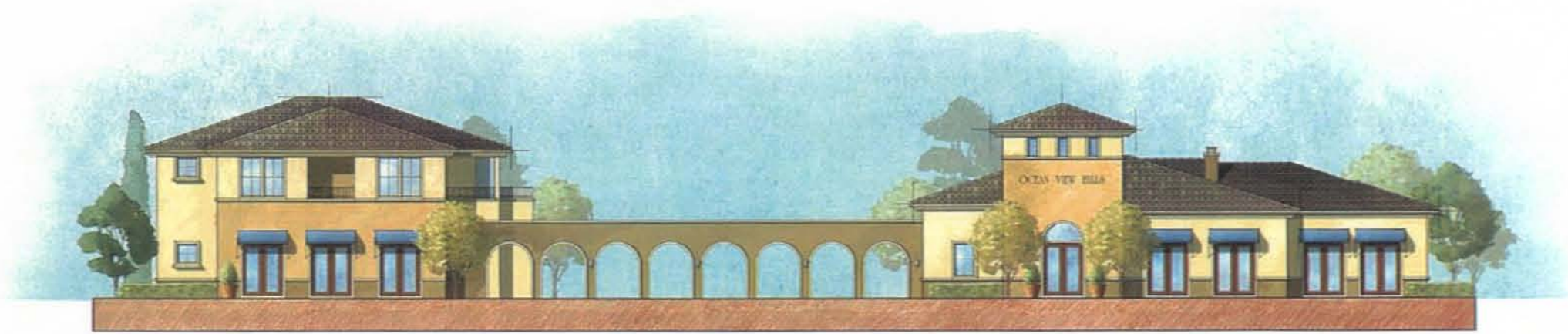
Style "A"



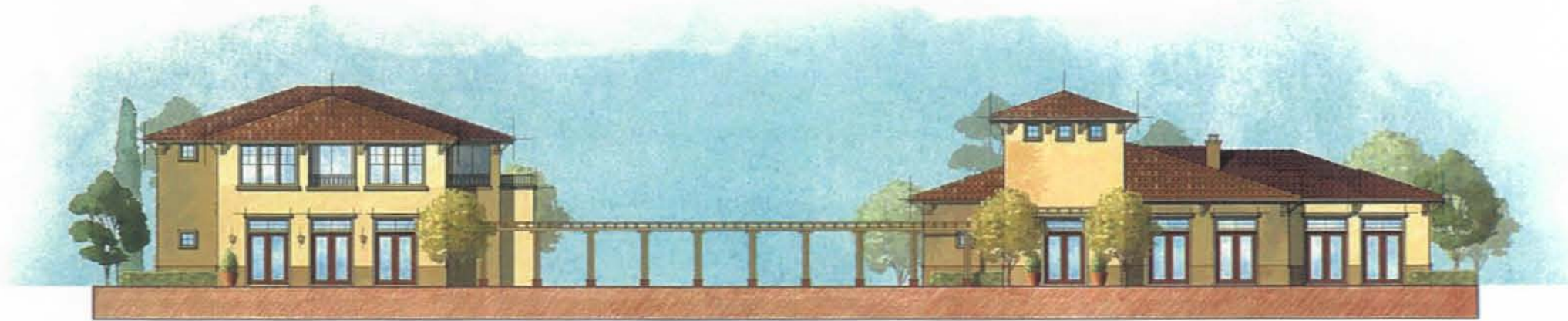
Style "B"



Style "C"



