

RESOLUTION NUMBER R- 267674

ADOPTED ON FEB 10 1987

WHEREAS, RANCHO PENASQUITOS PLANNING BOARD, by Barbara Fisher, Chairman, appealed the decision of the Planning Commission in approving Tentative Map No. TM-85-0910 submitted by PARDEE CONSTRUCTION COMPANY and ASSOCIATED PROFESSIONAL ENGINEERING CORPORATION for a 21-lot subdivision on a portion of Rancho de los Penasquitos, located east of Rancho Penasquitos Boulevard, between Carmel Mountain Road and Interstate 15, in the Penasquitos East Community Plan area, in the A-1-10 and A-1-10 (HR) Zones; and

WHEREAS, said appeal was set for public hearing on February 10, 1987, 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-85-0910:

1. The map proposes a 21-lot subdivision of a 169-acre site for residential development. This type of development is consistent with the General Plan and the Penasquitos East Community Plan which designate the area for residential use. The proposed 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 map are consistent with the zoning/development regulations of the proposed R1-6000 Zone in that:

a. This project has minimum frontage on a dedicated street which is open to and usable by vehicular traffic;

b. All lots meet the minimum dimension requirements of the Planned Residential Development regulations.

c. All lots are designed so that required improvements do not result in nonconforming lots in respect to building area, setbacks, side yard and rear yard regulations.

d. Development of the site is controlled by Planned Residential Development No. PRD-85-0910.

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 physically suitable for the proposed residential density of development. This is consistent with the community plan which provides for this density.

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 mitigating measures as specified in Environmental Mitigated Negative Declaration No. EMND-85-0910 which is included herein by reference.

7. The design of the subdivision and the type of improvements will not likely cause serious public health problems inasmuch as 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.

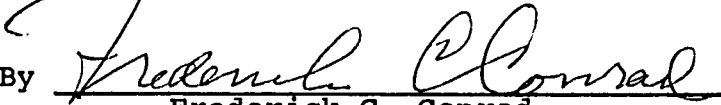
8. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision as demonstrated by the City Engineer's request for public dedications and adequate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

9. The Planning Commission has reviewed the adopted Housing Element, the Progress Guide and General Plan of The City of San Diego and hereby finds, pursuant to Section 66412.3 of the Government Code, 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 the City Council.

The above 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 the RANCHO PENASQUITOS PLANNING BOARD, by Barbara Fisher, Chairman, is denied; the decision of the Planning Commission is sustained, and said Tentative Map No. TM-85-0910 is hereby granted to PARDEE CONSTRUCTION COMPANY, 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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03/05/87  
Or.Dept:Clerk  
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CONDITIONS

TENTATIVE MAP NO. TM-85-0910

1. This tentative map will become effective with the effective date of rezoning 85-0910, and expire concurrently with the same. If the rezoning is denied, this tentative map shall be deemed denied.
2. The "General Conditions for Tentative Subdivision 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. This property is subject to the payment of a park fee in accordance with the San Diego Municipal Code, which specifies park fees applicable in the Penasquitos East Community Plan area.
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 San Diego Municipal Code Section 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. The area shown on the approved tentative map as Lot 18, the future Route 56 right-of-way, shall be dedicated for street purposes.

The boundary of Lot 18 shall be referenced, at 2 or more points, to the California Coordinate System. The boundary shall be reviewed by CALTRANS prior to submitting the final subdivision map.

7. Azuaga Street is classified as a 2-lane collector with a 60-foot wide right-of-way. In connection with this subdivision, the subdivider shall dedicate Azuaga Street easterly along the alignment shown on the approved tentative map and shall fully improve this right-of-way with curbs, 5-foot wide sidewalk on the southerly side, and a 40-foot wide paved roadway with a fully improved standard residential cul-de-sac.  
  
