

(R-85-1089)

RESOLUTION NUMBER R- 262142

ADOPTED ON DEC 18 1984

WHEREAS, GENSTAR DEVELOPMENT, INC. and VTN ENGINEERING filed a four-lot subdivision of a portion of Parcel 4 of Parcel Map No. 8071, located on the west side of Paseo Lucido, between Corte Sabio and Calle Saucilla, in the A-1-10 (proposed R-3000) Zone of the Rancho Bernardo Community Plan area; and

WHEREAS, on October 30, 1984, the Council of The City of San Diego considered Tentative Map No. 84-0207 of Bernardo Heights Unit No. 26 pursuant to Section 102.0307 of the San Diego Municipal Code and received for its consideration documentary and written evidence, oral testimony, and having heard from all interested parties present and at the request of the applicant, having considered the matter further on December 18, 1984.; NOW, THEREFORE,

BE IT RESOLVED, that the Council of The City of San Diego hereby adopts as its findings the following:

1. The proposed map is consistent with the General Plan and Rancho Bernardo Community Plan which designate the property for residential use.

2. The design and proposed improvements for the subdivision are consistent with the General Plan, Rancho Bernardo Community Plan, proposed R-3000 Zoning/Development Regulations and State Map Act Section 66473.1 regarding solar access.

3. The site is physically suitable for residential development of 14 dwelling units per acre, for a total of 175 residential dwelling units.

4. The site is suitable for the proposed residential density of development.

5. The design of the subdivision and the proposed improvements will not cause substantial environmental damage, based upon the findings of the Environmental Report EQD No. 84-0207ND.

6. The design of the subdivision and the type of improvements will not likely cause serious public health problems inasmuch as the map is consistent with proposed R-3000 zoning and conforms with City development regulations.

7. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

8. That said findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

9. An Implementation Program for Financing Public Improvements has not been developed, and the approval of this Tentative Map and the timing and phasing of the development prior to the development and implementation of such a financing program will not jeopardize the achievement of the Progress Guide and General Plan objectives of assuring adequate public facilities at the time of development of the community.

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BE IT FURTHER RESOLVED, that based on the findings hereinbefore adopted by the Council of The City of San Diego, Tentative Map No. 84-0207, Bernardo Heights Unit No. 26, is hereby approved subject to the following conditions:

1. This map shall become effective with the effective date of the concurrent rezoning ordinance.

2. The property shall be developed at a density of 14 residential units per acre, for a total of 175 dwelling units.

3. The "General Conditions of Approval for Tentative Maps," filed in the office of the City Clerk under Document No. 767688 on May 7, 1980, shall be made a condition of map approval. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized.

4. The subdivider must provide a geological report on the subject property to determine the stability of the soil. All slopes shall be constructed in accordance with the provisions of San Diego Municipal Code Sections 62.0410, et seq.

5. Undergrounding of existing and/or proposed public utility systems and service facilities is required according to San Diego Municipal Code Section 102.0404, Subsection 2.

6. This property is subject to payment of a park fee in accordance with San Diego Municipal Code Section 102.0406.06.4, which specifies park fees applicable in the Rancho Bernardo Community Plan area.

7. Access to the dwelling units within this parcel map shall be by means of an unnamed, non-dedicated, privately maintained private driveway.

8. The subdivider shall provide a system of private water and sewer mains to serve the project.

9. The subdivider shall install fire hydrants at locations satisfactory to the City Engineer.

10. The subdivider shall provide evidence satisfactory to the Water Utilities Director that will:

a. Provide for the maintenance of the private water and sewer mains.

b. Assure the granting of private easements for the private water and sewer mains crossing adjacent lots.

11. Prior to Council approval of the final map, the subdivider shall furnish evidence to the City Engineer to show that homeowners shall be deed-restricted to membership of a private recreation club/center.

12. Prior to the filing of the final map(s), the subdivider shall submit "Letter(s) of School Availability" from the Poway Unified School District in accord with Council Policy.

13. Prior to recordation of any final subdivision map by the City Council, the subdivider shall provide evidence to ensure that an affirmative marketing program is established.

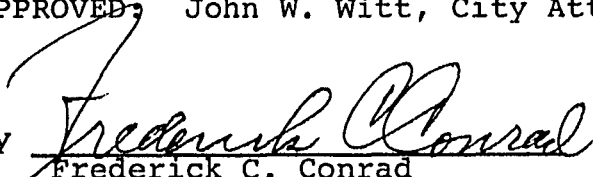
14. In compliance with Sections 102.0301 and 102.0311 of the San Diego Municipal Code, the final map or maps shall not be approved until the City Council approves a Financial Implementation Program for this community plan area and establishes assessment districts or other means of financing necessary public improvements within the community. As an alternate, the subdivider may enter into an agreement with the

City: (1) consenting to the future approval of a financing plan for Public Facilities, a Development Phasing Program, and the establishment of assessment districts or Facilities Benefit Assessment Districts for the financing for such plans and programs; and (2) agreeing to the payment of an estimated Facilities Benefit Assessment Fee at the time of Building Permit issuance for any structure within this subdivision. The agreement shall specify the amount of such fee and shall be recorded with the County Recorder.

15. This map shall conform with Planned Residential Development Permit No. 84-0207. If said permit is denied, this map shall be deemed denied.

APPROVED: John W. Witt, City Attorney

By

  
Frederick C. Conrad  
Chief Deputy City Attorney

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12/11/84  
Or.Dept:Clerk  
R-85-1089  
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Passed and adopted by the Council of The City of San Diego on DEC 11 1984,  
by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor Roger Hedgecock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

ROGER HEDGECOCK  
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, California.

By Barbara Baxter, Deputy.

Office of the City Clerk, San Diego, California

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Number R-262142 Adopted DEC 11 1984