

RESOLUTION NUMBER R- 297250

ADOPTED ON OCT 29 2002

WHEREAS, Pardee Homes, Applicant, and Rick Engineering Company, Engineer, filed an application for a 3 lot Vesting Tentative Map and a Public Right of Way Vacation/Easement Abandonment, for property located northerly of Poway Road and easterly of Sabre Springs Parkway, and described as Parcels 1 and 2, Parcel Map No. 17661 and Lots 4 and 5 of North Creek, areas 14, 15, 16, 17, and 18, Unit No. 1, Map No. 12937, in the RM-2-5, CC-1-3 and OC-1-1 Zones, and;

WHEREAS, on October 29, 2002, the City Council of the City of San Diego considered Vesting Tentative Map No. 40-0644, Project No. 3744, Savannah Terrace, pursuant to the Municipal Code Sections 125.0430 and 144.0240 of the City of San Diego, and received for its consideration written and oral presentations, and heard from all interested parties present at the public hearing;

NOW, THEREFORE,

BE IT RESOLVED, that the City Council of the City of San Diego makes the following

Findings:

1. The map proposes the subdivision of a 28.69-acre site into 3 parcels for residential and commercial use development. This type of development is consistent with the General Plan and the Sabre Springs Community Plan, which designate the area for residential and commercial 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 RM-2-5, CC-1-3, and OC-1-1 Zones in that:

- a. All lots have minimum frontage on dedicated streets which is open to and usable by vehicular traffic, as allowed under Planned Development Permit (PDP)/Site Development Permit (SDP) Permit No. 40-0644.
 - b. All lots meet the minimum dimension requirements of the RM-2-5, CC-1-3 and OC-1-1 Zones, as allowed under a PDP/SDP Permit No. 40-0644
 - 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 PDP/SDP Permit No. 40-0644.
 - d. Development of the site is controlled by PDP/SDP Permit No. 40-0644.
3. The site is physically suitable for residential development. The harmony in scale, height, bulk, density, and coverage of development creates compatible physical relationship to surrounding properties for which this area has been planned
 4. 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.
 5. The applicant shall comply with the Mitigation, Monitoring and Reporting Program (MMRP) as specified in Mitigated Negative Declaration, LDR No. 40-0644/PTS No. 3744, satisfactory to the City Manager and the City Engineer. Prior to issuance of any grading permits and/or construction permits, mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:
 - Biological Resources/Land Use
 - Hydrology/Water Quality
 - Noise
 6. The design of the subdivision and the type of improvements will not cause serious public health problems, in as much as needed public services and facilities are available/or required of this map.
 7. 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.
 8. The City Council has reviewed the adopted Housing Element, the Progress Guide, and the 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.

9. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, the property contains right-of-ways and public service easements which must be vacated to implement the final map in accordance with San Diego Municipal Code Section 125.0430.

BE IT FURTHER RESOLVED, that pursuant to California Government Code section 66434(g), all of Creekview Drive and a portion of Poway Road, located within the project boundaries as shown in Vesting Tentative Map No. 40-0644, shall be vacated, contingent upon the recordation of the approved final map for the project.

BE IT FURTHER RESOLVED, that said Creekview Drive shall be vacated, contingent upon easement reservations or relocations of water and storm drain facilities satisfactory to the City Engineer.

BE IT FURTHER RESOLVED, that said Creekview Drive and a portion of Poway Road shall be vacated, contingent upon easement reservations or relocations of gas and electric facilities satisfactory to the San Diego Gas and Electric Company, upon easement reservations or relocations of telephone facilities satisfactory to the Pacific Bell Telephone Company, and easement reservations or relocations of cable facilities satisfactory to the Time Warner Cable Company.

BE IT FURTHER RESOLVED, that pursuant to California Government Code section 66434(g), the following public service easements shall be vacated, contingent upon the recordation of the approved final map for the project:

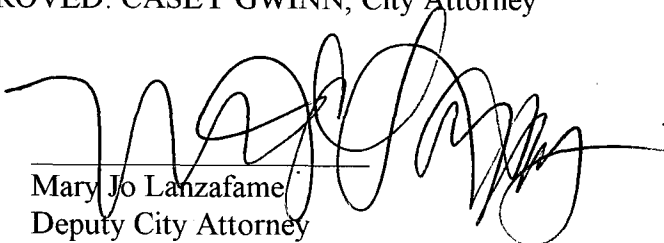
- a. Drainage easement granted on Map No. 12937.

- b. Sewer and water easement granted on Map No. 12937.
- c. Drainage and water easement granted on Map No. 12937.
- d. Sewer, water and drainage easement granted on Map No. 12937.
- e. Water easement granted on Map No. 12937.
- f. Sewer and drainage easement granted on Map No. 12937.
- g. Sewer easement granted on Map No. 12937.
- h. Water and drainage easement, recorded November 8, 1990, as F/P No. 90-606621, O.R.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Vesting Tentative Map No. 40-0644 is granted to Pardee Homes, Applicant, and Rick Engineering Company, Engineer, subject to the conditions attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By



Mary Jo Lanzafame
Deputy City Attorney

MJL:jp:pev

10/24/02

10/28/02 Cor. Copy

Or. Dept: Clerk

R-2003-576

Reviewed by Patricia Grabowski

CITY COUNCIL CONDITIONS FOR VESTING TENTATIVE MAP NO.40-0644
SAVANNAH TERRACES PROJECT
ADOPTED BY RESOLUTION NO. R-297250 ON OCT 29 2002

1. Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this tentative map, may protest the imposition within 90 days of the approval of this tentative map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
2. The final map shall conform to the provisions of PDP/SDP Permit No. 40-0644.
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. 769830.
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. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings)

R-297250

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.

