

RESOLUTION NUMBER R-290283

ADOPTED ON JUNE 16, 1998

WHEREAS, Southbay Growers, Inc., Applicant, and Algert Engineering, Inc., Engineering, filed an application with The City of San Diego for an 8-lot tentative map for 3516 Vista Lane (Tentative Map No. 96-0480), located east of Dairy Mart Road on the north side of Vista Lane, and described as a portion of the west half of the southwest quarter of the northeast quarter of Section 35, Township 18 South, Range 2 West, SBM, in the San Ysidro Community Plan area, in the A-1-10 (proposed R1-5000) Zone; and

WHEREAS, on April 2, 1998, the Planning Commission of The City of San Diego considered Tentative Map No. 96-0480 and pursuant to Resolution No. 2624-PC recommended City Council approval of the map; and

WHEREAS, the matter was set for public hearing on June 16, 1998, 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. 96-0480:

1. The map proposes the subdivision of a 1.63-acre site into 8 lots for residential development. This type of development is consistent with the General Plan and the San Ysidro Community Plan which designate the area for residential 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 and development regulations of the R1-5000 zone in that:

a. All lots have minimum frontage on a dedicated street which is open to and usable by vehicular traffic.

b. All lots meet the minimum dimension requirements of the R1-5000 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.

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 residential 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 suitable for the proposed density of development. This is consistent with the community plan, which provides for residential uses.

6. The design of the subdivision could cause substantial environmental damage. However, the project as revised now avoids or mitigates the potentially significant environmental based upon the findings of Mitigated Negative Declaration No. 96-0480, 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.

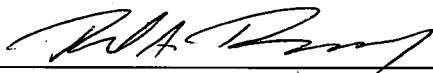
8. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision as demonstrated by the City Engineer's request for public dedications and adequate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

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 Government Code section 66412.3, 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 decision of the Planning Commission is sustained, and Tentative Map No. 96-0480 is hereby granted to Southbay Growers, Inc., Applicant, and Algert Engineering, Inc., Engineer, subject to the conditions attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

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09/23/98
Or.Dept:Clerk
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Reviewed by Mary Roush

CITY COUNCIL CONDITIONS TO TENTATIVE MAP NO. 96-0480
ADOPTED BY RESOLUTION NO. R-290283 ON JUNE 16, 1998

1. The tentative map will become effective on the effective date of the associated rezone and expire three years thereafter.
2. 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.
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 Sections 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. 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

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

7. 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 U.S.C. § 1531 et seq.).
8. The subdivider shall comply with the Mitigation Monitoring and Reporting Program as specified in Environmental Impact Report No. 96-0480, satisfactory to the Development Services Manager and the City Engineer, which is included herein by this reference.
9. The subdivider must provide a geologic reconnaissance 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.
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. 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.
12. Vista Lane is classified as a 2-lane collector. The subdivider shall dedicate an additional right-of-way to provide a 30-foot centerline-to-propertyline distance. The subdivider shall provide 20 feet of pavement, curb, gutter, a 5-foot sidewalk with a 10-foot curb-to-propertyline distance, satisfactory to the City Engineer.
13. Street "A" is classified as a residential cul-de-sac. The subdivider shall dedicate a 54-foot right-of-way with a 45-foot cul-de-sac right-of-way radius. The subdivider shall provide 34 feet of pavement, curb, gutter, a 5-foot sidewalk within a 10-foot curb-to-propertyline distance with a 35-foot cul-de-sac curb radius, satisfactory to the City Engineer.

14. All structures that conflict with the proposed lot lines and/or public streets shall be removed prior to the recordation of the first final map.
15. The subdivider shall provide pedestrian ramps at the northeast and northwest corners of Street "A" and on the south side of Vista Lane, opposite of Street "A."
16. Driveways shall be of sufficient depth and width to provide storage for the standard size vehicle without encroaching into the sidewalk area (20 feet minimum or 18 feet with roll-up garage doors).
17. The grading plans shall include the construction of a six-foot high noise barrier, constructed of concrete masonry or brick, along the entire northern boundary of the project site. The wall is to be completed prior to the issuance of occupancy.
18. 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.
19. The drainage system proposed for this development, as shown on the approved tentative map, is subject to approval by the City Engineer.
20. Water Requirements:
 - a. The developer shall install an 8-inch water main in Street "A" from Vista Lane to the cul-de-sac, satisfactory to the Water Department Manager.
 - b. 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) dwelling units are located on a dead-end main then a looped system shall be installed.
21. Sewer Requirements:
 - a. The developer shall install a system of gravity sewer mains in Vista Lane and Street "A," satisfactory to the Metropolitan Wastewater Department Manager.

- b. The developer shall provide calculations, satisfactory to the Metropolitan Wastewater Department Manager, to show that the size and grade of the sewer will provide adequate capacity and cleansing velocities.

22. Water and Sewer Requirements:

- a. The developer shall design all public water and sewer facilities to the most current edition of the *City of San Diego Water & Sewer Design Guide*. If facilities do not meet the current standards, then such facilities shall be private.
- b. The developer shall provide evidence, satisfactory to the Water and Metropolitan Wastewater Departments' Managers, indicating 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. Also, the developer shall provide private easements for the private mains.

FOR INFORMATION:

- This development may be subject to the 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 Development Services Manager.
- 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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