Front Elevation  
Style A



Front Elevation  
Style B

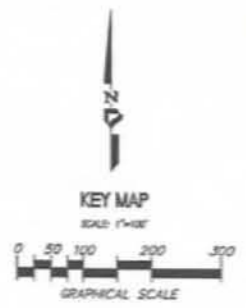


Front Elevation  
Style C

# PLAYA DEL SOL VESTING TENTATIVE MAP

MAP No. 14217  
CAL. TERRACES UNIT 7A

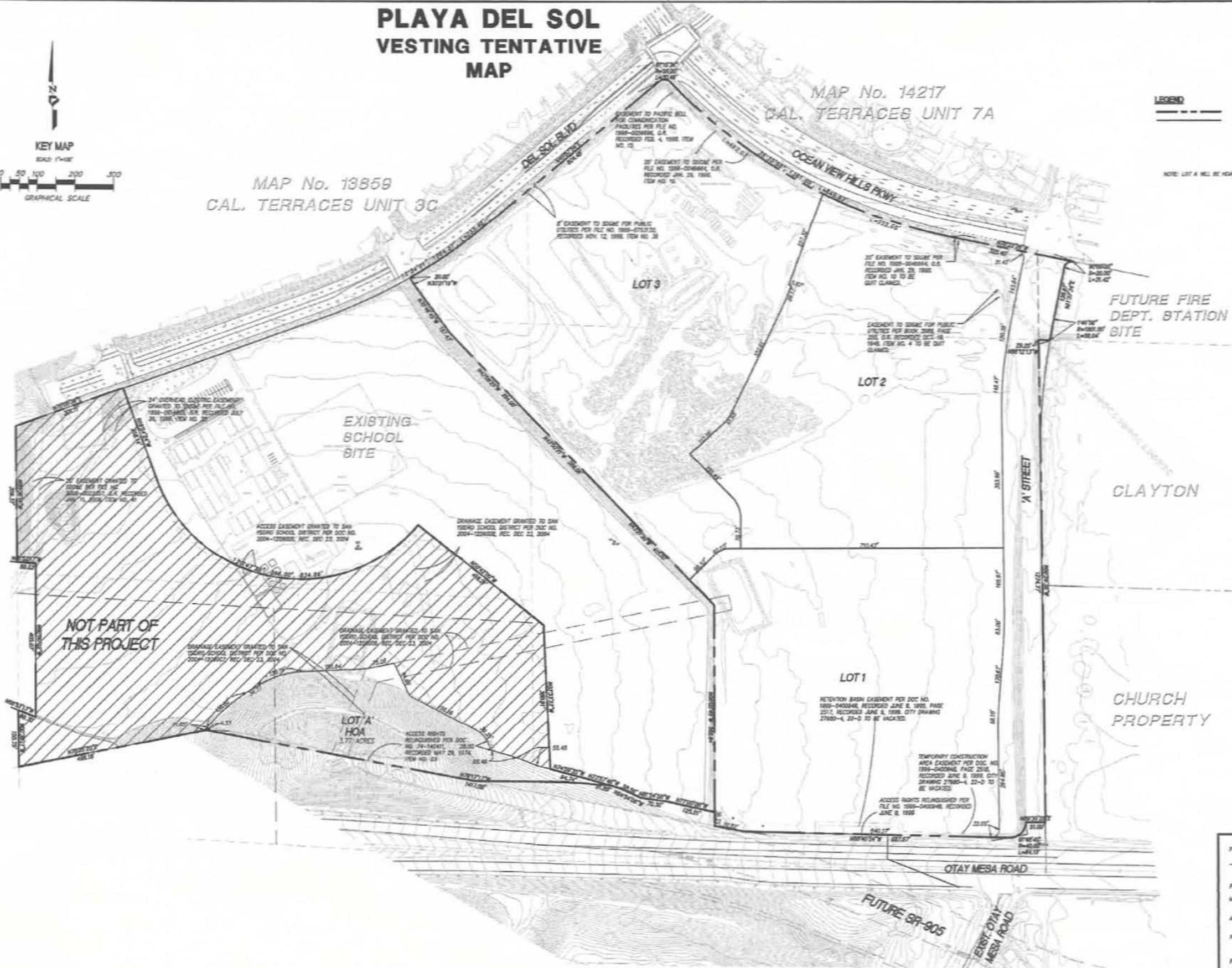
MAP No. 13859  
CAL. TERRACES UNIT 3C



**LEGEND**

--- PROPERTY BOUNDARY  
- - - LOT LINE

NOTE: LOT A WILL BE NEAR MAINTAINED AND HAS PROPOSED FOR ACCESS GRADING PLANS CITY NO. 198013, UNIT 20014-D



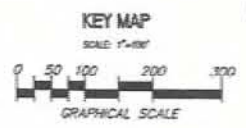
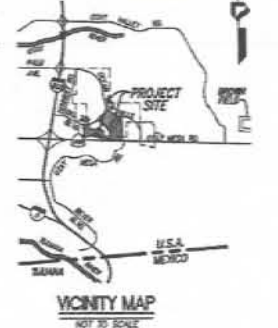
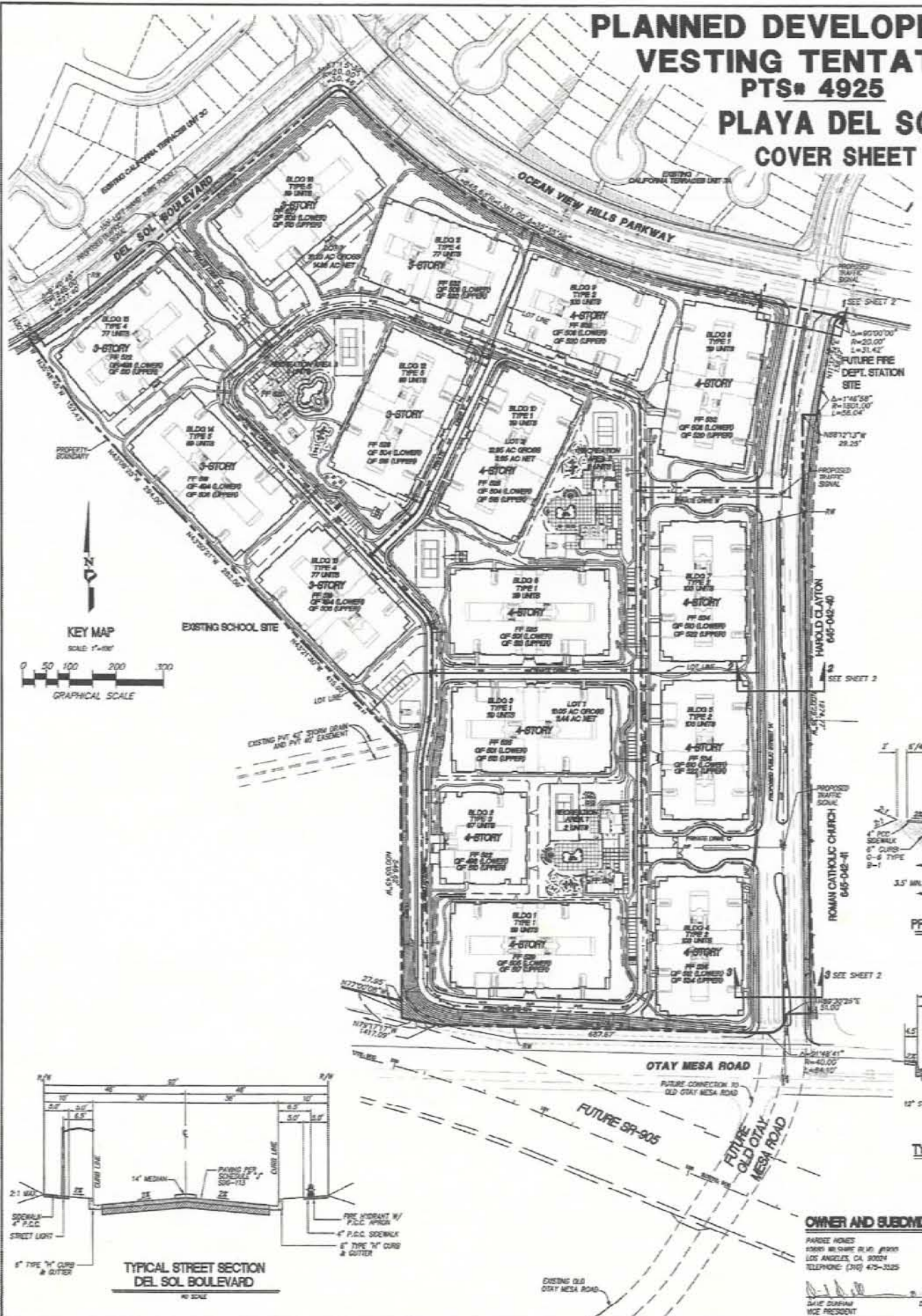
<b>PROJECT NAME:</b> PLAYA DEL SOL	Revision 1 - NOVEMBER 1, 2002
<b>PREPARED BY:</b> Name: PROJECT DESIGN CONSULTANTS	Revision 2 - OCTOBER 21, 2004
<b>ADDRESS:</b> 1717 Y STREET, SUITE 200 SAN DIEGO, CA 92101	Revision 3 - JANUARY 4, 2006
<b>PHONE NO.:</b> (619) 422-6471	Revision 4 - JUNE 29, 2006
