

RESOLUTION NUMBER R- **265878**
ADOPTED ON JUN 02 1986

WHEREAS, the Planning Commission approved Tentative Map No. TM-86-0127 submitted by PARDEE CONSTRUCTION COMPANY and PROJECT DESIGN CONSULTANTS which proposes the division of a 32-acre site into three lots and the vacation of a portion of Black Mountain Road through the subdivision, on a portion of Section 18, Township 14 South, Range 3 West, SBBM, located at the northeast corner of El Camino Real and Del Mar Heights Road, in the North City West Community Plan area, in the MF-2 and MF-3 Zones; and

WHEREAS, the matter was set for public hearing on June 2, 1986, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that this Council adopts the following findings with respect to Tentative Map No. TM-86-0127:

1. The map proposes the subdivision of 32.09 gross acres of land into three lots for residential development. This type of development is consistent with the General Plan and North City West Community Plan which designate the property for residential use. The proposed subdivision map will retain the community's character by encouraging orderly, sequential development compatible in its intensity with surrounding existing and future land development.

2. The design and proposed improvements for the subdivision are consistent with the zoning/development regulations of the MF-2 and MF-3 Zones in that:

- a. All lots have minimum frontage on a dedicated street which is open to and usable by vehicular traffic;
- b. All lots meet the minimum lot area requirements, minimum street frontage, minimum width and minimum depth.
- c. All lots are designed so that required improvements do not result in nonconforming lots with respect to building area, setbacks, side yard and rear yard regulations.
- d. Development of the site will be controlled by a planned development permit.

3. The design and proposed improvements for the subdivision are consistent with State Map Act Section 66473.1 regarding the design of the subdivision for future passive or natural heating and/or cooling opportunities.

4. The site is physically suitable for residential development. The harmony in scale, height, bulk, density and coverage of development creates a compatible physical relationship to surrounding properties for which this area has been planned.

5. The site is suitable for the proposed residential density of development. This is consistent with the community plan.

6. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife, or their habitat, in that the proposed subdivision will not endanger known rare biological resources or will not create undesirable environmental impact based upon the findings of the Environmental Impact Report No. EIR-86-0127, an addendum to No. EIR-82-0714 which is included herein by this reference.

7. The design of the subdivision and the type of improvements will not likely cause serious public health problems inasmuch as the needed public services and facilities are available/or required by condition of this map to provide for water and sewage facilities as well as other related public services.

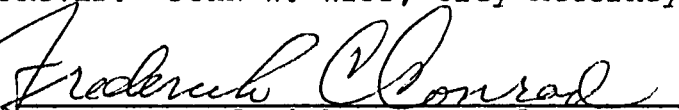
8. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision as demonstrated by the City Engineer's request for public dedications and adequate improvement on the proposed subdivision map.

9. The City Council has reviewed the adopted Housing Element, the Progress Guide and General Plan of The City of San Diego and hereby finds, pursuant to Government Code Section 66412.3 that the housing needs of the region are being met since residential development has been planned for the area and public services programmed for installation, as determined by the City Engineer in accordance with financing and environmental policies of this Council.

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

BE IT FURTHER RESOLVED, that the decision of the Planning Commission is sustained, and said Tentative Map No. TM-86-0127 is hereby granted, subject to the conditions attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

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09/22/86
Or.Dept:Clerk
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TENTATIVE MAP NO. TM 86-0127

CONDITIONS

1. This tentative map will expire three years from the date of City Council approval.
2. 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.
3. 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.
4. The subdivider must provide a geological reconnaissance on the subject property to determine the stability of the soil. All slopes shall be constructed in accordance with the provisions of Municipal Code Section 62.0410 et seq.
5. Del Mar Heights Road is classified as a six-lane primary arterial street with a 122-foot-wide dedicated right-of-way. In connection with this map, the subdivider shall construct curb, five-foot-wide sidewalk, a 44-foot-wide paved roadway and a 14-foot-wide raised median adjacent to the subdivision as the northerly half-width improvement.

A median break will be constructed by others for the proposed Towne Center driveway on the southerly side. A median break with a left-turn pocket for emergency vehicles only into the fire station on Lot 2 shall be constructed in a manner satisfactory to the City Engineer. A median break will not be allowed in the Del Mar Heights Road median for the westerly Torrey Pines High School driveway.

6. The subdivider shall relinquish access rights to Del Mar Heights Road adjacent to Lot 3.
7. El Camino Real is classified as a four-lane primary arterial street with a 98-foot-wide right-of-way widening to 122 feet at Del Mar Heights Road as shown on the approved tentative map. In connection with this subdivision, the subdivider shall construct curb, five-foot-wide sidewalk, a 32-foot-wide paved roadway and a 14-foot-wide raised median adjacent to the subdivision as the easterly half-width improvement. No median breaks will be allowed in the median.
8. The subdivider shall relinquish access rights to El Camino Real.

9. Quarter Mile Drive is classified as a two-lane collector street. The subdivider shall complete the full improvement of Quarter Mile Drive between El Camino Real and Hartfield Avenue by constructing curbs, sidewalk on the southerly side, and a 40-foot-wide paved roadway within a 68-foot-wide right-of-way with a 14-foot-wide curb-to-property-line distance on each side as shown on the approved tentative map.
10. Hartfield Avenue shall be dedicated and fully improved between Torrington Street and Del Mar Heights Road as a collector street as shown on the approved tentative map within a right-of-way varying from 68 feet wide to 106 feet wide at Del Mar Heights Road.

The improvements to be constructed shall consist of curbs, sidewalks and paving in a manner satisfactory to the City Engineer. A raised median will be constructed between Quarter Mile Drive and Del Mar Heights Road with a left-turn pocket for left turns into the fire station on Lot 2 constructed in a manner satisfactory to the City Engineer.

