

RESOLUTION NUMBER R-286646

ADOPTED ON NOVEMBER 28, 1995

WHEREAS, MISSION GORGE DEVELOPMENT COMPANY, Applicant, and RICK ENGINEERING, Engineer, filed an application for a 21-lot tentative map, located south of Mission Gorge Road and west of Princess View Drive, and described as portions of Lots 3-7 and 9-12 of the subdivision of Lots 61 and 62 and the easterly portion of Lot 63 of Rancho Mission of San Diego, Map 1550, in the A-1-1 (proposed M-1B) Zone; and

WHEREAS, the matter was set for public hearing on November 28, 1995, testimony having been heard, evidence having been submitted, and being fully advised concerning the same, the City Council considered the matter of Tentative Map No. 88-0794, Mission Trails Industrial Park, pursuant to Section 102.0307 of the Municipal Code of The City of San Diego; 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. 88-0794:

1. The map proposes the subdivision of a 42-acre site into 21 lots for industrial development. This type of development is consistent with the General Plan and the Navajo 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 M-1B 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 Industrial Development (PID) permit.

b. All lots meet the minimum dimension requirements of the M-1B Zone, only 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, only as allowed under a PID.

d. Development of the site is controlled by Planned Industrial Development Permit No. 88-0794.

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 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. 88-0794, which is included herein by this reference. However, changes or alterations have been required in, or incorporated into, such project which mitigate or avoid the significant environmental effects thereof as identified in the completed EIR.

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.

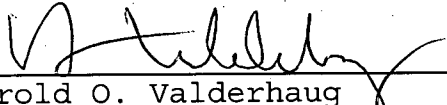
The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that, based on the findings hereinbefore adopted by the City Council, Tentative Map No. 88-0794, Mission Trails Industrial Park, is hereby granted to Mission Gorge Development Company, Applicant, and Rick

Engineering, Engineer, subject to the conditions attached hereto
and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By



Harold O. Valderhaug
Head Deputy City Attorney

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06/05/96
Or.Dept:Clerk
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CITY COUNCIL CONDITIONS TO
TENTATIVE MAP NO. 88-0794

1. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the first final map, unless otherwise noted.
2. This tentative map will become effective on the effective date of the associated rezoning and will expire three years thereafter. If the rezoning is denied, this map shall be deemed denied.
3. The final map shall conform to the provisions of Planned Industrial Development (PID) Permit No. 88-0794.
4. 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.

5. "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).
6. "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."
7. 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.
8. 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.).

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9. 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.
10. 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.
11. Prior to the issuance of building permits, a Transportation Demand Management (TDM) Plan, in accordance with Ordinance #17349 adopted September 26, 1989, shall be submitted to, and approved by, the TDM Administrator.
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. The subdivider shall elect one of the following, satisfactory to the City Engineer:
 - a. Provide the following construction:
 - i. Mission Gorge is classified as a six-lane primary arterial within a varying right-of-way from 122 feet to 146 feet in width. The subdivider shall dedicate 69 feet from the existing centerline, for dual left-turn lanes at Street "A" from Street "A" east, transitioning to a 64-foot half width, and 76 feet from the existing centerline, from Street "A" west, to the subdivision boundary, for the eastbound right-turn lane at Street "A", and shall provide 49 feet, 44 feet and 56 feet of pavement, curb, gutter, a 14-foot-wide raised landscaped center median, and a five-foot-wide meandering sidewalk, within a 13-foot minimum curb-to-property-line distance, satisfactory to the City Engineer.
 - ii. Prior to the recordation of the first final map, the subdivider shall provide a traffic signal system at Mission Gorge Road and Street "A", satisfactory to the City Engineer.
 - iii. Modifications to the signal at Mission Gorge Road and Princess View Drive, in accordance with the street widening.

OR

- b. Provide additional right-of-way to accommodate the improvements as proposed in item "a" above and pay for his/her fair share, to reimburse the City for the following, satisfactory to the City Engineer:
 - i. Widening of Mission Gorge Road to provide three (3) eastbound lanes, a right-turn lane, and dual left-turn lanes at Street "A", including curb, gutter, five-foot-wide sidewalk, and raised-center median, with left-turn lane the length of 250 feet, 120-foot transitions, and off-site transitions.

