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June 14, 2001

TO: Project Applicant

FROM: Department of Planning and Land Use

RE: REVISED STANDARD CONDITIONS FOR SUBDIVISION MAPS

On July 16, 2000, the Board of Supervisors approved amendments to the "Standard Conditions for Tentative Subdivision Maps." These new standard conditions will apply to most Tentative Maps submitted on or after August 23, 2000. The Tentative Map Resolutions of Approval will reference by number the "standard conditions" that apply to a project. The date of project submittal will govern which set of standard conditions apply to a particular project. You are encouraged to retain these standard conditions in your records as an informational resource for major subdivision applications.

Questions about the use of the standard conditions can be answered by the project planner assigned to the case. Planner assignment can be determined with a case number by phoning the Project Processing Control Center at (858) 694-2262.

RF:tf

AUTHOR\APMEMRF1-0601

SAN DIEGO COUNTY
STANDARD CONDITIONS FOR
TENTATIVE SUBDIVISION MAPS

DOCUMENT NUMBER 740858(a))
APPROVED BY THE BOARD)
OF SUPERVISORS, JUNE 16, 2000)

Unless specifically waived in the Resolution of Approval applicable to a specific Tentative Map, all Tentative Subdivision Maps shall be approved subject to the following Standard Conditions.

PLANS AND SPECIFICATIONS

1. The subdivider shall submit plans and specifications for improvements of all public and private street rights-of-way, drainage easements, culverts, drainage structures and drainage channels to the Department of Public Works for approval.

(Street Improvement and Access)

2. Street alignments and grades, including the change of any existing or proposed street alignment and grade, shall be as required by the Director of Public Works. [DPW - Development Review Section]

3. The exact depth of imported base material shall be based on soil tests which have been approved by the Director of Public Works. [DPW - Development Review Section]

4. Sight distance requirements at all street intersections shall conform to the intersectional sight distance criteria of the Public Road Standards of the Department of Public Works. [DPW - Development Review Section]

5. If the improvement plans show a need to excavate in any public road right-of-way, the developer shall place a cash deposit with the Director of Public Works to ensure that any damage to the existing roadway is repaired in a timely manner. [DPW - Development Review Section]

6. The subdivider shall construct, or agree to construct, the public improvements and private road improvements shown on the improvement plans as approved by the Director of Public Works. [DPW - Development Review Section]

7. Streets shown on the Tentative Map are to be given street names approved by the Street Names Section of the Department of Planning and Land Use and the subdivider shall install all street name signs as part of the subdivision street improvements. If the subdivider desires site addresses for the lots created by

the subdivision, the subdivider is to furnish a true scale Final Map to the Street Names Section. Said map is to show driveway locations for all lots and street names for all streets. [DPW - Development Review Section]

8. All new and existing utility distribution facilities, including cable television lines, within the boundaries of the subdivision or within any half street abutting the subdivision, shall be placed underground in accordance with section 81.403(a)(6), of the Subdivision Ordinance. The subdivider is responsible for complying with the requirements of this condition, and shall make the necessary arrangements with each of the serving utilities, including licensed cable television operators, for the installation of such facilities. The subdivider shall either provide the Director of Public Works with documentation from a licensed cable television operator stating cable television service is available, or with documentation that the Cable Television Review Commission has reported that no licensed cable television operator is willing and able to provide service to the subdivision. [DPW - Development Review Section]

9. The installation (if required) of all gas, electric, sewer, and water lines and any other below surface utilities is to take place before the installation of any concrete curbs, gutters, sidewalks and the surfacing of the streets. [DPW - Development Review Section]

10. The subdivider shall construct to the satisfaction of the Director of Public Works, a public street lighting system that complies with the following conditions: [DPW - Development Review Section]

    a. All fixtures shall use a low pressure sodium vapor light source.

    b. Deposit with the County of San Diego, through the Department of Public Works, a cash deposit sufficient to:

        -- Energize, maintain and operate the street lighting system until tax revenues begin accruing from the subdivision for those purposes.

        -- Pay the cost to process lighting district administration of this project. After recording of the Final Map, the subdivision shall be transferred without notice or hearing, to Zone A of the lighting district to operate and maintain the system.

