

RESOLUTION NUMBER R- 266393

ADOPTED ON AUG 12 1986

WHEREAS, RANCHO DE LOS PENASQUITOS PLANNING BOARD, by Margaret Corey, appealed the decision of the Planning Commission in approving Tentative Map No. TM-85-0153 submitted by CAMINO BERNARDO ASSOCIATES and RICK ENGINEERING COMPANY, for a 351-lot subdivision of Parcel 2 of Parcel Map 11645, located on the south side of Camino del Norte, between the City Limits and Interstate 15, in the Rancho Bernardo Community Plan area in the R1-5000 (HR) Zone; and

WHEREAS, said appeal was set for public hearing on August 12, 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-85-0153:

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, and the proposed R1-5000 (HR) Zoning/Development Regulations.

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.

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

6. The design of the subdivision and the proposed improvements will not cause substantial environmental damage based upon the findings in Environmental Impact Report No. EIR-85-0153.

7. 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 R1-5000 zoning and conforms with City development regulations.

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.

9. The Subdivision Board reviewed the adopted Housing Element, the Progress Guide and General Plan of The City of San Diego and found, pursuant to Government Code Section 66412.3, that the housing needs of the region will be 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 the City 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 appeal of RANCHO DE LOS PENASQUITOS PLANNING BOARD, by Margaret Corey, is denied; the decision of the Planning Commission is sustained, and said Tentative Map No. TM-85-0153 is hereby granted to CAMINO BERNARDO ASSOCIATES, subject to the conditions attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By *Frederick C. Conrad*
Frederick C. Conrad
Chief Deputy City Attorney

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09/15/86
Or.Dept:Clerk
R-87-331
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TENTATIVE MAP NO. TM 85-0153

CONDITIONS

1. This map shall become effective with the effective date of Rezoning Case No. 85-0153 and expire concurrently with the expiration date of same. If the rezoning case is denied, this map shall be deemed denied.
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. 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 Section 62.0410 et. seq.
4. 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.
5. This property is subject to payment of a park fee in accordance with the San Diego Municipal Code, which specifies park fees applicable in the Rancho Bernardo Community Plan area.
6. Camino Del Norte is designated as a 6-lane expressway with a 122-foot-wide right-of-way to be designed to the following standards in a manner satisfactory to the City Engineer:
 - a. 60 m.p.h. design speed.
 - b. Minimum centerline radius of 2200 feet.
 - c. Caltrans' standards for superelevation.

In connection with this subdivision, the subdivider shall dedicate 61 feet of additional right-of-way southerly of the existing centerline of Camino Del Norte and improve this right-of-way adjacent to the subdivision with curb, 5-foot-wide sidewalk and Schedule I paving to meet the existing paving on Camino Del Norte.

At the Street "A" intersection, the subdivider shall construct a raised median in a manner satisfactory to the City Engineer so as to allow left-turns from westbound on Camino Del Norte into Street "A" and so as to preclude left-turns out of Street "A" to westbound on Camino Del Norte. A raised median with a left-turn pocket shall also be constructed in Camino Del Norte southeasterly of Bernardo Center Drive.

The subdivider shall also construct a concrete median barrier as required by the City Engineer in Camino Del Norte between Bernardo Center Drive and the ramps at I-15 between the raised medians required above. Attenuators shall also be constructed at the ends of the median barriers as required by the City Engineer.

7. In connection with Council approval of the first final map, the subdivider shall enter into an agreement with the City, satisfactory to the City Engineer, whereby the subdivider and his successors in interest acknowledge the fact that the intersection of Camino Del Norte and Street "A" may be closed to through traffic in the future at the direction of the City Engineer and utilized after that time only as a gated emergency access road. This document shall be recorded with the County Recorder.

The subdivider shall dedicate additional right-of-way and slope easements on "A" Street, westerly of Camino Del Norte, as required by the City Engineer in order to provide for the future construction of a cul-de-sac at this location. The location of the cul-de-sac shall be such that it will provide access to Lot 2 in Unit 1.

8. The subdivider shall relinquish access rights to Camino Del Norte.
9. Bernardo Center Drive is designated as a 6-lane major street with a 122-foot-wide right-of-way. In connection with the subdivision, the subdivider shall provide full-width dedication and improvements of Bernardo Center Drive between Camino Del Norte and "D" Street. These full-width improvements will consist of curbs, 5-foot-wide sidewalks, paving and a 14-foot-wide raised median with left-turn pockets.

Westerly of Street "D" the subdivider shall dedicate a minimum of 61 feet of right-of-way and construct curb, 5-foot-wide sidewalk, a 44-foot-wide paved roadway and half of a 14-foot-wide raised median as half of the 6-lane major street improvements with a transition, all in a manner satisfactory to the City Engineer.

The dedication shall extend westerly to the subdivision boundary. The half-width improvement may be terminated westerly of "J" Street in a manner satisfactory to the City Engineer. No median breaks will be allowed between "D" Street and "J" Street.

10. The subdivider shall construct interconnected traffic signal systems in a manner satisfactory to the City Engineer at:
 - a. Camino Del Norte and Bernardo Center Drive
 - b. Bernardo Center Drive and "D" Street.
11. The subdivider shall grant a street reservation satisfactory to the City Engineer for the future construction of the Camino Del Norte/ Bernardo Center Drive interchange, and a street reservation along the remaining frontage of Camino Del Norte adjacent to the subdivision, as required by the City Engineer, sufficient to provide a fourth travel lane.