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- ii. Installation and design of a traffic signal at Mission Gorge Road and Street "A".
- iii. Interconnecting of the traffic signals along Mission Gorge Road at Princess View Drive, Street "A" and Old Cliffs Road.

These funds shall supplement funds for CIP 52-432.0, which is to complete the widening of Mission Gorge Road to a six-lane primary arterial.

- 14. The subdivider shall provide an interconnection between the proposed signal at the Mission Gorge Road/Street "A" intersection and the existing signals at the intersections of Mission Gorge Road with Princess View Drive and Old Cliffs Road.
- 15. The subdivider shall provide the improvements recommended in the approved traffic study, dated September 3, 1992, satisfactory to the City Engineer.
- 16. The subdivider shall relinquish access rights along Mission Gorge Road, adjacent to this subdivision, the exception of a 30-foot driveway in Lot 1, satisfactory to the City Engineer.
- 17. There shall be no median break on Mission Gorge Road & Street "B", satisfactory to the City Engineer.
- 18. Street "B" is classified as a two-lane industrial street within a 70-foot-wide right-of-way. The subdivider shall dedicate a 70-foot-wide right-of-way and provide 50 feet of pavement, curb, gutter, five-foot-wide sidewalk, within a ten-foot curb-to-property-line distance, satisfactory to the City Engineer.
- 19. Street "A" is classified as a four-lane industrial collector street within a 92-foot-wide right-of-way from Mission Gorge Road to Lot 5, a modified four-lane collector street within an 84-foot-wide right-of-way from Lot 5 to Lot 8, and a two-lane industrial collector street within a 70-foot-wide rights-of-way from Lot 8 to the cul-de-sac. The subdivider shall dedicate 92-foot-, 84-foot-, and 70-foot-wide rights-of-way, as listed, and a 60-foot right-of-way radius for the cul-de-sac, and provide 72-feet, 64-feet and 50-feet of pavement, curb, gutter, a five-foot-wide sidewalk within a ten-foot- curb-to-property-line distance, and a 50-foot curb radius for cul-de-sac, satisfactory to the City Engineer.
- 20. Water Requirements:
 - a. The subdivider shall install the following facilities, in a manner satisfactory to the Water Utilities Director (not necessarily as shown on the tentative map):
 - i. a 12-inch water main in Street "A" from Mission Gorge Road to the cul-de-sac.
 - ii. a 12-inch water main in Street "B" from Mission Gorge Road to Street "A".
 - b. The developer shall install fire hydrants at locations satisfactory to the Fire Department, the Water Utilities Director, 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.

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21. 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. Any connections to the 36-inch Murphy Canyon Trunk Sewer shall be made at a manhole.
- b. The subdivider shall install all facilities as required by the approved study, not necessarily as shown on the tentative map.

22. 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 or provide CC&Rs for the operation and maintenance of on-site private water and sewer mains that serve more than one lot.
- b. The subdivider shall design all water and sewer facilities to the most current editions of the Water Utilities Department's *Water and Sewer Design Guide*. If facilities do not meet the current standards, then such facilities shall be private.
- c. The subdivider shall provide adequate easements for all public water and sewer facilities which are located outside of public rights-of-way, satisfactory to the Water Utilities Director. Vehicular access easements shall be provided to all water and sewer appurtenances (manholes, blowoffs, air valves, cleanouts, gate and butterfly valves, meters, etc.). No structures of any kind shall be built in or over the easement without first obtaining encroachment removal agreements.

23. The drainage system proposed for this subdivision, as shown on the approved tentative map, is subject to approval by the City Engineer.

24. 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.

25. A portion of this project has been identified as being within a floodway or floodplain fringe area. In connection with Council approval of the final map:

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- 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 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.
 - c. Improvement plans and grading plans for this project must contain notes provided by the Floodplain Management Section regarding any fill which is placed in a Federal Emergency Management Agency (FEMA) designated floodplain.
26. The subdivider shall grant on the final map negative open space on the undisturbed slopes in Lots 1 through 12, satisfactory to the Park & Recreation Director and the City Engineer.
27. The subdivider shall implement the modified Brush Management Program for Lots 1 through 12, in accordance with the Design Guidelines and the approved tentative map, on file in the Development Services Department, based on a Fire Department Severity Classification of "LOW", as follows:
- a. Prior to the recordation of the final map or the issuance of any grading or building permits, a complete set of brush management construction documents shall be submitted to the Development Services Director and the Fire Marshal for approval.

