

(R-90-2148)

RESOLUTION NUMBER R-275799

ADOPTED ON MAY 29, 1990

WHEREAS, on February 12, 1990, the Subdivision Board of The City of San Diego recommended approval of Tentative Map No. VTM 89-0577 submitted by Pardee Construction Company to subdivide a 34.4-acre site into 59 lots for single-family residential development located at the east end of Oakview Way, south of Poway Road, and is more particularly described as all of Map No. 12256, as filed in the office of the County Recorder of San Diego County, and a portion of the east half of Section 22, Township 14 South, Range 2 West, SBM, in the Sabre Springs Community Plan area, in the A1-10,000 and R1-6,000 HRO zones; and

WHEREAS, the matter was set for public hearing on May 29, 1990, 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. VTM 89-0577:

1. The map proposes to subdivide a 34.4-acre site into 59 lots for very low density residential (1.7 dwelling units per gross acre) development. This type of development is consistent with the General Plan and the Sabre Springs Community Plan which designate the area for very low density residential (0-5 dwelling

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units per gross acre) 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 A1-10,000 and R1-6000 HRO Zones in that:

a. All lots have minimum frontage on a dedicated street which is open to and usable by vehicular traffic, only as allowed under a Planned Residential Development (PRD) Permit.

b. All lots meet the minimum dimension requirements of the A1-10,000 and R1-6000 HRO Zones, only as allowed under a PRD.

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, only as allowed under a PRD.

d. Development of the site is controlled by a Planned Residential Development Permit No. 86-0885.

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 residential uses.

6. The design of the subdivision or the proposed improvements would result in significant unmitigated impacts based upon the findings of Environmental Impact Report No. 86-0885, which is included herein by this reference. However, a finding has been made pursuant to Subdivision (c) of Section 21081 of the Public Resources Code that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

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 Subdivision Board 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.

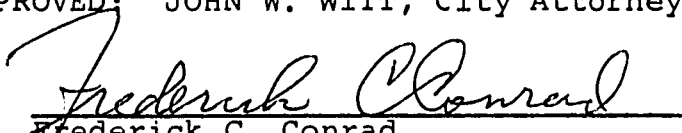
10. The property contains a street which must be vacated to implement the final map in accordance with San Diego Municipal Code section 102.0307.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the recommendation of the Subdivision Board to approve Tentative Map No. VTM 89-0577 is hereby granted, 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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CITY COUNCIL CONDITIONS
FOR TENTATIVE MAP NO. 89-0577

1. This tentative map will expire May 29, 1993.
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. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
4. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
5. Every final map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.
6. The subdivider must provide a geological report 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.

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7. 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.
8. The subdivider shall provide a downstream drainage study, satisfactory to the City Engineer, that demonstrates that no adverse impacts will occur to downstream properties as a result of the increased runoff from this development or, if substantial impacts are anticipated, what measures must be taken to mitigate such impacts.
9. Lot 59 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.
10. Mountain Pass Road is classified as a two-lane local street within a 60-foot right-of-way. The subdivider shall dedicate a 60-foot right-of-way, satisfactory to the City Engineer. The subdivider shall provide 40 feet of pavement, curb, gutter, and a four-foot-wide sidewalk with a ten-foot curb-to-property-line distance, satisfactory to the City Engineer.
11. Oakview Way is classified as a two-lane local street within a 56-foot-wide right-of-way from the southern subdivision boundary to Mountain Pass Road and a 50-foot-wide right-of-way from Mountain Pass Road to the cul-de-sac at the northern subdivision boundary. The subdivider shall dedicate a 56-foot-wide right-of-way from the southern subdivision boundary to Mountain Pass Road and provide 36 feet of pavement, curb, gutter, and a four-foot-wide sidewalk within a ten-foot curb-to-property-line distance, satisfactory to the City Engineer. The subdivider shall dedicate a 50-foot-wide right-of-way from Mountain Pass Road to the cul-de-sac, a 58-foot cul-de-sac radius, and provide 30 feet of pavement, curb, gutter, and a four-foot-wide sidewalk within a ten-foot curb-to-property-line distance with a 48-foot curb radius for the cul-de-sac, satisfactory to the City Engineer.
12. Negative open space easements shall be granted on the final map over all of Lots 56, 57, and 58, satisfactory to the Park and Recreation Department. These negative open space easements are to comply with the Brush Management requirements. The development and maintenance of these lots shall be by a Homeowners' Association. The lots shall be conveyed to the City at the discretion of the Park and Recreation Department.
13. Water Requirements:
 - a. The subdivider shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.