12. "A" Street, "D" Street, and "E" Street between "A" Street and "D" Street are designated as collector streets and shall be fully improved with curbs, 5-foot-wide sidewalks, and paving as required by the City Engineer.

"A" Street shall have a 40-foot-wide paved roadway within a 60-foot-wide right-of-way except that the right-of-way may be narrowed to 55 feet with sidewalk only on one side where allowed by the City Engineer.

"E" Street between "A" Street and "D" Street, shall be dedicated 84 feet wide tapering to 60 feet wide as shown on the approved tentative map, except that the 84-foot wide right-of-way may be narrowed to 79 feet with sidewalk on only one side where allowed by the City Engineer.

"D" Street shall be dedicated 84 feet wide with a 64-foot-wide paved roadway.

13. The remaining street shall be dedicated and fully improved as local streets with curbs, sidewalks and paving according to the dedication width and cross-sections as shown on the approved tentative map.

14. Water Requirements:

- a. Relocate the existing 36" Rancho Bernardo pipeline as required by the Water Utilities Director.
- b. Install a 12" water main in Bernardo Center Drive from the end of the existing 16" water main north of Camino Del Norte extending westerly to "J" Street; and in Camino Del Norte as required by the Water Utilities Director.
- c. Install a 12" looping water main system through the subdivision in "D" Street, "E" Street, "J" Street and in an easement between "E" and "J" Streets.
- d. Install 8" water mains in "M" Street; "N" Street and "P" Street south of "N" Street. Install an 8" water main in "A" Street to extend easterly from "E" Street through an easement and connecting to the existing 8" water main in Paymogo Street. Install 8" water mains in "A" Street between "B" Street and "C" Street; and in "B," "C," "R" and "Q" Streets.
- e. Install 6" water mains in "L" Street; "K" Street; the "E" Street cul-de-sac; and "O" Street
- f. Install parallel 10" water mains in Camino Del Norte from "A" Street extending easterly to connect to an existing 12" water main of 1020 H.G.L. crossing Camino Del Norte easterly of I-15.
- g. ~~Install parallel 10" water mains in "A" Street from Camino Del Norte to "B" Street.~~

- h. Install fire hydrants at locations satisfactory to the City Engineer.
- i. All lots above an elevation of 770 feet MSL located within Units 4 and 7 (920 H.G.L.) shall have oversized plumbing.
- j. Install a 10" water main in "P" Street between "D" and "N" Streets.

15. Sewer Requirements:

- a. Install 8" gravity sewer mains in "B" Street; "C" Street and "A" Street between "B" and "C" Streets. The main in "B" Street shall continue through an easement and connect to the existing sewer main in Andorra Way.
- b. Connect the existing 8" gravity sewer main, installed in Camino Del Norte per drawing 20365-2-D, to the proposed gravity sewer main in "E" Street through Unit 6.
- c. Construct a system of gravity sewer mains adequate to serve all the lots. These sewer mains shall flow to the proposed sewer pump station except Units 1 and/or 2 may flow to the existing 8" sewer main in Andorra Way, provided that Unit 1 is served by a private pump station and provided that the existing 8" sewer main in Andorra Way has capacity acceptable to the Water Utilities Director.
- d. Construct a sewer pump station at a location satisfactory to the Water Utilities Director of adequate size to accommodate this development, T.M. 85-0154 and High Country West, as determined by the Water Utilities Director.
- e. Construct a force main from this sewer pump station through "E" Street, "A" Street, and sewer easements to connect to the existing sewer pump station No. 62 at Paymogo Street.
- f. Provide calculations, satisfactory to the Water Utilities Director, for the sizing and design of the proposed pump station.
- g. Enter into an Agreement with the City of San Diego, acceptable to the Water Utilities Director, for the reimbursement of the costs of over-sizing the pump station and mains required of this subdivision in order to accommodate the flows from High Country West; and for the upsizing of pump station No. 62 and the existing downstream sewer mains to accommodate the increased flows from this development, TM 85-0154 and High Country West.
- h. 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 subdivider shall grant negative open space easements on the undisturbed slopes as required by the City Engineer.
17. In connection with the Council approval of the first final map to dedicate any Bernardo Center Drive right-of-way, the subdivider shall provide an alignment and grade study for Bernardo Center Drive off-site to the west for approval by the City Engineer.
18. Prior to Council approval of the first final map, the subdivider shall provide evidence satisfactory to the Park & Recreation Director showing that the residents within this subdivision shall have membership in or access to a private recreation facility.
19. The subdivider shall provide emergency access roadways, within an easement, improved in a manner satisfactory to the City Engineer and gated in a manner satisfactory to the Fire Department:
 - a. Between the southerly "B" Street cul-de-sac and the existing Andorra Way cul-de-sac. This easement shall also provide for pedestrian access.
 - b. Between "J" Street and "E" Street as shown on the approved tentative map.
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(s) the subdivider shall submit "Letter(s) of School Availability" from the Poway Unified School District in accord with Council Policy.
22. 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.
23. This map shall conform to Planned Residential Development Permit No. 85-153.
24. This tentative map is a vesting tentative map. As such, the subdivider shall pay an additional \$300 fee to the Engineering Department for each final map processed in connection with this vesting tentative map.

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AUG 12 1986

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

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksmma	<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"/>
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 Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By *Maureen O'Connor*, Deputy.

Office of the City Clerk, San Diego, California

Resolution

266393

AUG 12 1986

Number

Adopted

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