11. Condominium units or a planned development are to be created as a result of the subdivision and the following conditions shall apply: [DPW - Development Review Section]

a. Minimum unobstructed private road width (face to face of curb) shall be 24 feet.

b. Private road structural section shall be a minimum of two inches of asphalt concrete over four inches of approved base. Grades shall be a minimum of 1.0 percent and a maximum of 15 percent and designed to drain the surface water properly. Adequacy of the structural section and surface drainage shall be inspected and certified by the Director of Public Works.

c. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss or damage to persons or property, happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner. Hold harmless forms are available from the Department of Public Works.

d. The applicant shall deposit with the County Department of Public Works sufficient funds to cover the cost of inspection of the private improvements.

12. If dedicated, or if shown as nontitle information on the Final Map, improve the Riding and Hiking Trail system to the following design standards to the satisfaction of the Director of Public Works: [DPW - Development Review Section]

a. The trail shall contain a minimum eight feet of tread width with drainage structures as necessary.

b. The trail surface shall consist of the native soil; where the soil is highly erosive or will not support the traffic, a tread surfacing material such as decomposed granite, which will blend with the natural environment, shall be provided.

c. Trail gradients shall not exceed 15 percent. Where natural grades exceed 15 percent, sufficient width for switchbacks shall be provided to accommodate a 15 percent gradient trail.

d. Trails shall intersect roads at approximately 90 degree angles.

e. The trail system shall be continuous through the subdivision.

f. Points where the trail exits the subdivision shall be coordinated with existing or planned trail locations on adjacent property.

g. Off-road vehicle barriers shall be constructed whenever there is a break in a fence line that would allow vehicle access. (Department of Public Works will provide specifications.)

h. Trail marker signs, as approved by the Director of Public Works, shall be installed at trail entrances to provide identification.

(Drainage and Flood Control)

13. The subdivider shall provide for a drainage system capable of handling and disposing of all surface water originating within the subdivision and all surface water that may flow onto the subdivision from adjacent lands. Said drainage system shall include any easements and structures required by the Director of Public Works to properly handle the drainage and shall be designed so as to prevent ponding of surface water that would create a public health hazard or nuisance. [DPW - Development Review Section]

14. The subdivider shall provide for the improvement of all drainage easements by culvert or drainage channel of adequate size, whichever is required by the Director of Public Works. Any required drainage channel shall be lined with a suitable material as specified by the Director of Public Works. All such drainage easements shall be monumented along property lines at locations approved by the Director of Public Works. An access easement shall be provided to each drainage system maintenance access point not directly accessible from a public roadway. Such access easement is to be improved, fenced and aligned to the satisfaction of the Director of Public Works. [DPW - Development Review Section]

15. Portland cement concrete cross gutters or culverts shall be installed where water crosses the roadways. [DPW - Development Review Section]

16. Each building lot shall have a flood-free site for a residence. The building site shall be safe from the flood peak of a 100-year frequency storm. [DPW - Development Review Section]

17. An adequate energy dissipator shall be constructed at the outlet of the storm drain or verification shall be provided that such improvement is not needed. [DPW - Development Review Section]

18. Hydrology and hydraulic calculations for determining the storm system design with water surface profile and adequate field survey cross section data shall be

provided satisfactory to the Director of Public Works or verification shall be provided that such calculations are not needed. [DPW - Development Review Section]

(Grading Plans)

19. A grading permit is required and the subdivider shall comply with the following conditions prior to the issuance of such permit: [DPW - Development Review Section]

    a. The subdivider shall submit grading plans, a permit application and all fees and deposits to the County Department of Public Works. Grading plans shall be approved prior to or concurrently with the approval of the Improvement Plans.

    b. The grading plan shall contain a certificate signed by a registered civil engineer that the grading plan has preserved a minimum of one hundred square feet of solar access for each lot created by this subdivision pursuant to Section 81.401(n) of the Subdivision Ordinance.

    c. The subdivider shall deposit with the County Department of Public Works $200.00 at the time the lot grading plan or improvement is submitted. The deposit will be made with whichever plan is first submitted. Said deposit shall be used to cover the cost of site inspection by a County geologist to determine whether any geologic hazard exists and, if such is found, to review the geologic report prepared by the developer's engineering geologist. The developer shall reimburse the County Department of Public Works for any cost in excess of the deposit prior to recording the Final Map. Any unused portion of the deposit will be refunded.

    d. Obtain a sewer commitment if the subdivision is to be served by public sewer from a County Sanitation District. Such commitment shall only be issued when all conditions in the Resolution of Approval have been satisfied, the Final Map, grading plan and improvement plan have been approved by the Department of Public Works and all fees and deposits paid and improvement security posted.

    e. If condominium units or a planned development are proposed, finished grading shall be certified by a registered Civil Engineer and inspected by the Director of Public Works for drainage clearance. [Approval of rough grading does not certify finished grading because of potential surface drainage problems that may be created by landscaping accomplished

after rough grading certification.] If a grading permit is not required for the planned development/ condominium site, a registered Civil Engineer's certification for drainage clearance shall still be required.

