

02-029-0
July 13, 1981

SUBDIVISION BOARD RESOLUTION NO. 3192

WHEREAS, HENEGAR HOMES INC. and DEVCO ENGINEERING filed a 32-lot subdivision of a Portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 24, T14S, R4W, SBBM, located at the south termini of Mira Montana Drive and Mango Drive in the R-1-15, HR (proposed PRD) Zone; and

WHEREAS, on July 13, 1981, the Subdivision Board of The City of San Diego considered TORREY PINES RESERVE, TM 02-029-0, pursuant to Section 102.0307 of the Municipal Code of The City of San Diego and received for its consideration documentary, written and oral testimony, and heard from all interested parties present at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, that the Subdivision Board of The City of San Diego makes the following findings:

1. The proposed map is consistent with the General Plan and Torrey Pines Community Plan which designate the property for residential use.
2. The design and proposed improvements for the subdivision are consistent with the General Plan, Torrey Pines Community Plan, R-1-15, HR Zoning/Development Regulations, PRD 20-219-0 and State Map Act Section 66473.1.
3. The site is physically suitable for residential development.
4. The site is suitable for the proposed residential density of development.
5. The design of the subdivision and the proposed improvements will not cause substantial environmental damage, based upon the findings of the Environmental Report EQD No. 80-11-29 E.I.R.
6. The design of the subdivision and the type of improvements will not likely cause serious public health problems inasmuch as the map is consistent with R-1-15, HR zoning and conforms with City development regulations and PRD 20-219-0.
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. 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 Subdivision Board, TORREY PINES RESERVE, TM 02-029-0, is hereby APPROVED, subject to the following conditions:

1. This map shall expire concurrently with Planned Residential Development Permit No. 20-219-0 on July 13, 1983.
2. The "General Conditions of Approval for Tentative 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.
3. 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 96.0401 et seq.
4. The subdivider must provide a Geological Reconnaissance on the subject property to determine the stability of the soil. All slopes shall be constructed in accordance with the provisions of Municipal Code Section 62.0410 et seq.
5. 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.
6. Mira Montana Drive and "A" Street shall be dedicated and fully improved as local streets with curbs, 24 feet of paving and sidewalk on one side. The dedicated right-of-way width shall be as shown on the approved tentative map. Cul-de-sacs shall be constructed at the ends of both streets, as shown on the approved tentative map. Any landscaping or special paving within the dedicated right-of-way will require an encroachment removal agreement from the City Engineer. A transition, satisfactory to the City Engineer, shall be constructed on Mira Montana Drive at the northerly subdivision boundary.
7. WATER REQUIREMENTS:

The subdivider shall construct the following water facilities as shown on the approved tentative map:

- a. Relocate the 12-inch water main in Mira Montana Drive.
- b. Install an 8-inch water main in "A" Street; in an easement between the cul-de-sacs of Mira Montana Drive and "A" Street; and in Mira Montana Drive connecting to the relocated 12-inch water main.
- c. Install an 8-inch water main in an easement between the existing 8-inch water main in Mango Drive and the 8-inch water main in "A" Street.


- d. Install a supplemental system of 6-inch and 8-inch water mains, as shown on the approved tentative map.
 - e. Install fire hydrants in locations satisfactory to the City Engineer.
8. Install a system of gravity sewer mains, as shown on the approved tentative map, connecting to the existing sewer main in Mango Drive.
 9. The subdivider shall grant an open space easement over Lot 31 to be maintained by the homeowners' association established pursuant to the PRD.
 10. The subdivider shall grant two access easements, as shown on the approved tentative map, providing access from the dedicated portion of Mira Montana Drive to Torrey Pines State Park. Both easements shall be paved with an all-weather surfacing, satisfactory to the City Engineer, and shall be maintained by the homeowners' association. The easement along the southerly boundary of Del Mar Heights Elementary School shall be a "pedestrian-only" easement. The access easement proceeding southerly from the Mira Montana Drive cul-de-sac between Units 15 and 16 shall provide for vehicular and pedestrian access and shall be a minimum of 12 feet side.
 11. The mitigating measures proposed in the Environmental Impact Report for this subdivision are incorporated herein as though individually enumerated and shall be complied with as a condition of the final map.
 12. 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.
 13. Prior to the recording of the final map, the developer shall submit an approved permit from the Coastal Commission for this project.
 14. This map shall conform to Planned Residential Development Permit No. 20-219-0.

15. Prior to the filing of the final map, the subdivider shall provide a Letter of School Availability from the Del Mar Union School District and San Dieguito Union School District in accord with Council Policy.

APPROVED: JOHN W. WITT, CITY ATTORNEY

BY 
Frederick C. Conrad, Chief Deputy

PASSED AND ADOPTED BY THE SUBDIVISION
BOARD OF THE CITY OF SAN DIEGO,
CALIFORNIA ON JULY 13, 1981
BY A VOTE OF 3-0

for BY 
James M. Herrick, Principal Planner
Chairman of the Subdivision Board

In the event that you are dissatisfied with any action of the Subdivision Board with respect to the tentative map, you may appeal directly to the Planning Commission within 15 days. Notice of appeal shall be in writing and filed with the PLANNING DEPARTMENT.

