

(R-89-1007)

RESOLUTION NUMBER R-272252

ADOPTED ON NOVEMBER 1, 1988

WHEREAS, on November 1, 1988, the City Council considered Vesting Tentative Map No. T.M. 88-0504, submitted by J. F. Shea Company, Inc./DBA Shea Homes, Owner, for a one-lot subdivision, located on the north side of Poway Road between Sabre Springs Parkway and Springbrook Drive, in the Sabre Springs Community Plan area, in the A1-10 HRO and R-3000 HRO Zones (subject to the recordation of a final map); and

WHEREAS, the matter was set for public hearing on November 1, 1988, 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 Vesting Tentative Map No. T.M. 88-0504:

1. The map proposes a 41.4-acre, one-lot subdivision for residential development. This type of development is consistent with the General Plan and the Sabre Springs Community Plan which designate the area for low-medium density 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 A-1-10 and R-3000 Zones in that:

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

B. This lot meets the minimum dimension requirements of the A-1-10 and R-3000 Zones.

C. This lot is designed so that required improvements do not result in nonconforming lots in respect to building area, setbacks, side yard and rear yard regulations, only as required under a Planned Residential Development Permit.

D. Development of the site is controlled by Planned Residential Development Permit No. 88-0504.

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 density of development. This is consistent with the community plan which provides for low-medium density residential uses.

6. The design of the subdivision or the proposed improvements could cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. However, the project as revised now avoids or mitigates the potentially significant environmental effects based upon the findings of Mitigated Negative Declaration No. 88-0504, which is included herein by this 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 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 City Council 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.

10. The property contains a street which must be vacated to implement the final map in accordance with San Diego Municipal Code Section 102.0307. The tentative map must be approved by 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 Vesting Tentative Map No. T.M. 88-0504, is hereby granted to J. F. Shea Company, Inc./DBA Shea Homes, Owner, 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:tmv  
11/08/88  
Or.Dept:Clerk  
R-89-1007  
Form=r.tm

NOV 1 1988

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"/>
Ron Roberts	<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"/>
H. Wes Pratt	<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"/>
J. Bruce Henderson	<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"/>
Bob Filner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 *June A. Blackwell*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-272252 Adopted NOV 1 1988

CITY COUNCIL CONDITIONS  
FOR VTM 88-0504

1. This tentative map will expire November 1, 1991.
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.

All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. 769635.

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 proposed public utility systems and service facilities is required according to San Diego Municipal Code Section 102.0404, Subsection 2.
5. Poway Road is classified as a six-lane major. The subdivider shall assure half-width improvements, including 61-feet of dedicated right-of-way north of the existing centerline, curb, a five-foot-wide sidewalk, a 14-foot-wide raised-center median, and additional paving as necessary, in a manner satisfactory to the City Engineer.
6. Springbrook Drive is classified as a two-lane collector within a 60-foot-wide right-of-way. The subdivider shall provide additional dedication, paving, curb, and a four-foot-wide sidewalk, as shown on the approved tentative map. The alignment is to be compatible with TM 85-0739, Sabre Springs Areas 21 and 22.
7. The subdivider shall construct an interconnected traffic signal system at the intersection of Poway Road and Springbrook Drive, in a manner satisfactory to the City Engineer. This signal will be interconnected with the proposed signals at Creekview Drive and Springhurst Drive.

A reimbursement district, in accordance with the provisions of Section 62.0208 of the Municipal Code, may be established by the City Council to recover a portion of the costs of constructing the required traffic signal systems when the adjacent properties develop. This traffic signal system is also a requirement of TM 85-0739 and TM 86-0519.

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8. Water Requirements:

- a. Install looped water main system, satisfactory to the Water Utilities Director, between Springbrook Drive and Sabre Springs Parkway at Poway Road.
- b. Install 16-inch water main within a 20-foot-wide easement from westerly project limits to Springbrook Drive. Provide for connection to 16-inch main in Area 18 being constructed by others.
- c. Install 12-inch water main in Springbrook Drive.
- d. Install fire hydrants and supplementary system of on-site water mains, satisfactory to the Water Utilities Director and to the Fire Marshall.

9. Sewer Requirements:

- a. Install a system of gravity sewer mains adequate to serve all lots.
  - b. Install a trunk sewer, parallel to the Pomerado Outfall No. 1 trunk sewer, between the Pomerado Relief trunk sewer in Pomerado Road and the Penasquitos Canyon trunk sewer at Interstate 15. Provide a sewer study to size the trunk sewer.
  - c. Provide a sewer study to determine the available capacity of the Penasquitos Canyon trunk sewer, when the available capacity will be used up, and what the ultimate flow is.
  - d. Provide calculations to show that size and grade of sewer mains will provide adequate cleansing velocities.
10. 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.

11. Undisturbed portions of Lots 19 and 20, as shown on the approved tentative map, 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 map. No park fee credits will be given because of this land transfer. The subdivider shall assure physical access to this open space, in a manner satisfactory to the Park and Recreation Department.

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12. 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.
13. Whenever street rights-of-way are required to be dedicated it is the responsibility of the subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint use agreements" for major transmission facilities.
14. 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.
15. The final map shall conform to the provisions of PRD 88-0504.
16. Prior to the recordation of a final map, a phasing plan shall be submitted to the satisfaction of the Planning Director which ties development to: (a) the allocation schedule of the Community Plan, as set forth in Schedule A of the Interim Development Ordinance, adopted by the City Council on July 21, 1987, and any successor plan or policy imposing the same or similar requirements; and (b) the construction and actual installation of all public facilities specified in the Capital Improvement Program portion of the applicable community plan that would be required for this project approval.
17. This map shall comply with the standards, policies and requirements of all ordinances in effect at the time of approval of this map, including the Interim Development Ordinance adopted by the City Council on July 21, 1987, and any successor ordinance, plan or policy imposing the same or similar requirements upon environmentally sensitive habitats, floodplains, hillsides, wetlands or coastal bluffs, which approval shall be binding upon all subsequent approvals and permits required for the development.
18. This subdivision is subject to Poway Unified School District Resolution No. 67-87, which established a Mello-Roos Community Facilities District for school facilities.
19. This community is subject to impact fees as established by the City Council at the time of issuance of building permits.
20. To reduce erosion impacts, the following measure shall be implemented during project grading, satisfactory to the Deputy Directory of the Environmental Quality Division: all manufactured slopes shall be hydroseeded following completion of grading. The grading plan shall incorporate erosion control procedures to be used during project development. Temporary erosion control measures shall include, but are not limited to berms, interceptor ditches, sand bagging, hay bales, filtered inlets, debris basins, energy dissipating structures, or silt traps.

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