The plans shall be in substantial conformity to the approved tentative map and shall comply with the applicable provisions of the City of San Diego *Landscape Technical Manual*, Document No. RR-274506, on file in the Office of the City Clerk.

The approved brush management program shall be implemented before issuance of any occupancy permit on any building. Such brush management shall not be modified or altered, unless this tentative map has been amended, and is to be maintained at all times in accordance with the guidelines of the City of San Diego *Landscape Technical Manual*.
 - b. Brush Management ZONE DEPTHS have been altered to the following:
 - i. ZONE 1: Thirty (30) feet.
 - ii. ZONE 2: Zero (0) feet.
 - iii. ZONE 3: Zero (0) feet.
Zone 1 shall be in accordance with Section 6.7-1, 6.7-2, 7.7-3 and Appendix "C" of the *Landscape Technical Manual*.
28. Prior to the recordation of the first final map, the subdivider shall enter into a bonded landscape-maintenance agreement, agreeing to maintain all landscaping and appurtenances thereto within the City right-of-way, until such time as a landscape

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maintenance district or other such mechanism is established and assumes maintenance responsibility, satisfactory to the City Engineer.

29. The subdivider shall comply with the Mitigation Monitoring and Reporting Program as specified in Environmental Impact Report No. 88-0794, satisfactory to the Planning Director and the City Engineer, which is included herein by this reference. The mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy, and/or final maps to ensure the successful completion of the monitoring program.

30. Environmental Mitigation

a. Biological Resources:

- i. The 2.8 acres of coast live oak woodland within the project site shall be incorporated into a negative open space easement on the tentative map. The easement would require preservation of the area in a natural condition.
- ii. Grading plans shall indicate all easement areas as off-limits to equipment or other disturbance. Prior to grading, the construction supervisor and a biologist shall stake the areas to be protected, and workers shall be instructed not to drive into or otherwise impact the vegetation. Prior to issuance of a lane development permit, the Development Services Department shall review the final grading plans prior to approval of the final map, to ensure that these restrictions are depicted on the plans. The Engineering and Capital Projects Department shall ensure that grading conforms to the approved plans. The grading shall not be approved by the City, nor the surety bond released, unless the grading conforms to the approved plans. A certified biologist shall monitor grading and report in writing to the Development Services Department that the completed grading conforms with the approved plans.
- iii. Mitigation for the impacts to the 1.0 acre of low quality wetlands shall be accomplished primarily by the creation of high quality riparian habitat along the San Diego River at a ratio of one-to-one (1:1) just north of the project site. A specific easement document shall define the conditions and limitations for use of this area, which is also owned by the project applicant. The easement shall be recorded on the property prior to recordation of the final map. Impacts to wetlands could also be mitigated through enhancement at a ratio of three-to-one (3:1). It is possible that a combination of creation and enhancement at the ratios stated above would be necessary to mitigate for impacts to the 1.0 acre of wetlands. The wetland mitigation program is discussed, in detail in the revegetation plan. The program includes design criteria for site preparation, installation and irrigation, and revegetation goals and success criteria. The revegetation area shall be monitored for three (3) years. If the vegetation plan does not achieve the established goals at the end of the third year, then the plan time frame shall be extended one (1) additional year.

b. Hydrology/Water Quality:

- i. In order to reduce water quality impacts in the short-term, pollution control devices including desiltation basins shall be installed in intercept flow before discharge into the natural drainage system to the extent determined feasible by the City Engineer.
- ii. Sediment transport to the San Diego River would be reduced by the following measures, which shall be included on the tentative map:
 - (1) During the period of November to March, earthen dikes or berms, interceptor ditches, sandbagging, or other similar means of erosion control shall be used to control sedimentation impacts during the construction phase. Temporary desilting basins shall also be utilized to reduce erosion and protect downstream drainages.
 - (2) The property owner shall perform regular inspection and cleaning of all drainage facilities to prevent obstructions and remove fine-grained particles.

FOR INFORMATION:

- This property is 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 93-0401 et seq.
- 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 development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.
- 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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