The dedicated right-of-way width may be reduced to 50.5 feet wide with a 0.5 feet curb-to-property-line distance on the north for the portion of the street right-of-way that is adjacent to the easement for the existing 16-inch SDG&E gas main. The area within the easement shall be graded level and shall drain to the street.
8. The subdivider shall construct an access road, as shown on the approved tentative map, extending northerly from the existing cul-de-sac on Avenida Grande, to be used for emergency vehicles, park maintenance vehicles and pedestrian access. This access road shall be improved in a manner satisfactory to the City Engineer and gated at both ends in a manner satisfactory to the Fire Department.
9. The remaining access roads within the subdivision shall be a named, non-dedicated private street as shown on the approved tentative map and constructed in a manner satisfactory to the City Engineer; and a system of unnamed, non-dedicated private driveways constructed in a manner satisfactory to the Fire Department.

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10. The subdivider shall construct a traffic signal system satisfactory to the City Engineer at Azuaga Street and Rancho Penasquitos Boulevard.

11. WATER REQUIREMENTS:

- a. Install a 16-inch water main, at an alignment satisfactory to the Water Utilities Director, between the existing 24-inch water main shown on Drawing 20568-D and the existing 16-inch water main crossing I-15.
- b. Install a 12-inch water main in Azuaga Street between the existing 8-inch water main in Azuaga Street and the 16-inch water main described above.
- c. Install a system of looping on-site water mains adequate to serve the subdivision.
- d. Install fire hydrants at locations satisfactory to the City Engineer.

12. SEWER REQUIREMENTS:

- a. Install a system of gravity sewer mains adequate to serve the subdivision.
  - b. Provide graded access to all easement manholes in a manner satisfactory to the Water Utilities Director.
  - c. Install a trunk sewer parallel to the Pomerado Outfall #1 Trunk Sewer between the Penasquitos Canyon Trunk Sewer at I-15 and the Chicarita Creek Trunk Sewer.
  - d. The subdivider shall provide calculations, satisfactory to the Water Utilities Director, to show that the size and the grade of the sewer mains will provide cleansing velocities.
13. 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 his 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.
14. The subdivider shall grant a negative open space easement over Lots 14, 15, 16, 17 and 20. No other open space easements are to be granted on the final map. However, non-building area easements will be granted on the final map in order to implement the open space requirements of the PFD.
15. This tentative map shall conform to the provisions of Planned Residential Development 85-0910.
16. The applicant shall implement the following salvage program for paleontological resources in a manner satisfactory to the Deputy Director of the Environmental Quality Division:

- 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 the Mission Valley formation to inspect cuts for contained fossils.
  - d. The paleontologist shall be allowed to temporarily direct or divert grading to allow recovery of any fossil remains.
  - e. Any remains collected from the project area shall be deposited in a scientific institution with paleontological collections.
  - f. A report describing the results of the above monitoring program shall be submitted to the Deputy Director of the Environmental Quality Division.
- 17 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.
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. Lot 21 shall be dedicated to the City for park purposes. The deed conveying the property to the City of San Diego is to be submitted to the City Council for acceptance concurrently with the filing of the final map. No park fee credits will be given because of this land transfer.

The configuration of Lot 21 shall be revised on the final map, in a manner satisfactory to the Park and Recreation Director, so as to have frontage on a dedicated street.

In connection with Council approval of the final map containing Lot 21, the subdivider shall enter into an agreement with the City, satisfactory to the Park and Recreation Director, whereby the subdivider agrees to improve the mini-park as required by the Park and Recreation Director, deed the improvements to the City upon completion and provide for the future maintenance of the mini-park.

20. 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 accordance with Council Policy 600-22.
21. 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.

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Passed and adopted by the Council of The City of San Diego on.....**FEB 10 1987**.....  
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input type="checkbox"/>	<input checked="" 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"/>
Celia Ballesteros	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.....*Ellen Board*....., Deputy.

Office of the City Clerk, San Diego, California

Resolution **R-267674** Adopted **FEB 10 1987**  
 Number ..... Adopted .....