

(R-87-332)

RESOLUTION NUMBER R- 266450

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-85-0154 submitted by CAMINO BERNARDO ASSOCIATES and RICK ENGINEERING COMPANY, for a three-lot subdivision of Parcel 2 of Parcel Map 11645, located on the south side of Camino del Norte, between the Bernardo Center Drive and Interstate 15, in the Rancho Bernardo Community Plan area in the R-3000 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-85-0154:

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 R-3000 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 of Environmental Impact Report No. EIR-85-0154, an addendum to EIR-79-041.

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. 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.

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-85-0154 is hereby granted 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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Or.Dept:Clerk
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R- 266450

TENTATIVE MAP NO. TM 85-0154

CONDITIONS

1. This map shall become effective with the effective date of Rezoning Case No. 85-0154 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. 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. This property is subject to payment of a part 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 six-lane expressway with a 122-foot-wide right-of-way to be designed to the following standards as required by the City Engineer:
 - a. Sixty m.p.h. design speed.
 - b. Minimum centerline radius of 2,200 feet.
 - c. CalTrans standards for superelevation.

In connection with the subdivision, the subdivider shall dedicate a minimum of 61 feet of right-of-way as shown on the approved tentative map and improve the southerly half of the street adjacent to the subdivision with improvements consisting of curb, five-foot-wide sidewalk and a 44-foot-wide paved roadway. No median shall be constructed. The subdivider shall also construct a turn-around satisfactory to the City Engineer at the westerly subdivision boundary.

The required improvement of Camino del Norte will include a transition satisfactory to the City Engineer between this half-width section and the full-width improvement required with Tentative Map No. 85-0153 southeasterly of Bernardo Center Drive.

7. The subdivider shall relinquish access rights to Camino del Norte.
8. Bernardo Center Drive is designated as a six-lane major street with a 122-foot-wide right-of-way. In connection with this subdivision, the subdivider shall provide full-width dedication and improvement of Bernardo Center Drive between Camino del Norte and private driveway "A". Full-width improvements will consist of curbs, five-foot-wide sidewalks, paving and a 14-foot-wide raised median with no median breaks.

Westerly of private driveway "A", the subdivider shall dedicate a minimum of 61 feet of right-of-way and construct curb, five-foot-wide sidewalk, a 44-foot-wide paved roadway and half of a 14-foot-wide raised median as half of the six-lane major street improvement and 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 terminate short of the subdivision boundary in a manner satisfactory to the City Engineer. No median breaks will be allowed for private driveway "B".

9. The subdivider shall construct interconnected traffic signal systems at:
 - a. Camino del Norte and Bernardo Center Drive.
 - b. Bernardo Center Drive and private driveway "A".
10. The subdivider shall grant a street reservation satisfactory to the City Engineer for the future construction of the Camino del North/Bernardo Center Drive interchange.
11. The interior access ways shall be unnamed, non-dedicated, private driveways constructed in a manner satisfactory to the Fire Department. The roadway shall be a minimum of 20 feet wide on both sides of any medians. Curb returns may be constructed on private driveway "A" at Bernardo Center Drive. A standard commercial driveway ramp will be constructed at private driveway "B" and Bernardo Center Drive.
12. Water Requirements:
 - a. Relocate the existing 36-inch Rancho Bernardo pipeline as required by the Water Utilities Director.
 - b. Install a looping water main system adequate to serve all the dwelling units.
 - c. Install a 12-inch water main in Camino del Norte from Bernardo Center Drive to the northerly subdivision boundary and in Bernardo Center Drive.
 - d. Install fire hydrants at locations satisfactory to the City Engineer.

13. Sewer Requirements:

- a. Install a system of gravity sewer mains adequate to serve the subdivision.
 - b. Install a sewer main in Bernardo Center Drive from Camino del Norte northerly to the westerly subdivision boundary. This main shall be sized to accommodate the flow from the existing pump station located easterly of this subdivision.
 - c. Provide calculations, satisfactory to the Water Utilities Director, to show that the size and the grade of the sewer mains will provide cleansing velocities.
 - d. Enter into an agreement with the City of San Diego, satisfactory to the Water Utilities Director, for reimbursement of the costs of oversizing the pump station and the mains required of this subdivision in order to accommodate the increased flows from High Country West; and for upsizing the existing pump station No. 62 and the existing downstream mains to accommodate the increased flows from this development, TM 85-0153, and High Country West.
14. Providing water and sewer for this subdivision is dependent upon the prior construction of certain water and sewer mains in previously approved subdivisions in this area. If they have not been constructed when required for this subdivision, then the construction of certain portions of these previously approved water and sewer mains, as required by the City Engineer, will become off-site improvement requirements for this subdivision.
15. No open space easements will be granted within this map. Non-building area easements shall be granted in order to implement the open space provisions of the PRD Ordinance.
16. In connection with Council approval of the first final map to dedicate any of the 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.
17. Prior to the Council approval of the 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.
18. 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.

19. 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.
20. 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.
21. This map shall conform to Planned Residential Development Permit No. 85-0154.
22. 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.

338-6151

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 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"/>
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 *Charles G. Abdelnour*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **R-266450** Adopted **AUG 12 1986**

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