

RESOLUTION NO. 205634

MAY 18 1972

WHEREAS, the Council of The City of San Diego rejected the tentative subdivision map of North Miramar Ranch Units 4 and 5 by Resolution No. 204190 on November 11, 1971; and

WHEREAS, evidence has been presented to The City of San Diego that school facilities to serve the children of the proposed subdivision will be provided at the time of need; NOW, THEREFORE,

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

Resolution No. 204190 is hereby rescinded.

The appeal of Leadership Housing Systems, Inc. from the decision of the Planning Commission contained in Planning Commission Resolution No. S-1578 is hereby sustained and the tentative map of North Miramar Ranch Units 4 and 5 is hereby approved subject to all those terms and conditions set forth in Exhibit A attached hereto and by reference incorporated herein.

APPROVED: JOHN W. WITT, City Attorney

By   
Frederick C. Conrad, Chief Deputy

FCC:nr  
5-18-72

## TENTATIVE DRAFT

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

That tentative map, NORTH MIRAMAR RANCH UNITS 4 and 5, a 2-unit, 134-lot (more or less) subdivision of portion of S.E.  $\frac{1}{4}$ , Sec. 33, T14S, R2W, SBM, located on both sides of the northerly terminus of Ironwood Road, northerly of Pomerado Road, easterly of Interstate 15, in the R-1-5 zone, 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 No. 697179 shall be made a condition of map approval;
- 2 - Ironwood Drive, Red Cedar Drive, and Mesa Madera Drive shall be dedicated and improved as 40-foot collector streets within 60-foot rights-of-ways;
- 3 - Red Cedar Way shall be dedicated and improved as a 36-foot street within a 56-foot right-of-way;
- 4 - Mesa Madera Drive shall be dedicated and improved as a boundary street with 28 feet of pavement, curb, and sidewalk adjacent to the subject subdivision. A temporary cul-de-sac shall be provided at the south boundary of Mesa Madera Drive if Mesa Madera Drive within Scripps Ranch, Units 4 and 5, is not existing;
- 5 - 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 three-inch over six-inch type pavement as specified in the General Conditions for Tentative Maps under Document 697179;
- 6 - Undergrounding of public utility systems and service facilities is required according to Ordinance No. 10064-NS;
- 7 - All slopes shall be planted within 90 days of the completion or grading of the subdivision and shall be watered to assure growth satisfactory to the Community Development Director and the Public Works Director prior to acceptance of the subject subdivision;
- 8 - As a condition for the filing of the final subdivision map, the subdivider shall comply with Ordinance No. 10239-NS (Park & Recreation Facilities);
- 9 - The subdivider shall pay water area charge, per Resolutions 197625 and 178501, of \$100.00 per living unit, or \$350.00 per acre, and sewer area charge, per Resolution 200434, of \$100.00 per living unit;
- 10 - All houses below 695-foot elevation must have pressure regulators in water pressure system No. 42;
- 11 - Prior to the submission of the improvement plans and map for the first units, the developer shall provide a general development plan for all open space areas for approval. This plan shall provide descriptions of the proposed landscape treatment of both natural and cut and fill areas; irrigation systems; maintenance and fire access routes; pedestrian trails, etc. The landscape element shall provide for low maintenance and fire retardant and drought resistant materials. The irrigation system shall provide materials used, either permanent or interim watering. In the areas with natural ground cover, it may be necessary to provide an irrigation system for fire prevention and watering during extended dry periods. The general development plan shall be approved prior to submission of any detailed improvement plans for the open space areas;

EXHIBIT A

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12 - The final improvement plans for the open space areas based on the approved development plan shall be bonded concurrently with the subdivision improvements for the contiguous development;

13 - All open space areas shall be maintained for a period of two years following the acceptance of the completed improvements within the open space areas by the City, and such maintenance shall be assured by a separate performance bond;

14 - Maintenance for the open space area beyond the two-year period, if required, shall be provided by the Home Owners' Association or by City-administered maintenance district under the appropriate Municipal Code sections. The developer shall provide constructive notice to purchasers either through deed restrictions or through "CC&R'S" regarding this continued maintenance responsibility; If the developer requests the establishment of the City-administered maintenance district, such request shall be filed with addition, said request shall be accompanied with a detailed report describing the level and estimated cost of maintenance, benefiting properties to be assessed, and an estimate of the annual assessment to these properties;

15 - Prior to the recordation of the first unit of this subdivision, the subdivider shall complete arrangements satisfactory to the City regarding fire protection for the subject property;

16 - 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, Chief Deputy

TS plm

205634

MAY 18 1972

Passed and adopted by the Council of The City of San Diego on \_\_\_\_\_,  
by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Gil Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Landt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Leon L. Williams	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<input type="checkbox"/>	<input checked="" 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"/>
Jim Bates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

(Seal)

EDWARD NIELSEN

City Clerk of The City of San Diego, California.

By *Hector M. Noel*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **205634** Adopted **MAY 18 1972**  
*eh*