

ORDINANCE NO. 9102 (New Series)

AN ORDINANCE AMENDING THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES, RELATING TO THE CALIFORNIA COORDINATE SYSTEM AND BOUNDARY SURVEYS

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines that the use of the California Coordinate System on all Final Maps and Parcel Maps require first order accuracy as determined by the California Public Resources Code. The Board of Supervisors also finds and determines that all Records of Survey Maps shall be filed with and checked by the County Surveyor. The amendments made by this ordinance are intended to bring the County Ordinance into compliance with State Law.

Section 2. Section 81.102.2.1. of the San Diego County Code is hereby amended to read as follows:

SEC. 81.102.2.1. [BASIS OF BEARINGS.]

"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 (CCS 83), Zone 6.

Section 3. Section 81.102.4.1 of the San Diego County Code is hereby amended to read as follows:

SEC. 81.102.4.1. [CALIFORNIA COORDINATE SYSTEM.]

"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 California Coordinate System (CCS 83), based on the "North American Datum of 1983".

Section 4. Section 81.506. of the San Diego County Code is hereby amended to read as follows:

SEC. 81.506. [ADDITIONAL DATA ON FINAL MAPS.]

Every final map shall:

(a) Contain a definite description of the land subdivided by references to recorded deeds, recorded maps and official United States surveys. Reference to tracts, recorded deeds and recorded maps shall be spelled out, worded identically with

original records and show the book and page of records or map numbers.

(b) Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of Grid divergence from a true meridian (Gamma or mapping angle), and the North point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings will be by use of existing Horizontal Control stations meeting the standards of the California Public Resources Code.

If the requirements of Section 81.506(j) are waived, the use of the California Coordinate System as the Basis of Bearings, described in Section 81.102.2.1 of this ordinance may also be waived by the County Surveyor. If waived, two record monuments shown on a recorded map or an astronomic observation shall be required, as approved by the County Surveyor.

(c) Show all easements to which the land is subject or to be subjected.

(d) Clearly indicate existing monuments found and describe them.

(e) Show the acreage of all parcels containing one acre or more.

(f) Clearly indicate, by description or a distinctive boundary line, any area subject to flooding at times of high tide or heavy rainfall, and state that such area is subject to flooding at times of high tide or heavy rainfall. Such areas shall be fixed by the Planning Environmental Review Board, Planning Commission or the Board of Supervisors at the time the tentative map is approved or conditionally approved.

(g) Show a solid line separating all private ways, easements and other rights of way not to be accepted as public streets and shown on said map, from public streets, and clearly designate their nature and the manner in which the right is reserved or granted.

(h) Bear the tract number assigned by the Department for the subdivision on every sheet of said map. If the tentative map contains two or more units and the final map is to be filed separately by unit, the tract number shall also contain a numerical unit suffix assigned by the Department of Public Works. Such tract number shall be the only designated name of the subdivision appearing on the map and shall be preceded by the words "County of San Diego Tract."

(i) Notice those lots having solar access and those not having solar access, as determined in Section 81.401(n) herein.

(j) FIELD OBSERVED CONNECTIONS:

- (1) Prior to January 1, 2000, a survey for any final map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California Coordinate values of third order accuracy or better, as published in the County of San Diego's Horizontal Control book. 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.
- (2) After December 31, 1999, a survey for any final map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California Coordinate values of first order accuracy or better, as published in the County of San Diego's Horizontal Control book. 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.

For purposes of this section, the date of survey for the field observed connections shall be the date of survey as indicated in the surveyor's/engineer's certificate as shown on the final map.

If there are no acceptable Horizontal Control stations within 1/2 mile of the subject property, then the engineer or land surveyor may make a written request to the County Surveyor to establish additional control stations within the subject area.

The County Surveyor will provide a coordinated monument(s) (using the California Coordinate System CCS 83) by tying either a section, quarter-section, or rancho or other appropriate land net corner or road centerline which is inter-visible with an existing monument meeting the standards of the California Public Resources Code.

In the event the County is unable to provide an acceptable Horizontal Control station within 1/2 mile of the subject property within 30 days of written request, this requirement may be waived by the County Surveyor.

None of the above will preclude a person, authorized to practice Land Surveying, from performing the necessary work to meet the requirements of this Section.

Section 5. Section 81.1001. of the San Diego County Code is hereby amended to read as follows:

SEC. 81.1001. [BOUNDARY SURVEYS.]

When a map is filed with the County Surveyor pursuant only to the requirements of Chapter 15, Division 3 of the Business and Professions Code, the County Surveyor shall immediately check the latest adopted County Assessment roll to verify that the record of survey does not show the division of a unit or of contiguous units into additional parcels. If the record of survey does show such a division, then the County Surveyor shall notify the engineer or surveyor who submitted the record of survey, that to comply with the provisions of Section 8762.5 of the Business and Professions Code, the survey cannot be recorded until documentation is presented which shows that the subdivision complies with the provisions of the Government Code (Subdivision Map Act) and this division. If the land lies in an unincorporated portion of the County and it appears that the provisions of this division or of the Government Code (Subdivision Map Act) may have been violated, said County Surveyor shall report such possible violation to the Director of Planning and Land Use to investigate and enforce the provisions of this division and the Subdivision Map Act.

Section 6. This ordinance shall take effect and be in force thirty days after its passage, and before the expiration of fifteen days after its passage, a summary hereof shall be published once with the names of the members of this Board voting for and against it in the San Diego Commerce, a newspaper of general circulation published in the County of San Diego.

Section 7. This ordinance shall be operative on January 1, 2000.

PASSED, APPROVED AND ADOPTED this 8^h day of December, 1999.

