

(R-94-846)

RESOLUTION NUMBER R- 283174  
ADOPTED ON DEC 07 1993

WHEREAS, on November 18, 1993 the Planning Commission recommended approval of Tentative Map No. 92-0586, submitted by CalMat Properties for a 21-lot subdivision (Rio Vista West) for the 94.5 acre mixed-use development, located on the south side of Friars Road and the east side of Stadium Way, in the Mission Valley Community Plan area, in the MV-M and MV-CO (proposed MV-M/SP) zone; and

WHEREAS, the matter was set for public hearing on December 7, 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 Tentative Map No. 92-0586:

1. The map proposes the subdivision of a 94.5-acre site into 21 lots for mixed-use development. This type of development is consistent with the General Plan and the Mission Valley Community Plan which designate the area for mixed-use development. 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 zone in that:

a. All lots have minimum frontage on a dedicated street which is open to and usable by vehicular traffic, or have reciprocal access with adjacent lots along a dedicated public street.

b. All lots meet the minimum dimension requirements of the Mission Valley MV-M/SP Zone.

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 the First San Diego River Improvement Project (FSDRIP) Specific Plan and the accompanying Rio Vista West Design Guidelines.

d. Development of the site is controlled by FSDRIP and the Rio Vista West Design Guidelines.

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 mixed-use 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. The site is within the FSDRIP Specific Plan area and has implemented the river improvement plans as well as the building setback and design requirements suggested in the Mission

Valley Planned District Ordinance and the Mission Valley Community Plan.

5. The site is physically suitable for the proposed density of development. This is consistent with the community plan, which provides for residential and commercial uses. The project proposes a reduction in density and intensity from what was approved on the site previously. In addition, the project incorporates elements of the Transit Oriented Development Design Guidelines to reduce traffic and to create a pedestrian active environment.

6. The design of the subdivision and the proposed improvements are not 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 DEP/EAS No. 92-0586 which is included herein by this reference. The required improvements to the San Diego River have been completed which includes a buffer area from the sensitive resources on the project site.

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. The project will provide open space areas along the San Diego River as well as a number of park areas to be used by prospective residents and the general public. In addition, the developer will be required to contribute to the fund providing public

schools in the area.

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 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.

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. 92-0586 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  
11/19/93  
Op. Dept: Plan.  
R-94-846  
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CITY COUNCIL CONDITIONS FOR  
TENTATIVE MAP NO. 92-0586

1. This tentative map will expire December 7, 1996.
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. The approval of this tentative map by the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies, including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).
7. 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.
8. The subdivider has requested approval to file final maps out of numerical sequence. This request is approved, subject to the provision that the City Engineer can review the off-site improvements in connection with each unit.
9. 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.
10. The subdivider must provide a geologic (geotechnical) investigation 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 62.0415 et seq.
11. 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.
12. 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.
13. Rio Vista Avenue (west of Avenue "A") is classified as a two-lane residential street within a 62-foot-wide right-of-way. The subdivider shall dedicate a 62-foot-wide right-of-way with a 59-foot right-of-way radius for the cul-de-sac and shall provide 40 feet of pavement, curb, gutter, six-

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- foot-wide sidewalk within an eleven-foot curb-to-property-line distance, and a 48-foot curb radius for the cul-de-sac, satisfactory to the City Engineer.
14. Rio Vista Avenue (east of Avenue "A" and south of Rio San Diego Drive) is classified as a two-lane collector street. The subdivider shall dedicate a 62-foot-wide right-of-way for the remaining east/west portion and a 77-foot-wide right-of-way for the north/south portion of Rio San Diego Drive and shall provide 40 feet and 52 feet respectively of pavement, curb, gutter and a six-foot-wide sidewalk within an eleven-foot curb-to-property-line distance for the east/west portion. On the north/south portion the subdivider shall provide, on the west side of the street, a six-foot-wide sidewalk within a ten-foot curb-to-property-line distance and, on the east side of the street, a 15-foot-wide sidewalk within a 15-foot curb-to-property-line distance. These improvements shall all be satisfactory to the City Engineer.
  15. Street "A" is classified as a two-lane modified collector street with a 12-foot-wide raised landscaped center median north of Rio San Diego Drive within a 74-foot-wide right-of-way. The subdivider shall dedicate 74 feet of right-of-way and shall provide 52 feet of pavement, curb, gutter, 12-foot-wide raised center median, and six-foot-wide sidewalk within an eleven-foot curb-to-property-line distance, satisfactory to the City Engineer.
  16. Stadium Way is classified as a six-lane major street with bike lanes. The subdivider shall dedicate to 81 feet west of the centerline of Stadium Way for 370 feet north and south of the centerline of Rio San Diego Drive, with transitions to a 71-foot-wide right-of-way and shall provide pavement, curb, gutter, and six-foot-wide sidewalk within a ten-foot curb-to-property-line distance, satisfactory to the City Engineer.
  17. Rio San Diego Drive is classified as a four-lane major street, from Stadium Way to Rio Vista Avenue, and as a four-lane collector street with a 35 MPH design speed, from Rio Vista Avenue westerly. The subdivider shall dedicate a 124-foot-wide right-of-way west of Stadium Way, transitioning to 51 feet north and south of the centerline at Rio Vista Avenue, then continuing a 102-foot-wide right-of-way to Avenue "A", and shall provide full-width pavement, curb, gutter, six-foot-wide sidewalk within a twelve-foot curb-to-property-line distance, and 14-foot-wide raised landscaped median, satisfactory to the City Engineer.