<b>PROJECT ADDRESS:</b> PROPOSED SITE WILL BE SOUTH OF OCEAN VIEW HILLS PARKWAY NORTH OF SR-905 AND WEST OF PROPOSED Y STREET, SAN DIEGO, CA	Revision 5 - NOVEMBER 16, 2006
	Revision 6 - MARCH 16, 2007
	Revision 7 - JUNE 11, 2007
	Revision 8 - MARCH 8, 2007
	Revision 9 - JULY 23, 2008
	Original Date - AUGUST 20, 2002
<b>SHEET TITLE:</b> TENTATIVE MAP	Sheet 3 of 32
	DATE



**PROJECT DESIGN CONSULTANTS**  
Planning | Landscape Architecture | Engineering | Survey

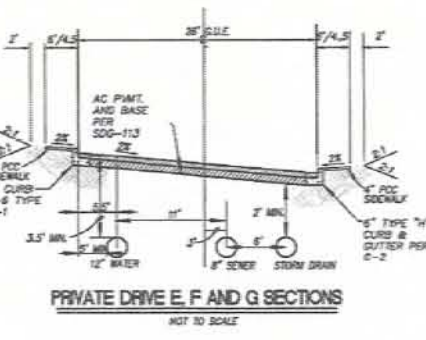
DATE: 06-11-08  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

# PLANNED DEVELOPMENT PERMIT/ VESTING TENTATIVE MAP PTS# 4925 PLAYA DEL SOL COVER SHEET

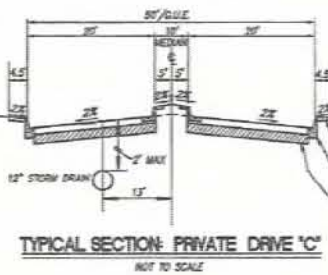


FOR 'A' STREET TYPICAL SECTIONS,  
SEE SHEET 2

FOR OCEAN VIEW HILLS PARKWAY  
TYPICAL STREET SECTION, SEE SHEET 2



TYPICAL SECTION PRIVATE DRIVE 'E' AND 'G'



