

(R-93-1070)

RESOLUTION NUMBER R-281165

ADOPTED ON NOVEMBER 24, 1992

WHEREAS, on October 8, 1992, the Planning Commission recommended approval of Tentative Map No. 91-0602 submitted by H. G. Fenton Material Company and Rick Engineering for a three-lot subdivision located at the east end of Mesa Ridge Road and west of Camino Santa Fe, and described as a portion of Parcel 2 of Parcel Map No. 7131, in the Mira Mesa Community Plan area, in the A1-10 and M-1B zones; and

WHEREAS, the matter was set for public hearing on November 24, 1992, 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. 91-0602:

1. The map proposes the subdivision of a 20.0-acre site into three lots for industrial development. This type of development is consistent with the General Plan and the Mira Mesa Community Plan which designate the area for industrial 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 and M-1B zones in that:

a. All lots have minimum frontage on a dedicated street which is open to and usable by vehicular traffic, as allowed under a Resource Protection Ordinance (RPO) permit.

b. All lots meet the minimum dimension requirements of the A1-10 and M-1B zones, as allowed under a RPO.

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, as allowed under a RPO.

d. Development of the site is controlled by Resource Protection Ordinance Permit No. 91-0602.

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 cooling opportunities.

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

6. The design of the subdivision and 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. 91-0602 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.

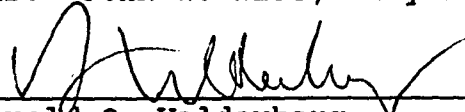
8. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision as demonstrated by the City Engineer's request for public dedications and adequate 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 recommendation of the Planning Commission is sustained; and Tentative Map No. 91-0602

is hereby granted to H. G. Fenton Material Company and Rick Engineering, subject to the conditions attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By 

Harold O. Valderhaug
Chief Deputy City Attorney

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12/22/92
Or.Dept:Clerk
R-92-1070
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CITY COUNCIL CONDITIONS FOR
TENTATIVE MAP NO. 91-0602

1. This tentative map will expire November 24, 1995.
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.

R-281165

6. The subdivider must provide a geological reconnaissance on the subject property to discover and address potential geological hazards. The report must be prepared in accordance with the most recent edition of the City of San Diego "Technical Guidelines for Geotechnical Reports." All slopes shall be constructed in accordance with the provisions of San Diego Municipal Code Section 62.0410 et seq.
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 grade and alignment study for Camino Santa Fe from Flanders Drive to Trade Street, satisfactory to the City Engineer. [Contact Art Druet at 236-7247 for conformance with existing alignments.]
9. Camino Santa Fe is classified as a six-lane primary arterial street within a 122-foot-wide right-of-way. The subdivider shall dedicate a 61-foot-wide right-of-way, from centerline, for a half-width, and shall provide 44 feet of pavement, curb, gutter, five-foot-wide sidewalk, within a ten-foot curb-to-property-line distance, and half of a 14-foot-wide raise-center median, satisfactory to the City Engineer. The subdivider may enter into an improvement deferment agreement for these improvements, satisfactory to the City Engineer.
10. The subdivider shall provide the cul-de-sac dedication and improvements for Mesa Ridge Road, to allow for a 60-foot right-of-way radius, 50-foot curb radius, and five-foot-wide sidewalk, within a ten-foot curb-to-property-line distance, satisfactory to the City Engineer.
11. Prior to the issuance of building permits, a Transportation Demand Management (TDM) Plan shall be submitted to, and approved by, the TDM Administrator.
12. A portion of this subdivision has been identified as being within a floodway or floodplain fringe area. In connection with Council approval of the final map, the subdivider shall denote on the final map and the improvement plans "Subject to Inundation" for those areas at an elevation lower than the 100-year frequency flood elevation plus one foot.
13. Water Requirements:
 - a. The developer shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. This includes at the east end of Mesa Ridge Road.

R-281165

- b. The developer shall extend the 16-inch water main in Camino Santa Fe to the southern subdivision boundary, satisfactory to the Water Utilities Director. If installation of the street improvements in Camino Santa Fe is deferred through an Improvement Deferment Agreement, construction of this water main can also be deferred, satisfactory to the City Engineer.
 - c. The developer shall install a 12-inch water main from the 12-inch water main in Mesa Ridge Road to the 16-inch main in Camino Santa Fe through an adequate water easement, satisfactory to the Water Utilities Director; or shall provide a water study, satisfactory to the Water Utilities Director, and install all facilities recommended in the approved study.
14. 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 velocities.
15. The subdivider shall grant on the final map a negative open space easement, over the slopes in Lot 2, for brush management.
16. Concurrently with the recordation of the final map, the subdivider shall deed Lot 3 to the City in fee title, without cost to the City, satisfactory to the City Engineer.
17. The final map shall conform to the provisions of Resource Protection Overlay Permit No. 91-0602.
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

R-281165

for the payment of the assessment, paying a Facilities Benefit Assessment (FBA) or such other means as may have been established by the City Council.

19. 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.
20. This community may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.

55018

Passed and adopted by the Council of The City of San Diego on NOV 24 1992
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"/>
George Stevens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<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 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 Branda B. Bunch Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-281165 Adopted NOV 24 1992