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 USC Section 1531 et seq.).
8. The subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
9. Prior to issuance of any building permit, the applicant shall modify the signal at the intersection of Sabre Springs Parkway and the project's access point, satisfactory to the City Engineer.
10. The subdivider shall design and construct public 16-inch water facilities, to relocate existing facilities traversing the property into Driveways "A," "M," and "Y," in a manner satisfactory to the Water Department Director.
11. The subdivider shall design and construct a system of public 12-inch water facilities in the private driveways, where adequate easement is granted, to serve no more than two fire hydrants unless otherwise looped, in a manner satisfactory to the Water Department Director.
12. The subdivider shall install fire hydrants at locations satisfactory to the Fire at locations satisfactory to the Fire Department, the Water Department director and the City Engineer. No more than two (2) fire hydrants shall be located on a dead-end main.
13. The subdivider shall grant adequate minimum 30-foot-wide water easements with a minimum of 24-feet of paving with adequate room for meters and fire hydrants to be installed behind full height curb, in a manner satisfactory to the Water Department Director and the City Engineer. Easements shall be located within single lots. No structures or landscaping of any kind shall be installed in or over any portion of easement utilized for access.
14. The subdivider shall process encroachment maintenance and removal agreements for all acceptable encroachments into any easements containing public water

R-297250

facilities, in a manner satisfactory to the Water Department Director and the City Engineer.

15. The subdivider shall provide CC&Rs for the operation and maintenance of on-site private water facilities that serve or traverse more than a single lot.
16. The subdivider agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards, and practices pertaining thereto. Water facilities, as shown on the approved tentative map, will require modification to conform at final engineering.
17. Prior to the recordation of the parcel map, the Permittee or subsequent Owner/Developer shall submit complete landscape construction documents, including planting and irrigation plans, details, and specifications, for the required right-of-way improvements, slope revegetation and hydroseeding of all disturbed land in accordance with the Land Development - Manual Landscape Standards and to the satisfaction of the City Manager. The landscape construction documents shall be in substantial conformance with Exhibit "A", Landscape Concept Plan, on file in the Development Services Department. Permittee or subsequent Owner/Developer shall assure by permit and bond the installation of landscaping per the approved landscape construction documents.
18. Prior to the recordation of the parcel map, the Permittee or subsequent Owner/Developer shall submit for review, a Landscape Maintenance Agreement for all slope revegetation and landscape improvements within the public rights-of-way consistent with Exhibit "A". The approved Landscape Maintenance Agreement shall be recorded and bonded prior to recordation of the parcel map.
19. The Permittee or subsequent Owner/Developer shall identify on a separate sheet of the final parcel map titled "Non-title Sheet" the brush management areas in substantial conformance with Exhibit "A". These brush management areas shall be identified with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the "Non-title sheet" to identify the hatched areas: "Indicates fire hazard reduction zone per Section 142.0412 of the Land Development Code".
20. The Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" Brush Management Program/Landscape Concept Plan on file in the Office of the Development Services Department.

21. Prior to issuance of any engineering permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A".
22. Prior to issuance of any building permits, a complete set of brush management construction documents shall be submitted for approval to the City Manager and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit "A", and shall comply with the Uniform Fire Code, M.C. 55.0888.0201, the Landscape Standards and the Land Development Code Section 142.0412 (Ordinance - 18451).
23. The Brush Management Program shall consist of one and two zones consistent with the Brush Management regulations of the Land Development Code, Section 142.0412 as follows: Lot 1 of Tentative Parcel Map No. 40-0644, located East of I-805 shall have a minimum 55-foot modified Zone One at Buildings 45, 46, and 47. All other buildings adjacent to Open Space Lot 2 shall have two Brush Management Zones equivalent to a minimum 35-foot Zone One with a minimum 50 feet Zone Two, allowing for variable zone reductions per Section 142.04129(f).
24. The construction documents shall conform to the Architectural features as described in Section 142.0412(d).
25. Within Zone One combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc) shall not be permitted while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshall and the City Manager's approval.
26. The following note shall be provided on the Brush Management Construction Documents: "It shall be the responsibility of the Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program".
27. In Zones One and Two, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Section and the Environmental Analysis Section.
28. Prior to final inspection and issuance of any Certificate of Occupancy, the approved Brush Management Program shall be implemented.

29. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.
30. The applicant shall modify the signal at the intersection of Sabre Springs Parkway and the project's access point, satisfactory to the City Engineer.
31. The applicant shall modify the signal at the intersection of Poway Road and Creek View Drive/access point, satisfactory to the City Engineer.
32. The applicant shall construct Private Drives "AA", "L" and "Y" with a minimum curb-to-curb width of 54-feet including a 14-foot continuous landscaped median for a minimum distance of 130-feet, satisfactory to the City Engineer.
33. The applicant shall provide an access to Lot 3 via Driveway "M".
34. The property contains right-of-ways and public service easements which must be vacated to implement the final map in accordance with San Diego Municipal Code Section 125.0430.
35. All on-site sewer will be private.
36. The developer shall install all sewer facilities required by the accepted sewer study, necessary to serve this development. Sewer facilities as shown on the approved tentative map will require modification based on the accepted sewer study.
37. The developer shall provide CC&R's for the operation and maintenance of on-site private sewer facilities that serve more than one lot.
39. The developer shall design and construct all proposed private sewer facilities serving more than one lot to the most current edition of the City of San Diego's sewer design guide. Improvement drawings are required for private sewer facilities serving more than one lot.

FOR INFORMATION:

- This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by Education Code Section 17620, in accordance with procedures established by the Director of Building Inspection.

R- 297250

VTM NO. 40-0644

October 29, 2002

Page 6

- This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.
- 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-297250