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- b. The subdivider shall install an eight-inch water main, as required by the approved "Sabre Springs 815 HGL Zone Pump Station Design Report," by NBS/Lowry, dated May 1988, in Mountain Pass Road from the subdivision boundary to Oakview Way, then in Oakview Way south to the southern subdivision boundary, satisfactory to the Water Utilities Director.
- c. The subdivider shall install an eight-inch water main from Mountain Pass Road to the cul-de-sac, satisfactory to the Water Utilities Director.
- d. The subdivider shall install all other water facilities needed to serve this development, as required by the approved "Sabre Springs 815 HGL Zone Pump Station Design Report," by NBS/Lowry, dated May 1988.

14. Sewer Requirements:

- a. The subdivider shall provide a sewer study, satisfactory to the Water Utilities Director, for the sizing of gravity sewer mains and to show that the grade of the mains will provide adequate capacity and cleansing velocities.
- b. The subdivider shall install all facilities as required in the approved study.

15. Water and Sewer Requirements:

- a. The subdivider shall install a reclaimed water distribution system for landscape irrigation, satisfactory to the Water Utilities Director.
- b. The subdivider shall provide evidence satisfactory to the Water Utilities Director showing that each lot will have its own water service and sewer lateral.
- c. Providing water and sewer for this development 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 development.

16. The following mitigation measures shall be completed, satisfactory to the Planning Director, in a manner satisfactory to the City Engineer.

- a. The subdivider shall maintain the off-site manufactured slopes to the south of the subdivision until these slopes are removed as a result of development in Scripps Miramar Ranch.

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- b. All graded pads shall be hydroseeded. Exterior manufactured slopes shall be landscaped with the permanent landscape treatment as shown on the PRD landscaping plan.
 - c. The subdivider shall be responsible for maintenance of the Penasquitos Creek revegetation program (Appendix "C" of the Environmental Impact Report) for a minimum of three years. At the end of the three-year period, Development and Environmental Planning (DEP) shall determine whether the revegetation is sufficiently established in order to transfer maintenance to the City. If the revegetation effort is not established, the subdivider shall continue to maintain the creek until such time that it is determined by DEP to be adequately established.
17. Should an improvement be required that will impact land identified as open space, the developer shall contact the Park and Recreation Department for appropriate design criteria.
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 an agreement for the payment of the assessment, paying a facilities benefit assessment, or such other means as may have been established by the City Council.

19. This tentative map is within the Sabre Springs Community for which a Transportation Phasing Plan has been incorporated in the Public Facilities Financing Plan. Contained within this plan are individual traffic facility improvements. Before predetermined thresholds of development may be exceeded, the City Engineer must be satisfied that these improvements are either:
- a. Completed;
 - b. Under contract;
 - c. Bonded;
 - d. Scheduled and funded for construction in the immediate fiscal year of the City's Capital Improvement Program; or
 - e. Scheduled and funded for construction in the immediate fiscal year of the State Transportation Improvement Program (STIP).

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The subdivider is advised that issuance of Building Permits may be limited or otherwise withheld because of unsatisfied thresholds in the Phasing Plan. The filing of a final map does not guarantee that building permits will be issued for properties within the final map area. A copy of the Sabre Springs Public Facilities Financing Plan may be viewed or purchased at the office of the City Engineer.

20. 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.
21. All rights-of-way required to be dedicated with this map must be free and clear of all encumbrances and prior easements. The subdivider must secure from an easement grantee a subordination agreement for distribution facilities located with the dedication or, in the case of major transmission facilities, a joint-use agreement.
22. 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.
23. The final map shall conform to the provisions of Planned Residential Development Permit No. 86-0885.
24. This subdivision may be subject to payment of School Impact Fees at the time of issuance of building permits as provided by California Government Code Section 53080(b) (Statutes of 1986, Chapter 887) in accordance with procedures established by the Director of Building Inspection.
25. This community may be subject to impact fees as established by the City Council at the time of issuance of building permits.

MAY 29 1990

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"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Linda Bernhardt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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.

(Seal)

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

By *Ellen Board*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **R-275799** Adopted **MAY 29 1990**