

(R-88-948)

RESOLUTION NUMBER R-269577

ADOPTED ON OCTOBER 26, 1987

WHEREAS, James and Joan C. Beu, appealed the decision of the Planning Commission in approving Tentative Map No. T.M. 85-0220 submitted by Pardee Construction Company, Owner/Permittee, for North City West Neighborhood 4A, Units 1, 2, 3, 4 and 5, for a subdivision of a total of 320 lots for residential and open space development on a portion of Sections 8 and 17, Township 14 South, Ranch 3 West, SBBM, located 0.3 miles east of Torrey Pines High School, north of Del Mar Heights Road, in the North City West Community area, in the A-1-10 Zone; and

WHEREAS, the matter was set for public hearing on October 26, 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 City Council adopts and incorporates herein by reference the findings of the Planning Commission in Planning Commission Resolution No. 6029, adopted December 5, 1985, which are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the appeal of James and Joan C. Beu, is denied; the decision of the Planning Commission is sustained, and Tentative Map No. T.M. 85-0220 is hereby granted

Pardee Construction Company, Owner/Permittee, 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

FCC:ta
10/26/87
Or.Dept:Clerk
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CITY COUNCIL TM CONDITIONS 85-0220

1. This map will become effective with the effective date of the North City West Development Unit 4A Precise Plan and shall expire three years from that date. However, the map shall not become effective unless the vacating of portions of the old alignment of Black Mountain Road within the subdivision has been approved by the City Council. In the event the specific plan or the street vacation is denied, this 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. 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.
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. Del Mar Heights Road will ultimately be dedicated and improved as a 6-lane primary arterial street within a 122-foot-wide right-of-way. In connection with this subdivision, the subdivider shall dedicate 61 feet of right-of-way adjacent to the subdivision at the alignment shown on the approved tentative map and shall improve this right-of-way with standard half-width improvements consisting of a 44-foot-wide paved roadway, curb, 5-foot-wide sidewalk, and a half of a 14-foot-wide raised median with a transition satisfactory to the City Engineer at the easterly end to meet the existing paved roadway.
6. In connection with Council approval of the final map on Unit 5, Del Mar Heights Road, off-site to the west of this subdivision to Interstate 5, shall be dedicated and graded full-width as a 6-lane primary arterial street within a 122-foot-wide right-of-way and improved with the center lanes and median without curbs and sidewalks. A temporary AC sidewalk shall be constructed on both sides and transitions as required by the City Engineer shall be constructed.
7. The subdivider shall relinquish access rights to Del Mar Heights Road.
8. Black Mountain Road shall be dedicated and fully improved as a collector street with curbs, 5-foot-wide sidewalks, and a 40-foot-wide

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8. Black Mountain Road shall be dedicated and fully improved as a collector street with curbs, 5-foot-wide sidewalks, and a 40-foot-wide paved roadway within a 60-foot-wide dedicated right-of-way at the alignment shown on the approved tentative map. The dedication and paving width shall widen to 82 feet and 54 feet with a 14-foot curb-to-property-line distance on each side at the intersection with Del Mar Heights Road. These improvements shall meet the improvements required with Tentative Map 85-0259 in a manner satisfactory to the City Engineer.
9. The subdivider shall construct a traffic signal system in a manner satisfactory to the City Engineer at the intersection of Black Mountain Road and Del Mar Heights Road.
10. The subdivider shall provide transitions between the new and old paving on Black Mountain Road, and to existing private driveways as shown on the approved tentative map.
11. The remaining streets within the subdivision shall be dedicated and full improved as local streets with curbs, sidewalks and paving as shown on the approved tentative map. Fully improved standard residential cul-de-sacs shall be constructed as shown on the approved tentative map.
12. Water requirements:
 - a. The subdivider shall provide a water study for approval by the Water Utilities Director.
 - b. The subdivider shall install a system of water mains as called for in the approved water study.
 - c. The subdivider shall relocate the existing 30-inch water main as required by the Water Utilities Director.
 - d. The subdivider shall install pressure regulating stations as called for in the approved water study.
 - e. The subdivider shall install fire hydrants at locations satisfactory to the City Engineer.
13. Sewer requirements:
 - a. Provide a sewer study for the Gonzales Canyon drainage basis for approval by the Water Utilities Director.
 - b. Install the Gonzales Canyon trunk sewer as called for in the approved sewer study to the easterly boundary of Section 8, T14S, R3W.