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18. Camino del Este is classified as a four-lane collector street with a four-foot center buffer within an 86-foot-wide right-of-way. The subdivider shall dedicate an 86-foot-wide right-of-way and shall provide 64 feet of pavement, curb, gutter, and six-foot-wide sidewalk within a eleven-foot curb-to-property-line distance, satisfactory to the City Engineer.
19. The Courtyard, multi-family residential development, (Planning Area 4) includes private drives that are similar to local residential streets with on-street parking and sidewalks. The Transit-Oriented Development (TOD) Design Guidelines (11-D) allows The Courtyard to utilize on-street parking spaces to fulfill a portion of the total off-street parking requirements. The supplemental portion of the residential off-street parking requirements may be satisfied by on-street parking. The allowed on-street parking credit or exemption should not exceed one-half of the total on-street parking spaces provided on the private drives within The Courtyard.
20. This subdivision shall conform to the Transportation Phasing Plan included as Table 19 in the Rio Vista West traffic study, satisfactory to the City Engineer.
21. The knuckle on Rio Vista Avenue shall be eliminated and redesigned as a "T" intersection with the private driveway being the third leg, satisfactory to the City Engineer.
22. Camino del Este off-site is classified as a four-lane collector street. When Camino del Este is extended south of the San Diego River to meet the existing improvements, the subdivider shall construct additional pavement, asphalt concrete curb, and five-foot-wide asphalt concrete sidewalk such that a proper alignment is achieved for one lane of southbound traffic across Camino de la Reina, satisfactory to the City Engineer. The intersection shall be restriped on both the north and south side of camino de la Reina.
23. The proposed median break at the intersection of Rio Vista Avenue and Camino del Este shall be reevaluated, satisfactory to the City Engineer, with the last phase of development (225,000 sq ft mixed-use core commercial). Subsequent to that evaluation, the median may be closed at any time at the request of, and satisfactory to, the City Engineer.
24. The subdivider shall improve the existing Friars Road eastbound off-ramp to Stadium Way to current geometric design standards. The off-ramp shall be widened to provide

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an exclusive right-turn lane and a shared through/left-turn lane at Stadium Way, satisfactory to the City Engineer.

25. The subdivider shall modify the intersection of Stadium Way and Camino de la Reina to provide dual northbound and southbound left-turn lanes.
26. The subdivider shall construct pedestrian ramps where the San Diego River pedestrian/bikeway crosses Camino del Este, if required by the City Engineer.
27. The subdivider shall construct traffic signals at the following intersections:
  - a. Rio San Diego Drive and Rio Vista Avenue
  - b. Rio San Diego Drive and Camino del Este

The subdivider shall modify the signal at Rio San Diego Drive and Stadium Way.

28. Prior to the recordation of the final map, the subdivider shall enter into an agreement with the City, satisfactory to the City Engineer, that will provide assurances for the following:
  - a. A traffic signal at Camino del Este and Camino de la Reina. Said signal is to be provided prior to development, pursuant to Phase II of the transportation phasing plan, found in Table 19 of the Rio Vista West Traffic Study, dated June 1993.
  - b. One-half the cost of traffic signal improvements at the Stadium Way and Friars Road eastbound off-ramp. Said contribution shall be submitted to the City prior to development, pursuant to Phase II of the transportation phasing plan, found in Table 19 of the Rio Vista West Traffic Study, dated June 1993.
  - c. A traffic signal study for the intersection of Rio San Diego Drive and Avenue "A". Said study shall be provided prior to development, pursuant to Phase II of the transportation phasing plan, found in Table 19 of the Rio Vista West Traffic Study, dated June 1993. If the signalization is warranted, the subdivider shall install the improvements concurrently with the construction of said Phase II.