FAIR HOUSING

20. Submit to the Department of Public Works a letter from the Department of Housing and Community Development or its agent stating its approval of an affirmative fair housing marketing plan. [DPLU - Community Planning Division]

SANITATION

21. The subdivision will be served by a public sewer system and the following conditions shall apply: [DPLU - Community Planning Division]

    Sewer Providing Agency

    a. Obtain the commitment of the applicable County sanitation district or independent sewer providing agency, to reserve facility capacity for all buildings/lots within the subdivision and obtain the approval of said agency of the plans and specifications for the installation of such public sewer system. If served by a County Sanitation District, such commitment shall only be issued when all conditions in the Resolution of Approval have been satisfied, the Final Map, grading plans and improvement plans have been approved by the Department of Public Works, and all fees and deposits paid and improvement security posted.

       Commitment from the applicable agency shall be in the form of either of the following:

       (1) A written statement, issued no more than three months prior to the date of approval of the Final Map by the Board of Supervisors, certifying that a two-year commitment to reserve facility capacity for all lots within the subdivision has been given; or,

       (2) In cases where the applicable agency has facilities under construction, a written statement, issued no more than three months prior to the date of the approval of the Final Map by the Board of Supervisors, certifying that:

           (a) The agency has facilities under construction;

           (b) All permits required for the construction of said facilities have been obtained; and

(c) For a period of at least two years following completion of the facility improvements, said agency commits to reserve facility capacity for all lots within the subdivision.

b. The subdivider shall install or agree to install a sewer system as a subdivision improvement. Sewer and water lines shall not be laid in the same trench.

c. If all or part of the subdivision that is to be served by a public sewer system is located outside of the boundaries of the sewer providing agency, then the subdivider shall cause that portion of the subdivision that is to be sewered to be annexed to said agency.

d. If the sewer commitment terminates before the Board of Supervisors Final Map approval, the Department of Health Services will deny application(s) for individual subsurface sewage disposal system(s) within this subdivision, unless a Resolution Amendment has been obtained from the Director of Planning and Land Use, Planning and Environmental Review Board, Planning Commission or Board of Supervisors which approves individual subsurface sewage disposal systems for this subdivision.

22. Private subsurface sewage disposal systems have been approved for the subdivision, and the following conditions shall apply: [DHS - Environmental Health Services, Land Use]

a. Prior to its approval by the Board of Supervisors, the Final Map shall be reviewed by the Department of Health Services to ensure the same lot design, location and lot numbers as the approved Tentative Map.

b. Prior to approval of the Final Map by the Board of Supervisors, all subdivision improvement and/or grading plans shall be reviewed by the Department of Health Services. Plans should include the location of proposed water lines and drainage control systems through or along proposed lots.

c. Prior to approval of the Final Map by the Board of Supervisors, the subdivider is to pay off all existing deficit accounts associated with the processing of this application to the satisfaction of the Department of Health Services.

d. The subdivider shall have approved by the Department of Health Services individual subsurface sewage disposal systems for all lots including grading plans for such lots if grading is required.

WATER SUPPLY

23.1. The subdivision is to be connected to a public water system and the following conditions shall apply: [DPLU - Community Planning Section]

Water Providing Agency

a. Obtain the commitment of the water providing agency to reserve facility capacity for all buildings/lots within the subdivision and obtain the approval of said agency of the plans and specifications for the installation of such public water system.

Commitment from the applicable agency shall be in the form of any of the following:

(1) A written statement, issued no more than three months prior to the date of the approval of the Final Map by the Board of Supervisors, certifying that a two-year commitment to reserve facility capacity for all lots within the subdivision has been given; or,

(2) In cases where the applicable agency has facilities under construction, a written statement issued no more than three months prior to the date of approval of the Final Map by the Board of Supervisors certifying that:

(a) The agency has facilities under construction;

(b) All permits required for the construction of said facilities have been obtained; and

(c) For a period of at least two years following completion of the facility improvement said agency commits to reserve facility capacity for all lots within the subdivision; or,

(3) In cases where a majority of the territory served by the water providing agency is located with a city, a statement from the water providing agency, the form and terms of which shall be approved by the Director of Planning and Land Use.

b. The subdivider shall install or agree to install a water system as a subdivision improvement. Water and sewer lines shall not be placed in the same trench.

c. If all or part of the subdivision is located outside of the boundaries of the water providing agency, the subdivider shall cause all of the land within this subdivision to be annexed to said agency.