TYPICAL SECTION PRIVATE DRIVE 'C'

### DEVELOPMENT SUMMARY

**BULLET POINT NARRATIVE**

- THE EXISTING PROJECT SITE IS CURRENTLY VACANT LAND IN THE OTAY MESA COMMUNITY PLANNING AREA. THE PROPOSED PROJECT INVOLVES CONSTRUCTION OF A 1270 UNIT RESIDENTIAL COMPLEX WITH INDIVIDUAL UNITS RANGING FROM 250 S.F. TO 1400 S.F. THE SITE IS DESIGNATED AS MEDIUM TO HIGH RESIDENTIAL DEVELOPMENT AND ALLOWS 30-45 DWELLING UNITS PER ACRE.
- THE PROJECT PROPOSES A YIELD OF APPROXIMATELY 38 DWELLINGS PER ACRE (NET). THE SITE WILL INCLUDE A TOTAL OF 10 MULTI-STORY STRUCTURES CONSISTING OF THE FOLLOWING: 10 FOUR-STORY BUILDINGS AND 9 THREE-STORY BUILDINGS WITH TWO LEVELS OF UNDERGROUND PARKING. THE SITE WILL ALSO INCLUDE THREE APPROXIMATELY 2000 S.F. RECREATIONAL BUILDINGS.
- THIS WILL REQUIRE THE FOLLOWING PERMITS/APPROVALS: PLANNED DEVELOPMENT PERMIT, VESTING TENTATIVE MAP, EASEMENT VACATIONS, GRADING PERMIT, PUBLIC IMPROVEMENT PERMIT, AND BUILDING DEPARTMENT PERMIT.
- THE PROJECT WILL REQUIRE THE VACATION OF:
  - RETENTION BASIN EASEMENT PER DOC NO. 1999-040046, RECORDED JUNE 6, 1999, PAGE 2517, RECORDED JUNE 6, 1999, CITY DRAWING 27900-4, 22-2.
  - TEMPORARY CONSTRUCTION AREA EASEMENT PER DOC NO. 1999-040046, PAGE 2518, RECORDED JUNE 6, 1999, CITY DRAWING 27900-4, 22-2.
- LOTS 1, 2 AND 3 OF THIS SUBDIVISION ARE CONDOMINIUM PROJECTS AS DEFINED IN SECTION 1330 ET SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. LOT 1 HAS 513 UNITS, LOT 2 HAS 585 UNITS, AND LOT 3 HAS 800 UNITS FOR A TOTAL OF 1900 RESIDENTIAL UNITS.
- THE PROJECT REQUIRES THE FOLLOWING DEVIATIONS FROM THE RM-3-7 ZONING:
  - LOT 1:** THE APPLICANT REQUESTS 2 DEVIATIONS FROM THE RM-3-7 REQUIRED YARD SETBACKS. THE APPLICANT PROPOSES A 30' MINIMUM STREET SIDE YARD SETBACK ALONG OTAY MESA ROAD AND A 15' MINIMUM STREET SIDE YARD SETBACK ALONG THE NORTHERN SIDE OF THE LOT WHERE 75% (70% OF THE LOT WIDTH) STREET SIDE SETBACKS ARE REQUIRED.
  - LOT 2:** THE APPLICANT REQUESTS 2 DEVIATIONS FROM THE RM-3-7 REQUIRED STREET SIDE YARD SETBACKS. THE APPLICANT PROPOSES A 20' MINIMUM STREET SIDE YARD SETBACK ALONG A STREET AND A 12' MINIMUM STREET SIDE YARD SETBACK ALONG THE WESTERN SIDE OF THE LOT WHERE 75% (70% OF THE LOT WIDTH) STREET SIDE SETBACKS ARE REQUIRED.
  - LOT 3:** THE APPLICANT REQUESTS 2 DEVIATIONS FROM THE RM-3-7 REQUIRED STREET SIDE YARD SETBACKS. THE APPLICANT PROPOSES A 40' MINIMUM STREET SIDE YARD SETBACK ALONG DEL SOL BLVD AND A 15' MINIMUM STREET SIDE YARD SETBACK ALONG THE SOUTHWESTERN SIDE OF THE LOT WHERE 75% (70% OF THE LOT WIDTH) STREET SIDE SETBACKS ARE REQUIRED.
- THE METROPOLITAN TRANSIT DEVELOPMENT BOARD (MTDB) CURRENTLY HAS NO PLANS TO ADD A BUS ROUTE ALONG OCEAN VIEW HILLS PARKWAY. WITH DECISIONS WHERE BUS STOPS DO ALONG THEIR BUS ROUTES, THROUGHOUT THE DEVELOPER CHANGING A BUS STOP AT THIS POINT. IF AND WHEN MTDB DECIDES TO ADD A BUS ROUTE ALONG OCEAN VIEW HILLS PARKWAY, THERE WILL BE ADEQUATE SPACE TO BUILD A BUS STOP.

