

(R-91-1045)

RESOLUTION NUMBER R-276935

ADOPTED ON NOVEMBER 27, 1990

WHEREAS, on October 25, 1990, the Planning Commission recommended for approval Vesting Tentative Map No. 90-0100 submitted by Carmel Mountain Ranch, a general partnership, Owner; and Watt Industries, Inc., a California corporation, Permittee; for a 27-lot subdivision located on the west side of Carmel Mountain Road between Rancho Carmel Drive and Conference Way; said property is more particularly described as a portion of Pompeii Subdivision, Map-1738 (Parcels 1, 2 and 3 of Parcel Map No. 15107); in the Carmel Mountain Ranch Community Plan Area, in the A-1-10 (proposed CA) zone; and

WHEREAS, the matter was set for public hearing on November 27, 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 Vesting Tentative Map No. 90-0100:

1. The map proposes the subdivision of a 50-acre site into 27 lots for commercial development. This type of development is consistent with the General Plan and the Carmel Mountain Ranch Community Plan which designate the area for commercial 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 CA zone 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 commercial development (PCD) permit.

b. All lots meet the minimum dimension requirements of the CA zone, only as allowed under a PCD.

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 PCD.

d. Development of the site is controlled by Planned Commercial Development Permit No. 90-0100.

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 nature heating and/or cooling opportunities.

4. The site is physically suitable for commercial 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 commercial uses.

6. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings in Negative Declaration No. 89-1323, 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 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.

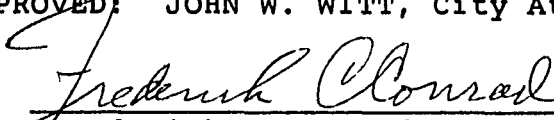
The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the recommended approval by the Planning Commission of Vesting Tentative Map No. 90-0100 is hereby sustained, and Vesting Tentative Map No. 90-0100 is hereby granted to Carmel Mountain Ranch, a general partnership, Owner;

and Watt Industries, Inc., a California corporation, Permittee;  
subject to the conditions attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By

  
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Frederick C. Conrad  
Chief Deputy City Attorney

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12/24/90  
Or.Dept:Clerk  
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VTM 90-0100  
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CITY COUNCIL CONDITIONS  
FOR VESTING TENTATIVE MAP NO. 90-0100

1. This tentative map will expire November 27, 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.

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6. This property may be subject to the payment of a park fee in accordance with the San Diego Municipal Code, which specifies park fees applicable in the Carmel Mountain Ranch Community Plan area. (Note: The City of San Diego Municipal Code, Section 102.0406.0701, imposes park fees only on residential projects.)
7. 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.
8. 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.
9. The subdivider shall dedicate a 98-foot-wide right-of-way for Street "A" with a 60-foot right-of-way radius for the cul-de-sac, satisfactory to the City Engineer. The subdivider shall provide improvements of 39 feet of pavement, curb, gutter, 14-foot-wide raised-center median, five-foot-wide sidewalk within a ten-foot curb-to-property-line distance, and a 50-foot curb radius for the cul-de-sac, satisfactory to the City Engineer. Street "A" may be narrowed with transition to a 64-foot-wide right-of-way, with 44 feet of pavement and no median, a minimum of 200 feet from Carmel Mountain Road, satisfactory to the City Engineer.
10. Prior to recordation of the final map, the subdivider shall provide a Transportation Demand Management Plan satisfactory to the City Engineer.
11. The subdivider has reserved the right to record multiple final maps over the area shown on the approved tentative map. In accordance with Article 66456.1 of the Subdivision Map Act, the City Engineer shall retain the authority to review the areas of the tentative map the subdivider is including in each final map and may impose reasonable conditions, such as off-site public improvements, that shall become requirements of final map approval for a particular unit.
12. The subdivider shall dedicate additional right-of-way on Carmel Mountain Road 150 feet north of all non-signalized driveways to provide for a right-turn lane into driveways and provide the improvements for the right-turn lanes, all satisfactory to the City Engineer. The dedication shall be an additional six feet in width for a length of 150 feet

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north transitioning to the existing right-of-way, satisfactory to the City Engineer. The subdivider shall provide a pedestrian, non-motor-vehicular easement along Carmel Mountain Road for the existing non-contiguous sidewalk. The easement shall be 14 feet in width, measured from the existing property line, and shall exclude the areas across the entrance driveways.

13. The driveway entrances shall be curb-return entrances with 30-foot curb radius and pedestrian ramps, satisfactory to the City Engineer.
14. The subdivider shall provide traffic signal modifications as necessary to accommodate access to this project, satisfactory to the City Engineer.
15. The subdivider will be allowed a driveway on Carmel Mountain Road between each of the following intersections, satisfactory to the City Engineer: Conference Way & Highland Ranch Road; Highland Ranch Road & Stoney Peak Road; and Stoney Ranch Road & Rancho Carmel Road.
17. Water Requirements:
  - a. The developer shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.
  - b. The developer shall install a 12-inch water main in Street "A" from the existing water main in Carmel Mountain Road (this is also required of TM 90-0101) to the cul-de-sac, then south along the new subdivision boundary, through an adequate easement, continuing west connecting to the main in Rancho Carmel Drive, in accordance with the approved "Water Master Plan for Carmel Mountain Ranch," dated January 1988, satisfactory to the Water Utilities Director.
18. Sewer Requirements:
  - a. The developer shall install a system of gravity sewer mains of adequate capacity to serve this development.
  - b. The developer shall provide calculations, satisfactory to the Water Utilities Director, to show that the size and grade of the sewer will provide adequate capacity and cleansing velocity.

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19. Water and Sewer Requirements:

- a. All common areas and/or open spaces that require irrigation shall be irrigated with reclaimed water, as specified in City Council Ordinance No. O-17327. The developer shall design and install a reclaimed water distribution system, satisfactory to the Water Utilities Director.
- b. The developer shall provide evidence, satisfactory to the Water Utilities Director, showing that each lot will have its own water service and sewer lateral.
- c. The developer shall provide CC&R's for the operation and maintenance of on-site private water and sewer mains that serve more than one lot. The developer shall provide private easements for the private mains or show easement locations in the CC&R's.

20. 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.

21. This tentative map is a vesting tentative map. As such, the subdivider shall pay an additional \$300 fee to the Engineering & Development Department for each final map processed in connection with this vesting tentative map.
22. 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 within the dedication or, in the case of major transmission facilities, a joint-use agreement.
23. The final map shall conform to the provisions of Planned Commercial Development Permit No. 90-0100.

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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. (Note: Existing agreements between Carmel Mountain Ranch and the Poway Unified School District may preclude the imposition of School Impact Fees on commercial projects.)
25. This community may be subject to impact fees as established by the City Council at the time of issuance of building permits.

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NOV 27 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Bernhardt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<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"/>
Bob Filner	<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 *Ellen Boardman* Deputy.

Office of the City Clerk, San Diego, California

Resolution *R* 276935 Adopted NOV 27 1990  
Number .....