PLANNING COMMISSION RESOLUTION NO. 3357

WHEREAS, on August 20, 1981, the Planning Commission of The City of San Diego considered Environmental Impact Report No. 80-11-29; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of The City of San Diego that the information contained in Environmental Impact Report No. 80-11-29 has been completed in compliance with the California Environmental Quality Act of 1970 as amended and the State Guidelines thereto and that said report has been reviewed and considered by this Commission.

BE IT FURTHER RESOLVED by the Planning Commission of The City of San Diego that the supplemental and revised findings for Henegar Homes Planned Residential Development, a copy of which is attached hereto, are hereby adopted, pursuant to California Public Resources Code Section 21081.

for Pauline Skradski
Charlotte L. Hunter, Secretary of the
Planning Commission


James M. Herrick
James M. Herrick, Principal Planner

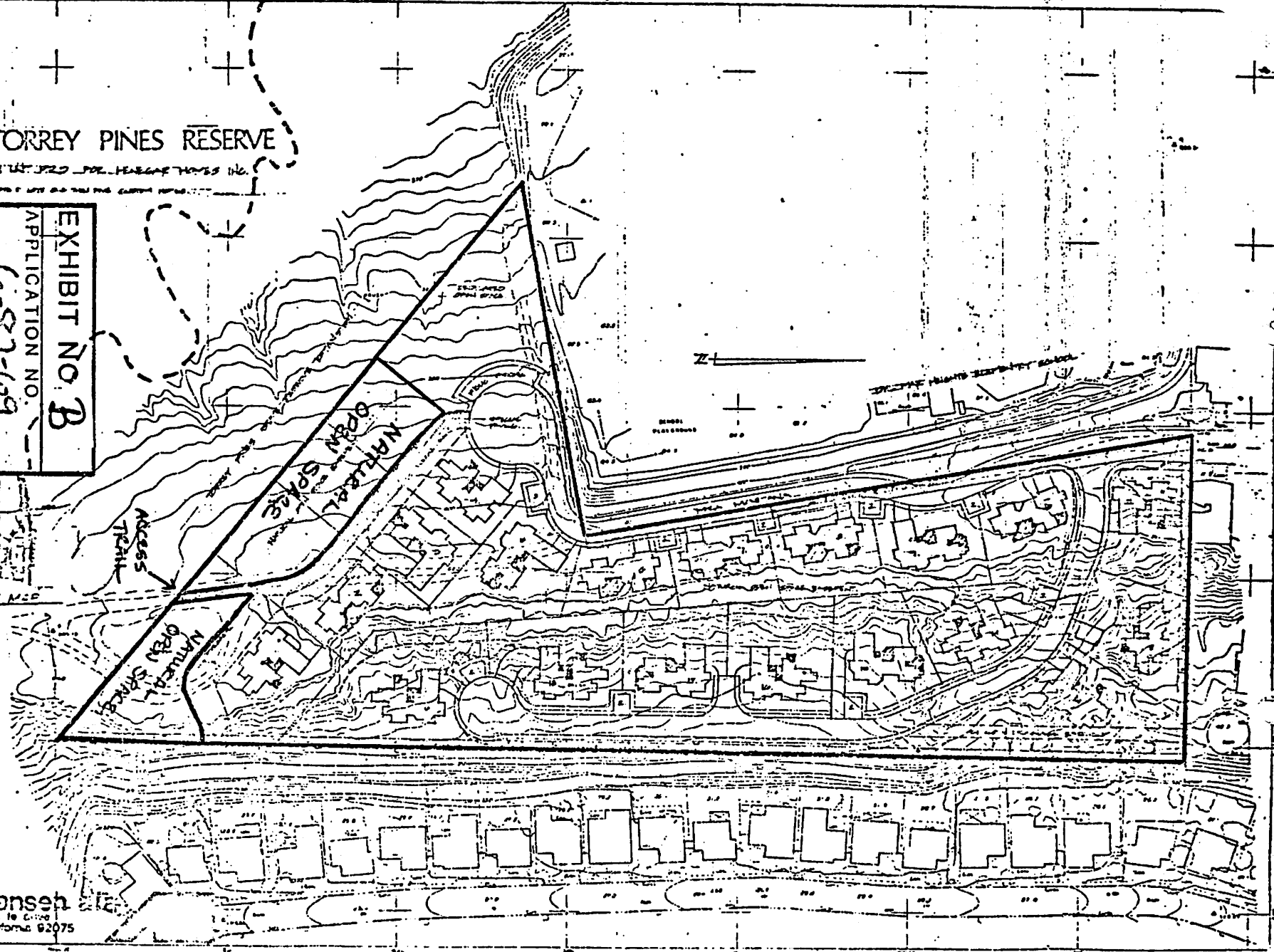
Adopted: August 20, 1981, by a vote of 7 to 0
Case No. PRD 20-219-0 and TM 02-029-0

TORREY PINES RESERVE

STUDY FOR HARBOR TOWNS INC.

DATE: 1-27-69

 California Coastal Commission	EXHIBIT NO. B
	APPLICATION NO. 1-572-69
	NATURAL OPEN SPACE
	NATURAL OPEN SPACE



austin-hansen
250 Pines Santa Fe Circle
Boulevard, California 92075
619 441-2730

Justin Hanzel

SECRET


EXHIBIT, NO. C

APPLICATION NO.

6-82-69--

FREE DEDICATION

OPEN SPACE



California Coastal Commission

TORREY PINES RESERVE

FEE DEDICATED
TOPEN SPACE
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ACRES