**LEGEND**

- PROPERTY BOUNDARY
- LOT LINE

**PROJECT TEAM**

<b>OWNER/DEVELOPER:</b> PARADE HOMES 1000 WILSHIRE BLVD, SUITE 1000 LOS ANGELES, CA 90024 (310) 475-3225	<b>ARCHITECT:</b> METROPOLITAN TRANSIT CONSULTANTS 701 'F' STREET, SUITE 800 SAN DIEGO, CA 92101 (619) 232-6471	<b>LANDSCAPE ARCHITECT:</b> PROJECT DESIGN CONSULTANTS 701 'F' STREET, SUITE 800 SAN DIEGO, CA 92101 (619) 232-6471	<b>ENGINEER:</b> PROJECT DESIGN CONSULTANTS 1826 WALK STREET, 8TH FLOOR IRVINE, CA 92614 (949) 808-3388
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**SHEET INDEX**

COVER SHEET	1
PARKING TABLES	2
TENTATIVE MAP	3
SITE PLAN	4 - 7
GRADING PLAN	8 - 7
CROSS SECTIONS	8
FIRE ACCESS PLAN	9 - 10
ADA PLAN	11 - 12
EASEMENT PLAN	12 - 14
PROFILE	15
LANDSCAPE PLAN	16 - 17
BUILDING ARCHITECTURE	18 - 29

**EXISTING AND PROPOSED SITE USES**

EXISTING: VACANT LAND (MDS GRADER PER DWG NO. 28488-0)

PROPOSED: 4-STORY & 3-STORY MULTI-FAMILY RESIDENTIAL UNITS WITH TWO LEVELS OF UNDERGROUND PARKING AND THREE RECREATIONAL BUILDINGS.

### GENERAL NOTES

**GENERAL NOTES**

**TRUCK:**  
RM-3-7  
GROSS 12.08 ACRES (568,885 S.F.)  
NET 11.44 ACRES (498,254 S.F.)

**CROSS SITE AREA:**  
43.87 ACRES (1,902,707 S.F.)

**NET SITE AREA:**  
43.88 ACRES (1,902,707 S.F.)

**PROPOSED GROSS FLOOR AREA:**  
2,210,901 S.F.

**DEVELOPMENT CLASSIFICATION:**  
RM - RESIDENTIAL OCCUPANCY  
S2 - PARKING

**TYPE OF CONSTRUCTION:**  
TYPE I - FIRE RESISTIVE CONSTRUCTION WITH 1-HOUR STRUCTURAL FRAME

**TYPE I - PARKING:**  
ASBESTOS HAZARD INDEX:  
645-040-46, 645-040-52, 645-040-53, 645-040-56, 645-040-58

**LEGAL DESCRIPTION:**  
THE NORTHWEST QUARTER AND A PORTION OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 1 WEST, AND A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO COUNTY, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA 17M 06-1032.

**PARADE HOMES:**  
1000 WILSHIRE BLVD, SUITE 1000  
LOS ANGELES, CA 90024  
(310) 475-3225

**BUILDING SUMMARY**

BUILDING TYPE	NO. OF BLDGS	NO. OF UNITS/BLDG	TOTAL UNITS
1	5	119	595
2	4	103	412
3	1	87	87
4	3	77	231
5	3	89	267
<b>TOTAL</b>			<b>1362</b>

**BUILDING 1 (4-STORY) UNIT SUMMARY**

UNIT	UNIT TYPE	NO. OF UNITS	TOTAL UNITS	UNIT AREA	BUILDING SF
UNIT A	3BR+DEN / 2BA	48	48	1,000 SF	252,000 SF
UNIT B	2BR / 2BA	39	189	1,000 SF	204,750 SF
UNIT C	2BR+DEN OR 3BR / 2BA	8	40	1,200 SF	60,000 SF
UNIT D	4BR / 2BA	24	120	1,400 SF	168,000 SF
<b>TOTAL</b>		<b>119</b>	<b>347</b>		<b>684,750 SF</b>

UPPER LEVEL GARAGE = 288,000 S.F.  
ENCLOSED WALKWAYS = 122,200 S.F.  
ELEV SHAFTS/STAIRWELLS/EQUIPMENT ROOMS = 51,600 S.F.  
TOTAL BLDG SF. = 674,750 + 288,000 + 122,200 + 51,600 = 1,136,550 S.F.

**BUILDING 2 (4-STORY) UNIT SUMMARY**

UNIT	UNIT TYPE	NO. OF UNITS	TOTAL UNITS	UNIT AREA	BUILDING SF
UNIT A	3BR+DEN / 2BA	35	140	1,000 SF	141,000 SF
UNIT B	2BR / 2BA	36	144	1,000 SF	151,200 SF
UNIT C	2BR+DEN OR 3BR / 2BA	12	48	1,200 SF	60,000 SF
UNIT D	4BR / 2BA	20	80	1,400 SF	112,000 SF
<b>TOTAL</b>		<b>103</b>	<b>412</b>		<b>464,200 SF</b>

UPPER LEVEL GARAGE = 28,800 S.F.  
ENCLOSED WALKWAYS = 80,800 S.F.  
ELEV SHAFTS/STAIRWELLS/EQUIPMENT ROOMS = 41,000 S.F.  
TOTAL BLDG SF. = 476,800 + 28,800 + 80,800 + 41,000 = 627,400 S.F.

