

PLANNING COMMISSION RESOLUTION NO. 3619.1-PC
TENTATIVE MAP NO. 7685
RIVER VIEW VILLAGE RESIDENTIAL - PROJECT NO. 3938

WHEREAS, RICHARD D. AND CAROLYN A. VAN DERHEYDEN, TRUSTEES OF THE 3-V TRUST AS TO AN UNDIVIDED 50% INTEREST AND BARRY C. AND CONNIE COLLINS, TRUSTEES OF THE COLLINS FAMILY TRUST AS TO AN UNDIVIDED 50% INTEREST, Applicant/Subdivider, and JAMES I. DRAPER, JR., Engineer, submitted an application with the City of San Diego for a Tentative Map, No. 7685, for the subdivision of an existing 6.36-acre parcel into 16 lots for single-family residential development, and one lot to remain undeveloped as privately owned open space. The project site is located at the northerly terminus of Wembley Street, south of Mission Gorge Road, west of Princess View Drive, and north of Fontaine Street, legally described as Lots 3, 4 and 5 of the Subdivision of Lots 61, 62 and the easterly Portion of Lot 63 of the Rancho Mission of San Diego, according to Map No. 1550. The property is zoned AR-1-2 (Agricultural-Residential), proposed RX-1-1 (Single-Family Residential), within the Navajo Community Plan; and

WHEREAS, the Map proposes the subdivision of a 6.36-acre site into 17 lots for single-family residential development (16 residential lots and one open-space lot); and

WHEREAS, Mitigated Negative Declaration No. 3938 has been prepared for the project in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, on December 16, 2004, the Planning Commission of the City of San Diego considered Tentative Map No. 7685, and pursuant to Section 125.0440 of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same;
NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 7685:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (Land Development Code Section 125.0440.a and State Map Action Sections 66473.5, 66474(a), and 66474(b)).
2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).
3. The site is physically suitable for the type and density of development (Land Development Code Section 125.0440.c and State Map Act Sections 66474(c) and 66474(d)).
4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).
5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (Land Development Code Section 125.0440.e and State Map Act Section 66474(f)).
6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (Land Development Code Section 125.0440.f and State Map Act Section 66474(g)).
7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Land Development Code Section 125.0440.g and State Map Act Section 66473.1).
8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).
9. The design of the proposed, privately-owned underground utilities that will be constructed within the subdivision are consistent with accepted engineering practices and meet the requirements of Municipal Code Section 10.0404 and Council Policy No. 600 25-Underground Conversion of Utility Lines at Developers Expense.
10. That said 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 Planning Commission, Tentative Map No. 7685, is hereby granted to RICHARD D. AND CAROLYN A. VAN DERHEYDEN, TRUSTEES OF THE 3-V TRUST AS TO AN UNDIVIDED 50% INTEREST AND BARRY C. AND CONNIE COLLINS, TRUSTEES OF THE COLLINS FAMILY TRUST AS TO AN UNDIVIDED 50% INTEREST, Applicant/Subdivider, subject to the following conditions:

1. This Tentative Map will expire ----- (three years from date of Council decision).
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. A Final Map shall be recorded in the Office of the County Recorder, prior to the Tentative Map expiration date.
4. The Final Map shall conform to the provisions of Planned Development Permit No. 7688 and Site Development Permit No. 7689.
5. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
6. Prior to the recordation of the final map, the subdivider shall pay an Inclusionary Affordable Housing In-Lieu Fee pursuant to the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).

The amount of the In-Lieu fee shall be the sum of the gross floor area of the development (minus garages and carports) multiplied by the applicable square-foot charge in accordance with Table 142-13C, Municipal Code Section 142.1310.

7. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.
8. 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.

9. "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).
10. 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."
11. 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 shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.
12. The design of the subdivision shall include private easements, if any, serving parcels of land outside the subdivision boundary or such easements must be removed from the title of the subdivided lands prior to filing any parcel or final map encumbered by these easements.
13. The Subdivider shall design and construct minimum 8-inch public water facilities, within the Wembley Street right-of-way, from the existing facilities to the easterly cul-de-sac, in a manner satisfactory to the Water Department Director and the City Engineer.
14. The Subdivider shall design and construct individual water services, one to each lot, in a manner satisfactory to the Water Department Director and the City Engineer.

15. 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 shall be modified at final engineering to comply with standards.
16. Prior to issuance of any grading or building permits, the Applicant shall conform to Municipal Code provisions for "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the City Engineer.
17. Prior to the issuance of a grading permit, a geotechnical report shall be submitted and approved by the City Engineer in accordance with the City of San Diego's Technical Guidelines for Geotechnical Reports."
18. The subdivider shall obtain an Encroachment Maintenance and Removal Agreement from the City Engineer for the private Stormwater Separation Unit, landscape, irrigation and their appurtenances in the Wembley Street right of way.
19. Prior to the issuance of any construction permit, the applicant shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
20. Prior to the issuance of any construction permit, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
21. Prior to the issuance of any construction permit the applicant shall incorporate and show the type and location of all post construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.
22. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
23. 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.
24. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99 08 and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002

and CA S0108758), 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 implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

25. 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. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 99 08 DWQ.

Information

- This development may be subject to payment of a park fee prior to the filing of the final map. This property is also subject to a building permit park fee in accordance with San Diego Municipal Code.
- This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.
- 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.
- 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 Navajo Community Plan.

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON DECEMBER 16, 2004, BY A VOTE OF 6-0.

By _____
William C. Tripp
Development Project Manager
Development Services Department

Job Order No. 42-0158