11. The subdivider shall construct traffic signal systems in a manner satisfactory to the City Engineer at:
 - a. El Camino Real and Quarter Mile Drive (also required of Tentative Map 82-0714).
 - b. Del Mar Heights Road and El Camino Real (also required of Tentative Map 82-0714).
 - c. Del Mar Heights Road and Hartfield Avenue/Carmel Country Road (also a requirement of Tentative Map 83-0647 and 85-0178).

The above three signals shall be interconnected as required by the City Engineer.

12. Approval of the final map is subject to Council approval of the vacating of the existing Black Mountain Road right-of-way as shown on the approved tentative map.
13. Approval of the final map of Unit 1 is contingent upon the purchase of City-owned property located westerly of the intersection of Del Mar Heights Road and Hartfield Avenue.
14. Water Requirements:
 - a. Construct a 16-inch water main in Del Mar Heights Road from the existing 16-inch water main in El Camino Real easterly to Hartfield Avenue.
 - b. Construct a 10-inch water main in Hartfield Avenue from the existing 10-inch water main in Quarter Mile Drive southerly to Del Mar Heights Road.

- c. Install fire hydrants at locations satisfactory to the City Engineer.
15. Sewer Requirements:
- a. Construct a system of gravity sewer mains adequate to serve the subdivision.
 - b. Provide calculations, satisfactory to the Water Utilities Director, to show that the size and the grade of the sewer mains will provide cleansing velocities.
16. The following mitigating measures from the Subdivision EIR shall be complied with in a manner satisfactory to the Deputy Director of the Environmental Quality Division:
- a. Temporary erosion control landscaping shall be applied to any newly graded area prior to November 15. This erosion control landscaping shall as a minimum include the application of a hydromulch of seed, fibre, and emulsion to manufactured slopes, graded pads, and stockpiles. Hydroseed material shall be composed of a mixture of native and naturalized plant species.
 - b. Additional temporary erosion control measures, as specified by the Engineering Department, shall be made requirements of project development. These measures shall include (but not be limited to) berms, interceptor ditches, sand bagging, hay bales, energy dissipating structures, or silt traps.
 - c. Land shall be graded in increments during the rainy season of November 15 to March 30 in order to minimize soil exposure. Grading may continue during this period provided that all areas disturbed but not completed during the construction, including graded pads and stockpiles, shall be suitably prepared to minimize soil loss during the rainy season.
 - d. Manufactured slopes shall be limited to a gradient of 2:1. Maximum cut slope height shall not exceed 25 feet; maximum fill slope height shall not exceed 30 feet.
 - e. A system of bladed ditches shall be provided at flat gradients across larger graded pad areas to allow on-site entrapment of silt.
17. Prior to Council approval of the final map of the first unit, the subdivider shall provide evidence satisfactory to the Deputy Director of the Environmental Quality Division whereby the subdivider agrees to implement the following paleontological mitigation program:
- a. Grading plans and schedule shall be provided to a qualified paleontologist in advance of actual development.

- b. A qualified paleontologist shall be present at any pre-grade meetings to discuss grading plans with the contractors.
 - c. During grading, a qualified paleontologist shall be on-site during the original cutting of previously undisturbed sediments of potential fossil bearing formations.
 - d. Any remains collected from the project area shall be deposited in a scientific institution with paleontological collections.
 - e. A letter shall be submitted to the Deputy Director of the Environmental Quality Division to initiate the paleontological monitoring program. A follow-up letter shall also be submitted when the monitoring program is complete, even if no resources are encountered.
18. Council approval of the final maps within this subdivision will also be contingent upon additional off-site improvements that are related to an aggregate total of dwelling units within the North City West Community Plan area. These additional improvements that may become requirements of a unit within this subdivision are as specified in the Transportation Phasing Plan for North City West in the North City West Public Facilities Financing Plan revised November 12, 1985, which by this reference is made a part of this resolution.
19. Some of the work required of the subdivider in connection with this subdivision is identified as FBA funded projects 12, 13 and 14 in the North City West Public Facilities Financing Plan. The work shall be done by the subdivider and in connection with Council approval of the final map, an agreement will be prepared authorizing FBA credits or reimbursement for this work. The amount of the credit or reimbursement shall be established by the City Engineer. The agreement authorizing the credit or reimbursement is subject to approval by the City Council.
20. This subdivision is in a community plan area designated in the General Plan as Planned Urbanizing or Future Urbanizing. As such, special financing plans have been, or will be, established to finance the public facilities required for the community plan area.
- Therefore, in connection with Council approval of the final map, the subdivider shall comply with the provisions of the financing plan then in effect for this community plan area, in a manner satisfactory to the City Engineer. This compliance shall be achieved by entering into a development agreement, paying a facilities benefit assessment, or such other means as may have been established by the City Council.
21. Prior to the filing of the final map, the subdivider shall demonstrate compliance with the North City West School Facilities Master Plan. Compliance may be evidenced through any of the following methods: 1) by obtaining a school letter stating such compliance; 2) by otherwise demonstrating the availability of school facilities to accommodate residents of the subdivision; or 3) by participating in the "School Deposit Procedure" alternative as provided in the Master Plan. A Development Agreement will implement the deposit procedure.

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22. Lot 2 shall be graded in a manner satisfactory to the City Engineer and Fire Department.

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JUN 02 1986

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

Councilmen	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VACANT

AUTHENTICATED BY:

ED STRUIKSMA

Deputy Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By *Wayne R. Peltier*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number *R-265878*

JUN 02 1986

Adopted

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