

RESOLUTION NUMBER R-291255

ADOPTED ON FEBRUARY 2, 1999

WHEREAS, CalMat Co., Applicant, and BDS Engineering Inc., Engineer, submitted by an application to The City of San Diego for a 3-lot tentative parcel map (Tentative Parcel Map No. 98-0678 for the Rio Vista West project), located northerly of Camino De La Reina, southerly of Rio San Diego Drive, westerly of Qualcomm Way, and easterly of Camino Del Este, and legally described as a division of Lot "B" of Rio Vista West, Unit No. 1, Map No. 13148, within the First San Diego River Improvement Project [FSDRIP], in the Mission Valley Community Plan area, in the MV-M/SP zone; and

WHEREAS, on December 17, 1998, the Planning Commission of The City of San Diego considered Tentative Parcel Map No. 98-0678, and pursuant to Resolution No. 2746-PC voted to recommend City Council approval of the map; and

WHEREAS, the matter was set for public hearing on February 2, 1999, 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 Parcel Map No. 98-0678:

1. The map proposes the subdivision of a 28.2-acre site into 3 lots for residential and commercial development. This type of development is consistent with the General Plan, the Mission Valley Community Plan, and the FSDRIP Specific Plan, which designate the area for MV-M/SP 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 MV-M/SP 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 MV-M/SP zone, as allowed under the FSDRIP Specific Plan.

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 the FSDRIP Specific Plan.

d. Development of the site is controlled by a FSDRIP Specific Plan Special Permit.

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 and commercial 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 residential and commercial uses.

6. The Addendum (No. 98-0678) to Environmental Impact Report [EIR] No. 92-0568 prepared for this project in accordance with the California Environmental Quality Act [CEQA] identified no new significant impacts associated with the design of the subdivision or the proposed improvements for the project. A Mitigation Monitoring and Reporting Program [MMRP] has been prepared for the project consistent with the MMRP for EIR No. 92-0568 which previously addressed impacts related to traffic, air quality, public services (fire and libraries), and hydrology/water quality.

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.

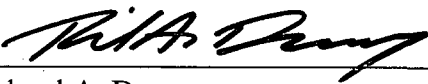
8. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision as demonstrated by the City Engineer's request for public dedications and adequate 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 recommendation of the Planning Commission is sustained, and Tentative Parcel Map No. 98-0678 is hereby granted to CalMat Co., Applicant, and BDS 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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02/23/99
Or.Dept:Clerk
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Reviewed by Patricia J. Fitzgerald

CITY COUNCIL CONDITIONS TO TENTATIVE PARCEL MAP NO. 98-0678
ADOPTED BY RESOLUTION NO. R-291255 ON FEBRUARY 2, 1999
RIO VISTA WEST


1. This tentative map will expire three years after the approval of the community plan amendment, FSDRIP Specific Plan amendment, street vacation and tentative map by the City Council. Should the community plan amendment or FSDRIP Specific Plan amendment be denied, then this tentative map shall be deemed denied.
2. The final map shall conform to the provisions of the FSDRIP Specific Plan
3. 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.
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. 769830.

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 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."
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.

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- 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 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 U.S.C. § 1531 et seq.).
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. Undergrounding of existing and proposed public utility systems and service facilities is required according to San Diego Municipal Code section 102.0404, Subsection 2.
11. Upon submittal of a site-specific development plan for the project area, an access study will be required, in addition to any other transportation related comments and requirements which will also be made at that time.
12. The subdivider shall enter into an agreement with MTDB to dedicate easements for stairway access to the Trolley Station adjacent to the access ramp on Qualcomm Way, and for pedestrian and service vehicle access at the Trolley drop-off area through the Trolley Plaza to the Trolley Station. Pedestrian ramps to the Trolley Station shall be ADA accessible. Turning movements on the ramps shall be designed to accommodate MTDB service equipment, to the satisfaction of MTDB.
13. The drainage system proposed for this development, as shown on the approved tentative map, is subject to approval by the City Engineer.
14. In conjunction with the development of the Urban Residential/Mixed Use Core, Urban Residential and Riverfront Residential Planning Areas, a minimum of 1.64 usable acres of private recreation facilities will be provided, consistent with the FSDRIP Specific Plan, and satisfactory to the Park and Recreation Department.

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15. 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 acknowledgment 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.

FOR INFORMATION:

This development may be subject to the payment of a park fee in accordance with the San Diego Municipal Code, which specifies park fees applicable in the Mission Valley Community Plan area.

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

This tentative parcel 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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