- c. Install a system of gravity sewer mains adequate to serve all the lots and the adjacent areas within the drainage basis.
 - d. Provide calculations, satisfactory to the Water Utilities Director, to show that the size and the grade of the sewer mains will provide cleansing velocities.
14. In connection with Council approval of the Unit 5 final map, the subdivider shall provide an alignment and grade study for approval by the City Engineer for the extension of Del Mar Heights Road easterly of this subdivision to a connection with Camino Ruiz.
 15. Lots A through F and H must be deeded to the City for open space 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 subdivision map. No park fee credits will be given because of this land transfer.
 16. The subdivider shall grant non-building area easements over Parcels G and I through Q.
 17. Parcel R shall be labeled on the final map as "Not A Building Site." The recording of a subsequent map will be required in order to develop this parcel.
 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. The subdivider has requested approval to file final maps out of numerical sequence. This request is approved subject to the provision that the City Engineer can review the off-site improvements proposed in connection with each unit.
 20. 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 a document entitled, "Transportation Phasing Plan for North City West," dated

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March 25, 1981, which by this reference is made a part of this resolution.

21. Council approval of the final map of the first unit of this tentative map to record shall be contingent upon approval by the City Engineer of a drainage study encompassing the entire North City West Neighborhood 4A Precise Plan.
22. Prior to Council approval of the final map of the first unit of this tentative map to record, an Open Space Maintenance Assessment District shall be created encompassing the entire North City West Neighborhood 4A Precise Plan area. The approved tentative map shows a number of open space lots that are proposed to be maintained by this Open Space Maintenance Assessment District. These open space areas and any other open space area proposed to be maintained by the assessment district shall be in the form of individual lots that are to be deeded to the City for open space purposes. All of the lots to be deeded to the City shall meet the requirements of the City Engineer. The deeds conveying these lots to the City of San Diego are to be submitted to the City Council for acceptance concurrently with the filing of the final subdivision map of the applicable unit. The subdivider shall maintain new landscape planting and hydroseeded areas for a period of 2 years prior to the assumption of the maintenance responsibility by the assessment district. A bond may be posted, if necessary, to assure maintenance by the subdivider for any portion of the 2-year period after release of the subdivision bond. The maintenance of any recreation lots will not be included in the Open Space Maintenance Assessment District and shall not be the responsibility of the City. City's maintenance responsibility shall be limited to population-based park sites.
23. 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.
24. The drainage system proposed for this subdivision shown on the approved tentative map is subject to approval by the City Engineer.
25. The subdivider shall grant a 52-foot-wide street reservation as shown on the approved tentative map. The subdivider shall also grant slope easements adjacent to the street reservation as required by the City Engineer.

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26. This tentative map shall become effective with Council approval of the vacating of portions of the old alignment of Black Mountain Road within the subdivision. In the event the street vacation is denied, this map shall be deemed denied.
27. The following mitigating measures from the project EIR shall be complied with in a manner satisfactory to the Deputy Director of the Environmental Quality Division.
 - a. To mitigate potential impacts to the paleontological record, a qualified paleontologist shall be present at the pre-grade meeting to consult with the grading and excavation contractors. A professional paleontologist shall be allowed to periodically examine cuts of the Eocene sedimentary material during grading. If well-preserved fossil materials are found, adequate time shall be allowed during grading for the recovery of significant finds. This can be achieved by the temporary diversion of heavy equipment from the location of significant resource sites. Materials salvaged during the grading shall be deposited in a scientific institution such as the San Diego Natural History Museum or the Natural History Museum of Los Angeles County. A report describing the results of the paleontological monitoring program shall be submitted to the Deputy Director of the Environmental Quality Division.
 - b. The off-site sewer line shall be revegetated with a native non-irrigated hydroseed mix. Any trees removed during construction shall be replaced with specimen trees of the same species.
28. Prior to the filing of the final map(s), the subdivider shall submit "Letter(s) of School Availability" from the San Dieguito Union High and Solana Beach Elementary in accordance with Council Policy 600-22.
29. 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.
30. This tentative map shall conform to PD 85-0220.

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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"/>
District 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> VACANT
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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.

(Seal)

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

By *Phonda B. Barnes*, Deputy.

Office of the City Clerk, San Diego, California

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