

RESOLUTION NO. 201174

NOV 5 1970

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

There is hereby denied the appeal of the Subdivision Review Board from the decision of the Planning Commission in Resolution No. S-1555, which overruled the rejection by said Board of the tentative map of CANDLELIGHT PARK UNIT NOS. 1 through 5 in Resolution No. R-263.

The tentative map, CANDLELIGHT PARK UNIT NOS. 1-5 (Rev.), a five-unit, 437-lot (more-or-less) subdivision of portion of the N.E. 1/4 of Section 31, T18S, R1W, SBBM, located along Otay Mesa Road, southerly of Palm Avenue in the A-1-10 zone (proposed R-1-5 zone), be, and it is hereby approved subject to the following conditions:

1. The final map shall be recorded no later than the expiration date of the concurrent rezoning ordinance.
2. The General Conditions of Approval for Tentative Maps filed in the office of the City Clerk under Document 697179 shall be made a condition of map approval.
3. A geological and soils report shall be provided to substantiate the very high fill banks. All slopes shall be planted and watered to assure growth satisfactory to the City Engineer prior to acceptance of subject subdivision by the City.

MICROFILMED

4. The new pavement schedule as specified in the City's Engineering Department Manual No. 1100-70 (Revised 7-6-67) shall be used to determine pavement thicknesses on all streets bounding or within the subject subdivision in lieu of the Schedule "B" or 3-inch over 6-inch type pavement as specified in the General Conditions for Tentative Maps under Document 697179.

5. Subdivider shall pay a sewer area charge per Resolutions 180315 and 197624, and a water area charge per Resolutions 165082 and 197625.

6. Prior to recordation of the first unit, the following offsite street improvements shall be bonded for as an offsite improvement.

a. Extension of Del Sol Boulevard from its present termination (approximately the west line of the Interstate 805 right-of-way) easterly along an alignment approved by the City Engineer and the Public Works Director to a connection with Otay Mesa Road in the easterly portion of Section 30, T18S, R1W. The minimum improvements required within this section shall consist of full width dedication (84 feet) including necessary slope and drain easements. The street shall be graded to provide for an ultimate 64-foot pavement width, and improved with standard

pavement for a two-lane roadway 28 feet wide. In addition, there shall be installed necessary berms, aprons and pipes to control drainage.

b. Del Sol Boulevard between Byer Way and its present easterly termination shall be further improved and dedicated to provide its full four-lane section, including center islands.

NOTE: The full width dedication exists throughout this section with the exception of the most westerly 1,000 feet through which only the southerly half width is presently dedicated. The completion of the center travel lanes and median improvements in Del Sol Boulevard in this reach may be handled as a City participation subject to the approval by the City Council.

7. The offsite extension of Del Sol Boulevard as set forth in (a) above will be sufficient in capacity to serve a maximum of 500 dwelling units total within the various subdivision units. Therefore, prior to recordation of additional units which would provide additional dwelling units in excess of 500, the developers shall bond for an additional widening of the 28-foot travel roadway to a minimum of four-lane width of 50 feet.

8. Prior to recordation of the first unit of the subdivision, an offsite sewer shall be bonded for westerly along Otay Mesa Road, thence through San Ysidro to a connection with the Metro System Trunk, and with the appropriate sewer and water area charges to be paid.

9. Prior to recordation of the first subdivision unit, the developers shall enter into a Master Water Service agreement with the Utility Department, including - but not limited to - the following requirements:

a. The establishment of a deposit per dwelling unit to be applied to each of the 500 dwelling units created. This deposit to provide for the permanent reservoir or pump system necessary to augment the present Otay Mesa Road pipeline. Such deposit to be paid as each of the units records.

b. The developers shall place on deposit with the City a sum sufficient to install an adequate sized interim elevated storage facility at the westerly termination of the existing Otay Mesa Road pipeline. In lieu of the deposit, an instrument of credit, or such other assurance as is acceptable to the City Attorney and the Director of Utilities may be furnished. The deposit to be returned to the developers as set forth in the following schedule:

(1) In its entirety, at such time as a permanent system is installed or bonded for.

(2) At such time as a utility district is successful for the installation of the permanent system.

c. Should property development not proceed as presently envisioned and should the Utility Department deem it necessary to install the interim facilities as set forth in "B", the cash deposit would be used to finance said facilities. The Utility Department will then create a cost recovery district under the standard 10-year provisions.

10. Prior to acceptance of the first unit of this subdivision map by the City Council, the subdivider shall submit evidence satisfactory to the City Council that adequate school facilities are being provided to serve the area covered by the map.

11. Prior to approval of the final subdivision map of each unit, the subdivider shall present evidence that police, fire and library facilities will be available concurrent with need in the development, and that the level of service provided by such facilities shall be as set forth in the General Plan.

12. As a condition for the filing of the final subdivision maps, the subdivider shall comply with Ordinance No. 10239-NS (Park and Recreation Facilities).

13. Subdivider shall comply with the conditions of the Planning Department contained in City Clerk's Document No. 717910.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad, Deputy

FCC:cev
11/13/70

-6-

201174

MICROFILMED

RECEIVED
CITY CLERK'S OFFICE

1970 NOV 25 AM 10:57

SAN DIEGO, CALIF.

Passed and adopted by the Council of The City of San Diego on NOV 8 1970,
by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Helen Cobb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam T. Loftin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Landt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Martinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allen Hitch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Schaefer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Frank Curran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

FRANK CURRAN
Mayor of The City of San Diego, California.

JOHN LOCKWOOD
City Clerk of The City of San Diego, California.

By Edgar J. Hamel Deputy. *ER*

(Seal)

Office of the City Clerk, San Diego, California

Resolution Number 201174 Adopted NOV 8 1970

FORM CC-1276 (1.69)

MICROFILMED