

(R-93-1546)

RESOLUTION NUMBER R-281672

ADOPTED ON MARCH 23, 1993

WHEREAS, on March 11, 1993, the Planning Commission recommended that the City Council approve Vesting Tentative Map No. 91-0360 submitted by Eli Lilly & Company, IVAC Corporation, and T&B Planning Consultants, Inc. (formerly Turrini & Brink) for a 9-lot subdivision (Eli Lilly/IVAC Campus Point Planned Industrial Development) for the development of up to 1,209,000 square feet of floor area of scientific research use, located at the northerly terminus of Campus Point Drive, north of Genesee Avenue and east of Interstate 5, and is described as Parcels 1 and 2, Parcel Map No 10898 in the University Community Plan area, in the SR (portions HR) zone; and

WHEREAS, the matter was set for public hearing on March 23, 1993, 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. 91-0360:

1. The map proposes the subdivision of a 58.2-acre site into nine (9) lots for scientific research development. This type of development is consistent with the General Plan and the University Community Plan which designate the area for scientific

research 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 SR zone 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 Planned Industrial Development (PID) permit.

b. All lots meet the minimum dimension requirements of the SR zone, as allowed under a PID.

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 PID.

d. Development of the site is controlled by Planned Industrial Development Permit No. 91-0360.

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 scientific research 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 scientific research uses.

6. The design of the subdivision and the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings in Environmental Impact Report No. 91-0360 which is included herein by this reference. However, a finding has been made pursuant to Public Resources Code section 21081(c) 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.

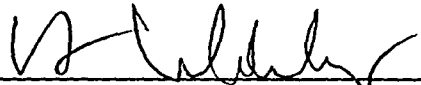
8. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision as demonstrated by the City Engineer's request for public dedications and adequate improvement on the proposed subdivision map.

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 Vesting Tentative Map

No. 91-0360 is hereby granted, 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

HOV:lc
05/19/93
Or.Dept:Clerk
R-93-1546
Form=r-t

CITY COUNCIL CONDITIONS FOR
VESTING TENTATIVE MAP NO. 91-0360

1. This tentative map will expire March 23, 1996.
2. The final map shall conform to the provisions of Planned Industrial Development (PID) Permit No. 91-0360.
3. 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.

4. "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).
5. "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."
6. 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

R-281672

ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

7. The subdivider must provide a geological report 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.
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. Prior to the issuance of any building permits, the subdivider shall provide a Transportation Demand Management Plan, in accordance with Environmental Impact Report No. 91-0360, satisfactory to the City Engineer.
10. The subdivider shall provide a mutual-parking agreement for Lots 6, 7, and 8, as necessary to meet parking requirements, satisfactory to the Planning Director and the City Engineer.
11. The subdivider shall provide a traffic impact study that includes the Campus Point Drive at Genesee Avenue, satisfactory to the City Engineer.
12. The driveways shall be standard City driveways; curb returns are not allowed.
13. Campus Point Drive is classified as an industrial collector within a 70-foot-wide right-of-way with 50 feet of pavement, curb, gutter, five-foot-wide sidewalk, on both sides of the street within a ten-foot curb-to-property-line distance, and a cul-de-sac, satisfactory to the City Engineer. In connection with Council approval of the final map, the subdivider shall provide a 70-foot-wide street reservation from the existing cul-de-sac to the northern subdivision boundary.
14. Prior to the issuance of any building permits, the applicant shall obtain an Encroachment Removal Agreement, from the City Engineer, for all non-standard pavements within the right-of-way. This condition does not constitute approval of the Encroachment Removal Agreement, which requires separate application.

R-281672

15. Prior to recordation of the final map, the subdivider shall provide dedication, as necessary, satisfactory to CalTrans and the Metropolitan Transit Development Board.
16. The service road on the south subdivision boundary shall be an access easement for utilities and not a dedicated right-of-way, satisfactory to the City Engineer.
17. This development shall be served by a non-dedicated, named, private street (shown on the vesting tentative map as Private Street "B," portion of Lot 9) with controlled access, in accordance with the street design manual, with a pavement width of 50 feet, curb, gutter, and sidewalk on one-side, satisfactory to the City Engineer.
18. Prior to recordation of the final map, the subdivider shall assure the reconstruction of the westbound approach of Genesee Avenue and Campus Point Drive to provide one right-turn lane, one shared through/right-turn lane, two through lanes, and two left-turn lanes, satisfactory to the City Engineer. In addition, the subdivider shall assure the construction of the southbound approach to provide one right-turn lane, one shared through/right-turn lane, and two left-turn lanes, satisfactory to the City Engineer.
19. Water Requirements:
 - a. The subdivider shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.
 - b. The subdivider shall install a system of water mains of adequate capacity to serve this development, satisfactory to the Water Utilities Director.
20. Sewer Requirements:
 - a. The subdivider shall install a system of gravity sewer mains of adequate capacity to serve this development.
 - b. The subdivider 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.
21. Water and Sewer Requirements:
 - a. The subdivider shall provide evidence, satisfactory to the Water Utilities Director, showing that each lot will have its own water service and sewer lateral.

R-281672

- b. The subdivider 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 subdivider shall provide private easements for the private mains.
- c. All common areas and/or open spaces that require irrigation shall be irrigated with reclaimed water, as specified in City Council Ordinance O-17327. The subdivider shall design and install a reclaimed water distribution system within the subdivision, in accordance with "Rules and Regulations for Reclaimed Water Use and Distribution with the City of San Diego." The irrigation system shall initially be supplied from the potable water system until reclaimed water is available. The system shall be designed to allow the conversion from potable to reclaimed water service and avoid any cross connections between the two systems.

The above requirement shall not apply to *existing* irrigation systems.

- 22. The drainage system proposed for this subdivision, as shown on the approved tentative map, is subject to approval by the City Engineer.
- 23. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 92-08-DWQ (NPDES General Permit No. CAS000002), *Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity*. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrently with the commencement of grading activities, and a complete and accurate Notice of Intent (NOI) shall be filed with the SWRCB. A copy of the acknowledgement from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received.

In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 92-08-DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 92-08-DWQ.

- 24. 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.

R-281672

25. 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 (FBA) or such other means as may have been established by the City Council.

26. FBA fees shall be paid to assist in the financing of necessary improvements, including but not limited to the intersection of Genesee Avenue/Regents Road and the I-5/Genesee Avenue interchange.

FOR INFORMATION:

- 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.
- This community may be subject to impact fees, as established by the City Council, at the time of issuance of building permits. Development on any property within this map shall pay the fees as set by the City Council and in effect in the community at the time of building permit issuance. Fees will be paid at the time the building permit is issued.
- This vesting tentative map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

R-281672

Passed and adopted by the Council of The City of San Diego on.....**MAR 23 1993**
 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"/>
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"/>
Juan Vargas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

(Seal)

SUSAN GOLDING
 Mayor of The City of San Diego, California.

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

By *Blonda B. Barnes*, Deputy.

Office of the City Clerk, San Diego, California

Resolution **R-281672** **MAR 23 1993**
 Number Adopted