

RESOLUTION NUMBER R-269100

ADOPTED ON AUGUST 11, 1987

WHEREAS, the RANCHO PENASQUITOS PLANNING BOARD appealed the decision of the Planning Commission in approving an extension of time on Tentative Map No. TM-86-0929 (Penasquitos Park View Estates Unit 14) submitted by GENSTAR DEVELOPMENT, INC. and RICK ENGINEERING COMPANY, Applicant, for 187-lot residential development subdivision on a portion of Rancho de los Penasquitos, located on Camino Ruiz near Park Village Road, in the Penasquitos East Community Plan area; and

WHEREAS, at the public hearing on August 11, 1987, revised Tentative Map No. TM-86-0929 was submitted by the Applicant to the City Council which included the following revisions:

- A. The number of lots were decreased from 187 to 168;
- B. The grading shown on the northern portion of the map was reduced which eliminated Eclipse Road and minimized grading around Dormouse Way; and
- C. An additional cul-de-sac was included;

NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

1. That said revised Tentative Map No. TM-86-0929 submitted to this Council on August 11, 1987, is hereby accepted with the exception that the added cul-de-sac is to be eliminated.

2. That the conditions set forth in City Council Conditions for Tentative Map No. TM-86-0929 attached hereto and made a part hereof are to be substituted as the conditions approved by the Planning Commission in its Resolution No. 6945, adopted April 23, 1987.

APPROVED: JOHN W. WITT, City Attorney

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

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12/03/87  
Or.Dept:Clerk  
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CITY COUNCIL CONDITIONS  
TM 86-0929

1. This tentative map will expire January 6, 1988 after having been effective for 6 years.
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 payment of a park fee in accordance with San Diego Municipal Code which specifies park fees applicable in the Penasquitos East 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. Camino Ruiz shall be dedicated and improved adjacent to the subdivision with curb, sidewalk, and paving to complete a 78-foot-wide primary arterial street within a 98-foot-wide right-of-way as shown on the approved tentative map. Access rights shall be relinquished on the west side.
7. Dormouse Road shall be dedicated and improved as a collector street with curbs, sidewalks, and a 40-foot-wide paved roadway within a 60-foot-wide right-of-way between Lot 10 and Camino Ruiz.
8. The remaining streets shall be dedicated and fully improved as local streets with curb, sidewalk, and paving as shown on the approved tentative map.
9. Water Requirements:
  - a. The subdivider shall install a 16-inch water main (610 HGL) in the full length of Camino Ruiz.
  - b. Install 16-inch water mains (610 HGL) in Dormouse Road and future Eclipse Road.
  - c. Install a 10-inch water main (470 HGL) from Park Village Road along Camino Ruiz and Dormouse Road to the northerly boundary of Lots 72 and 47. Provide a connection with a closed valve between the 16-inch and 10-inch water mains in Dormouse Road. The 470 HGL will end at Lots 72 and 47 and include 34 through 46.

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- d. Install a supplemental system of 6-inch and 8-inch water mains adequate to serve all the lots.
  - e. The subdivider shall install fire hydrants at locations satisfactory to the Fire Department and to the City Engineer.
10. Install a system of gravity sewer mains adequate to serve all lots, connecting off-site to the existing Penasquitos Canyon Trunk Sewer.
  11. Providing sewer and water for this subdivision is dependent upon the prior construction of certain sewer and water mains in previously approved subdivision 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.
  12. Lot 168 shall be deeded to the City for open space purposes at the time of recordation of the final map. The deed conveying the property to the City of San Diego is to be submitted to the City Council concurrently with the filing of the final subdivision map. No park fee credit will be given because of this land transfer. The subdivider shall maintain the landscaping (planted and hydroseeded areas) for a period of two years prior to the assumption of the maintenance responsibility by the City. A bond may be posted, if necessary, to assure maintenance by the subdivider for any portion of the two-year period after release of the subdivision bond.
  13. A negative open space easement, satisfactory to the City Engineer, shall be granted over the natural slope areas of certain lots within the subdivision as shown on the approved tentative map. The subdivider shall maintain the landscaping (planted and hydroseeded areas) for a period of two years prior to the assumption of the maintenance responsibility by the City. A bond may be posted, if necessary, to assure maintenance by the subdivider for any portion of the two-year period after release of the subdivision bond.
  14. 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.
  15. The following mitigating measures from the Environmental Impact Report for this subdivision are incorporated herein and shall be complied with as conditions of the final map:

- a. The grading and landscaping plans shall provide for the following, in a manner satisfactory to the Deputy Director of the Environmental Quality Division:
  1. Manufactured slopes over 15 feet in height will be blended, tops of slope banks to be rounded and contoured.
  2. Slopes will have variable ratios dependent upon topography and design conditions.
  3. On artificial slopes greater than 30 feet, clusters of trees with other plant material will be planted.
  4. Manufactured slopes will be landscaped, with one gallon native and naturalized species. The off-site cut area will be planted with a drought-resistant seed mix similar to the vegetation on the surrounding area.
  5. The impact of the destruction of a vernal pool habitat will be mitigated by the preservation on-site of 7.8-plus acres of vernal pools, which includes a 100-foot buffer drainage area. The area will be fenced by the developer and dedicated to The City of San Diego. This measure is in conformance with Implementation Procedure 3A of The City of San Diego Vernal Pool Preservation Program.
  6. Landscaping will be installed as soon as possible after grading.
  7. The noise impact to five lots along Camino Ruiz will be mitigated by construction of solid block wall 4 to 5 feet high along the roadway and the construction of a 50-foot-wide landscaped strip.
- b. The grading and landscaping plans shall provide for the following, in a manner satisfactory to the City Engineer:
  1. Temporary drainage basins will be used to collect sediment until construction begins.
  2. Tops of graded pads will be sloped away from manufactured slopes. Grading for the off-site cut area will drain toward the existing tributary canyon.
  3. Roadbeds and drains will be sandbagged where necessary.
16. This subdivision is subject to payment of School Impact fees at the time of issuance of building permits as provided by Chapter 887, State Statutes of 1986, in accordance with procedures established by the Director of Building Inspection.
17. Prior to the 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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**AUG 11 1987**

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ed Struiksm	<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

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Resolution Number **R 269100** Adopted **AUG 11 1987**