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- d. Reciprocal easements for access and/or parking, for Lots 1 through 8 inclusive, shall be granted concurrently with the transfer of ownership of any of said lots.
29. The subdivider shall relinquish abutter's rights-of-access to Friars Road, as shown on the approved tentative map.
30. All private residential streets shall be a minimum width of 34 feet curb-to-curb.
31. The private street immediately west of Rio Vista Avenue shall have a minimum of 40 feet of pavement curb-to-curb, two-way traffic, and parallel parking.
32. Adequate sight distance must be maintained at all intersections.
33. The subdivider shall dedicate additional right-of-way, as necessary, on Friars Road to provide for, and shall construct, a continuous auxiliary lane from Mission Center Road to Stadium Way, satisfactory to the City Engineer.
34. The subdivider shall not preclude a pedestrian/bicycle access from the Friars Road underpass, satisfactory to the City Engineer.
35. A Light Rail Transit (LRT) Agreement shall be prepared prior to recordation of the first final subdivision map for Rio Vista West, pursuant to TM 92-0586. An LRT right-of-way irrevocable offer of dedication shall be granted at the time of recordation of the first final subdivision map, in accordance with Metropolitan Transit Development Board (MTDB) design standards. Dedication of the easement will take place upon commencement of construction of the Mission Valley West LRT.
36. Water Requirements:
  - a. The developer shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. If more than two (2) fire hydrants and/or thirty (30) Equivalent Dwelling Units (EDUs) are located on a dead-end main, then a dual-fed system shall be installed.
  - b. The developer shall provide a water study, satisfactory to the Water Utilities Director. The study shall plan the pressure zone(s) necessary to serve this development.

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- c. The developer shall install all facilities, as required by the approved water study.
37. Sewer Requirements:
  - a. The developer shall provide a sewer study, satisfactory to the Water Utilities Director, for the sizing of gravity sewer mains and to show that existing and proposed mains will provide adequate capacity and have cleansing velocities.
  - b. The developer shall install all facilities, as required by the approved sewer study.
38. Water and Sewer Requirements:
  - a. The developer shall provide evidence, satisfactory to the Water Utilities Director, showing that each lot will have its own water service and sewer lateral or 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.
  - b. 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 developer 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.
  - c. The final map(s) shall show all existing sewer general utility easements, satisfactory to the Water Utilities Director.
39. The drainage system proposed for this subdivision, as shown on the approved tentative map, is subject to approval by the City Engineer.
40. 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

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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.

41. A portion of this subdivision has been identified as being within the San Diego River floodplain. The existing Federal Emergency Management Agency (FEMA) map shows this subdivision in the flood hazard area. However, the First San Diego River Improvement Project (FSDRIP) is in process for a Letter of Map Revision (LOMR) to FEMA. If the FEMA maps have not been amended prior to the recordation of the first final map, this subdivision will be subject to the following conditions:
  - a. Any development within the floodplain fringe area will require either the property to be graded to an elevation two feet above the 100-year frequency flood elevation or provide floodproofing of all structures to that same elevation.
  - b. The developer shall grant flowage and drainage easements, satisfactory to the City Engineer, over the property within the floodway.
  - c. The developer 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.
  - d. Permits or exemptions must be obtained from the California Department of Fish and Game and the U.S. Army Corps of Engineers before City permits will be issued for work within the floodplain fringe areas.
42. The developer shall provide evidence, satisfactory to the Planning Director and the Park and Recreation Director, that

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conformance to the following conditions shall be complied with prior to recordation of the first final map of any unit within this project.

- a. The City of San Diego *Landscape Technical Manual* shall be complied with.
  - b. The selection of plant material adjacent to the river corridor must be non-invasive and compatible with the native plants revegetated along the river channel.
  - c. No pruning or "topping" of native material planted along the river will be allowed.
43. Prior to the issuance of any building permits, the applicant shall:
- a. Show the location of all fire hydrants on the plot plan (UFC 10.301).
  - b. Provide access in conformance with Fire Department Policy A-89-1 (UFC 10.207).
  - c. Provide temporary street signs.

FOR INFORMATION:

- This development may be subject to payment of a park fee prior to the filing of the final subdivision map in accordance with San Diego Municipal Code Section 102.0406 et seq. This property is also subject to a building permit park fee in accordance with San Diego Municipal Code Section 96.0401 et seq.
- This development 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 tentative map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

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# CORRECTED COPY

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Passed and adopted by the Council of The City of San Diego on DEC 07 1993  
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Harry Mathis	<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"/>
Christine Kehoe	<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"/>
Barbara Warden	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Mary Cepeda Deputy.

Office of the City Clerk, San Diego, California

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