**BUILDING 3 (4-STORY) UNIT SUMMARY**

UNIT	UNIT TYPE	NO. OF UNITS	TOTAL UNITS	UNIT AREA	BUILDING SF
UNIT A	3BR+DEN / 2BA	11	11	1,000 SF	11,500 SF
UNIT B	2BR / 2BA	16	16	1,000 SF	16,000 SF
UNIT C	2BR+DEN OR 3BR / 2BA	24	24	1,200 SF	30,000 SF
UNIT D	4BR / 2BA	16	16	1,400 SF	22,400 SF
<b>TOTAL</b>		<b>67</b>	<b>67</b>		<b>80,900 SF</b>

UPPER LEVEL GARAGE = 34,800 S.F.  
ENCLOSED WALKWAYS = 12,600 S.F.  
ELEV SHAFTS/STAIRWELLS/EQUIPMENT ROOMS = 4,500 S.F.  
TOTAL BLDG SF. = 61,600 + 34,800 + 12,600 + 4,500 = 113,500 S.F.

**BUILDING 4 (2-STORY) UNIT SUMMARY**

UNIT	UNIT TYPE	NO. OF UNITS	TOTAL UNITS	UNIT AREA	BUILDING SF
UNIT A	3BR+DEN / 2BA	26	78	1,000 SF	84,000 SF
UNIT B	2BR / 2BA	27	81	1,000 SF	81,000 SF
UNIT C	2BR+DEN OR 3BR / 2BA	9	27	1,200 SF	32,400 SF
UNIT D	4BR / 2BA	15	45	1,400 SF	63,000 SF
<b>TOTAL</b>		<b>77</b>	<b>231</b>		<b>262,400 SF</b>

UPPER LEVEL GARAGE = 138,800 S.F.  
ENCLOSED WALKWAYS = 67,500 S.F.  
ELEV SHAFTS/STAIRWELLS/EQUIPMENT ROOMS = 32,700 S.F.  
TOTAL BLDG SF. = 283,700 + 138,800 + 67,500 + 32,700 = 522,700 S.F.

**BUILDING 5 (2-STORY) UNIT SUMMARY**

UNIT	UNIT TYPE	NO. OF UNITS	TOTAL UNITS	UNIT AREA	BUILDING SF
UNIT A	3BR+DEN / 2BA	36	108	1,000 SF	113,400 SF
UNIT B	2BR / 2BA	29	87	1,000 SF	87,300 SF
UNIT C	2BR+DEN OR 3BR / 2BA	6	18	1,200 SF	21,600 SF
UNIT D	4BR / 2BA	18	54	1,400 SF	75,600 SF
<b>TOTAL</b>		<b>89</b>	<b>267</b>		<b>297,900 SF</b>

UPPER LEVEL GARAGE = 138,800 S.F.  
ENCLOSED WALKWAYS = 12,600 S.F.  
ELEV SHAFTS/STAIRWELLS/EQUIPMENT ROOMS = 31,000 S.F.  
TOTAL BLDG SF. = 302,800 + 138,800 + 12,600 + 31,000 = 585,200 S.F.

THREE RECREATIONAL BUILDINGS WITHIN PROJECT SITE (2,000 S.F. EACH) = TOTAL UNIT AREA: 26,824 S.F.  
TOTAL GROSS FLOOR AREA:  
1,147,245 SF + 615,880 SF + 130,400 SF + 522,901 SF + 508,247 SF = 2,314,673 SF  
FLOOR AREA RATIO:  
2,314,673 SF / 1,014,016 SF = 1.77  
LOT COVERAGE:  
502,800 SF / 1,014,016 SF = 50%

**PROJECT NAME:** PLAYA DEL SOL

**PREPARED BY:** PROJECT DESIGN CONSULTANTS

**ADDRESS:** 701 'F' STREET, SUITE 800, SAN DIEGO, CA 92101

**PHONE NO.:** (619) 232-6471

**PROJECT ADDRESS:** PROPOSED SITE WILL BE SOUTH OF OCEAN VIEW HILLS PARKWAY NORTH OF 38-005 AND WEST OF PROPOSED 'A' STREET, SAN DIEGO, CA.