FIRE SUPPRESSION

Fire Protection Agency

23.2 The subdivider shall submit a letter from the applicable fire protection agency stating its satisfaction with the type and location of fire protection improvements and the minimum required water flow in gallons per minute, together with a letter from the applicable water service agency that the fire protection agency's minimum required water flow will be available to serve the site or verification shall be provided that such improvements are not needed. [DPLU - Community Planning Division]

23.3 The subdivider shall submit a letter from the California Department of Forestry and Fire Protection stating that all its conditions have been met. [DPLU - Community Planning Division]

24. The subdivision is outside the boundaries of a fire protection agency and the subdivider shall cause either a letter to be filed with and approved by the Local Agency Formation Commission, requestng annexation of the area included on the Final Map to the applicable fire protection agency, OR the formation of a County Service Area for fire protection services, OR the subdivider shall demonstrate that adequate fire protection services are available satisfactory to the Director of Planning and Land Use. [DPLU - Community Planning Division]

FINAL MAP RECORDATION

(Miscellaneous)

25. The Final Map shall show that all lots within the subdivision have a minimum 100 square feet of solar access for each future building unit allowed by this subdivision pursuant to Section 81.401(n) of the Subdivision Ordinance. [DPLU - Community Planning Division]

26. The Final Map shall show the dedication of all on-site drainage easements, including easements for access thereto, and show monumentation for such easements, as required by the Director of Public Works, or verify that no easements are required. [DPW - Map Processing]

27. The Final Map shall include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

27.1 Final Maps may be filed as units or groups of units, provided that there will be a minimum three week interval between approval of each Final Map. Lot design on the Final Map shall be in substantial conformance to that shown on the Tentative Map. Lot 1 shall be in Unit 1 and the lot number sequencing shall correspond with unit sequencing. The highest numbered lot shall be in the last unit. [DPLU - Community Planning Division]

28. The subdivider shall accomplish the following prior to approval of the Final Map by the Board of Supervisors.

a. Provide the County Department of Public Works with standard forms approved by the Director of Planning and Land Use stating that the applicable agency or agencies have provided commitment to the site for such public facilities that are required for the subdivision (including but not necessarily limited to, water and sewer services). [DPLU - Community Planning Division]

b. Provide the County Department of Public Works with a certification from each public utility and each public entity owning easements within the proposed subdivision stating that: (a) they have received from the developer a copy of the proposed map; (b) they object or do not object to the filing of the map without their signature; (c) in case of a street dedication affected by their existing easement, they will sign a "subordination certificate" or "joint-use certificate" on the map when required by the governing body. In addition, the subdivider shall furnish proof to the satisfaction of the Director of Public Works that no new encumbrances have been created that would subordinate the County's interest over areas to be dedicated for public road purposes since submittal of the tentative map. [DPW - Map Processing]

c. Grant to the appropriate agency by recorded document all required off-site easements and all on-site water main easements that serve fire hydrants or furnish a letter from said agency that none are required. [DPW - Map Processing]

d. Provide the County Department of Public Works with evidence that any offer of dedication or grant of right-of-way shall be free of all encumbrances or subordinated at the time of recordation of the Final Map. [DPW - Map Processing]

e. If the subdivider does not have the real property rights necessary for public access or the construction of required improvements, he/she shall request the Board of Supervisors to direct County staff to begin eminent domain proceedings for acquisition of said property rights in accordance

with Board Policy J-33. The developer shall agree to pay full County costs of eminent domain proceedings, including all easement costs. The developer shall also agree to construct required improvements within said easement. [DPW - Map Processing]

f. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use, the Department of Public Works and the Department of Health Services prior to docketing the Final Map with the Clerk of the Board of Supervisors. [DPLU - Administrative Services Section, DHS - Environmental Health Services, Land Use]

INTERPRETATION OF CONFLICTING CONDITIONS

29. Where a conflict exists between the documents associated with the approval of a Tentative Subdivision Map the order of controlling precedence shall be:

a. The Specific Conditions of the Resolution of Approval as approved by the Planning and Environmental Review Board, the Planning Commission or the Board of Supervisors.

b. The Tentative Map as approved by the Planning and Environmental Review Board, Planning Commission or the Board of Supervisors.

c. The Standard Conditions.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Diego, State of California, this 16th day of June, 2000, Resolution No. 00-199.

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