**SHEET TITLE:** COVER SHEET

**Revision 1:** NOVEMBER 1, 2002  
**Revision 2:** OCTOBER 23, 2004  
**Revision 3:** JANUARY 4, 2008  
**Revision 4:** JUNE 21, 2008  
**Revision 5:** NOVEMBER 15, 2008  
**Revision 6:** MARCH 15, 2007  
**Revision 7:** JUNE 11, 2007  
**Revision 8:** SEPT. 5, 2007  
**Revision 9:** JULY 22, 2008

Original Date: AUGUST 20, 2002  
Sheet 1 of 52  
CDP

**OWNER AND SUBOWNER:**  
PARADE HOMES  
1000 WILSHIRE BLVD, SUITE 1000  
LOS ANGELES, CA 90024  
TELEPHONE: (310) 475-3225

**ENGINEER OF WORK:**  
PROJECT DESIGN CONSULTANTS  
701 'F' STREET, SUITE 800  
SAN DIEGO, CA 92101  
TELEPHONE: (619) 232-6471

**REGISTERED PROFESSIONAL ENGINEER:**  
STATE OF CALIFORNIA  
NO. 3285  
EXPIRES 06/30/08  
CIVIL

**PROJECT DESIGN CONSULTANTS:**  
Planning | Landscape Architecture | Engineering | Survey

# SETBACK DEVIATIONS



Playa del Sol / PA6

Pardee Homes

Site Plan 11/11/2019

Illustrative Site Plan



PROJECT DESIGN CONSULTANTS



CITY COUNCIL RESOLUTION NO. XXX  
VESTING TENTATIVE MAP (VTM) NO. 551809  
PLAYA DEL SOL - PROJECT NO. 4925]

WHEREAS, PARDEE HOMES, Applicant/Subdivider and Project Design Consultants, Engineer, submitted an application with the City of San Diego for Vesting Tentative Map No. 551809, for the subdivision of a 45.97 acre site into four (4) parcels for residential condominium development. The project site is located south of Ocean View Hills Parkway, north of State Route 905, and west of A Street in the RM-3-7 zone in the California Terraces Precise Plan (Planning Area 6) area and within the Otay Mesa Community Plan area. The project site is legally described as the Northwest Quarter and a portion of the South Half of Section 30, Township 18 South, Range 1 West, and a portion of the Southeast Quarter of the Northeast Quarter of Section 25, Township 18 South, Range 2 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California; and

WHEREAS, the Map proposes the subdivision of a 49.97 acre site into four (4) lots for a residential condominium development (three residential lots and one Home Owner's Association (HOA) lot); and

WHEREAS, an Addendum to Environmental Impact Report (EIR) 86-1032 (Cal Terraces) has been prepared in accordance with the California Environmental Quality Act (CEQA); 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, the subdivision is a residential condominium project as defined in Section 1350 et seq. of the Civil Code of the State of California and filed pursuant to the Subdivision Map Act. Lot 1 has 513 units, Lot 2 has 565 units and Lot 3 has 500 units for a total of 1,578 residential units; and

WHEREAS, on \_\_\_\_\_, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 551809, and pursuant to Resolution No. XXX-PC voted to recommend City Council approval of the map; and

WHEREAS, on \_\_\_\_\_, the City Council of the City of San Diego considered Vesting Tentative Map No. 551809, and pursuant to Sections 125.0440 and 125.0430 of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the City Council of the City of San Diego 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 Tentative Map No. 551809:

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 Section 125.0440.a and State Map Action 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 (Land Development Code Section 125.0440.b).
3. The site is physically suitable for the type and density of development (Land Development Code Section 125.0440.c and State 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 avoidable injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).
5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (Land Development Code Section 125.0440.e and State 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 (Land Development Code Section 125.0440.f and State 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 (Land Development Code Section 125.0440.g and State 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 (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).
9. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.
10. The property contains public service and street easements which must be vacated to implement the final map in accordance with San Diego Municipal Code section 125.0430.

BE IT FURTHER RESOLVED that pursuant to California Government Code section 66434(g), retention basin easement granted per document No. 1999- 0400948, recorded June 9, 1999, page 2517, City Drawing 27980-4, 22-D and temporary construction area easement granted per document No. 1999- 0400948, page 2518, recorded June 9, 1999, City Drawing 27980-4, 22-D), located within the project boundaries as shown in Vesting Tentative Map No. 551809T, shall be vacated, contingent upon the recordation of the approved Map for the project.

BE IT FURTHER RESOLVED that based on the Findings hereinbefore adopted by the City Council, Vesting Tentative Map No. 551809 is hereby granted to PARDEE HOMES, Applicant/Subdivider subject to the following conditions:

**GENERAL**

1. This Vesting Tentative Map will expire [XXX - 3 YEARS FROM DECISION DATE].
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 Map unless otherwise noted.
3. Prior to the Vesting Tentative Map expiration date, a Final Map shall be recorded in the Office of the County Recorder.
4. Prior to the issuance of the Final Map 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
5. The Final Map shall conform to the provisions of Planned Development Permit No. 8075.
6. The applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant

## ENGINEERING

7. This Tentative Map is a Vesting Tentative Map, as such; the applicant/subdivider shall pay an additional \$300 fee to the Development Services Department for each Final Map processed in connection with the Vesting Tentative Map.
8. Pursuant to City Council Policy 600-20, the subdivider shall provide evidence to ensure that an affirmative marketing program is established.
9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
10. 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.
11. 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.

12. The subdivider shall grant a storm water storage easement over the underground detention basin, located in Lot 1.
13. The subdivider shall construct curb ramps at all new street intersections.
14. The subdivider shall provide Mutual Access Easements as required.
15. No new grading permits will be issued until drawing 28458-D has been as-built.
16. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for

minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

17. This project proposes to export 70,000 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per Land Development Code (LDC) Section 141.0620(i).
18. The drainage systems not located in a public street shall be private and subject to approval by the City Engineer.
19. The subdivider shall obtain a bonded 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 in a manner satisfactory to the City Engineer
20. The subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
21. Prior to the issuance of any construction permit the subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.
22. Prior to the issuance of any construction permit, the subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
23. 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. 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.

## **MAPPING**

24. "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).
25. "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."
26. The Final Map 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.

## **WASTEWATER**

27. All proposed onsite sewer facilities will be private.
28. The developer shall design and construct all proposed private sewer facilities serving more than one lot to the most current edition of the City of San Diego's Sewer Design Guide.
29. The developer shall design any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

## **WATER**

30. The Subdivider shall design and construct public water facilities as identified in the accepted water studies for California Terraces/Ocean View Hills necessary to serve this development in a manner satisfactory to the Water Department Director and the City Engineer.
31. 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 and the City Engineer.
32. The Subdivider shall provide Encroachment Removal and Maintenance Agreement (EMRA) for all public water facilities located within the proposed easement.
33. 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.
34. The Subdivider shall provide keyed access to Water Operations Division, in a manner satisfactory to the Water Department Director, on each gate located within any easement containing public water facilities. The City will not be held responsible for any issues that may arise relative to the availability of keys.
35. The Subdivider shall install fire hydrants at locations satisfactory to the Fire Department, the Water Department Director, and the City Engineer.
36. The Subdivider 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. Water facilities, as shown on the approved tentative map, shall be modified at final engineering to comply with standards.
37. Providing water for this development is dependent upon prior construction of certain water facilities in previously approved developments in this area. If facilities have not been constructed when required for this development, then the construction of certain portions of these previously identified water facilities, as required by the City Engineer, will become off-site improvements required for this development.

## **GEOLOGY**

38. Prior to the issuance of a grading permit, a geotechnical report shall be submitted and approved by the City Engineer in accordance with the City of San Diego's Technical Guidelines for Geotechnical Reports."

**TRANSPORTATION**

39. The construction of the following transportation improvements must be assured by permit and bond prior to the issuance of the first Final Map, satisfactory to the City Engineer:
- a. Del Sol Boulevard, which is classified as a modified 4-lane urban collector with a minimum design speed of 35 mph, with a minimum 72 foot curb-to-curb width within a 92 foot right-of-way, with a 14 foot raised center median along Del Sol Boulevard and curb, gutter, and minimum 5 foot wide non-contiguous sidewalk with a minimum 10 foot curb-to-property line distance along the project frontage.
  - b. Street "A", which is classified as a 4-lane urban major with a minimum design speed of 45 mph, between Ocean View Hills Parkway and Private Drive "B" with an 88 foot curb-to-curb width within a 108 foot right-of-way, with a 24 foot wide raised center median and curb, gutter, and minimum 5 foot wide non-contiguous sidewalk within a minimum 10 foot curb-to-property line distance.
  - c. Street "A", which is classified as a 4-lane urban major with a minimum design speed of 45 mph, between Private Drive "B" and Private Drive "C" with a 78 foot curb-to-curb width within a 98 foot right-of-way, with a 14 foot wide raised center median and curb, gutter, and minimum 5 foot wide non-contiguous sidewalk within a minimum 10 foot curb-to-property line distance.
  - d. Street "A", which is classified as a 4-lane urban major with a minimum design speed of 45 mph, between Private Drive "C" and Otay Mesa Road, with a 98 foot curb-to-curb width within a 118 foot right-of-way, with a 14 foot wide raised center median and curb, gutter, and minimum 5 foot wide non-contiguous sidewalk within a minimum 10 foot curb-to-property line distance.
40. The construction of the following traffic signals and appropriate interconnect must be assured by permit and bond prior to the issuance of the first Final Map, satisfactory to the City Engineer:
- a. Del Sol Boulevard at Private Driveway "D" including a 150 foot westbound to southbound left-turn pocket
  - c. Ocean View Hills Parkway at Street "A" including a 150 foot dual northbound to westbound left-turn pocket



- c. Street "A" at Private Driveway "B" including a 300 foot northbound to westbound left-turn pocket
- d. Street "A" at Private Driveway "C" including a 200 foot northbound to westbound left-turn pocket

**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 90 days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
- This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by Education Code Section 17620, in accordance with procedures established by the Director of Building Inspection.
- This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.
- 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. Municipal Code Section 142.0607.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO,  
CALIFORNIA, ON HEARING XXX, 2008.

APPROVED: NAME, City Attorney

By \_\_\_\_\_  
NAME  
Deputy City Attorney

ATTY/SEC. INITIALS  
DATE  
R- INSERT  
Reviewed by Patricia Grabski

By \_\_\_\_\_  
Patricia Grabski, AICP  
Development Project Manager  
Development Services Department

Job Order No. 42-1005