

(R-94-621)

RESOLUTION NUMBER R-282806

ADOPTED ON OCTOBER 12, 1993

WHEREAS, AERO DRIVE ASSOCIATES, DALEY CORPORATION, and DUNAWAY ASSOCIATES WEST, INC., filed an application for a 50-lot tentative subdivision map, located south of Aero Drive and west of Interstate 15, and described as being a portion of Lot 41, Rancho Mission of San Diego, according to partition made in Case No. 348, Superior Court of San Diego County, together with portions of Lots 43, 49, and 52 of the Rosedale Tract, Map No. 825; together with a portion of Lots 1, 2 and 3, Block 27, and portions of Lots 2, 3 and 4, Block 26, of the westerly portion of Lot 70, Rancho Mission of San Diego, Map No. 826 and Map No. 12453, in the M-1A, R1-5000 and R1-40000 (proposed CA, HRO, M-1B) zones.

WHEREAS, on October 12, 1993, the Council of The City of San Diego considered Tentative Map No. 92-0738, WAL-MART/STONECREST, pursuant to Section 102.0307 of the Municipal Code 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, by the Council of The City of San Diego, that this Council adopts the following findings with respect to Tentative Map No. 92-0738:

1. The map proposes the subdivision of a 318-acre site into 50 lots for office, research and development/light industrial, retail, commercial and, hotel development. This type of

development is consistent with the General Plan and the Kearny Mesa Community Plan which designate the area for office, research and development/light industrial, retail, commercial and hotel 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 CA, HRO, M-1B zones and the Stonecrest Specific Plan in that:

a. All lots have minimum frontage on a dedicated street or private access which is open to and usable by vehicular traffic, as allowed under a planned commercial development (PCD) permit and a planned district development (PD) permit.

b. All lots meet the minimum dimension requirements of the CA, HRO, M-1B zones and the Stonecrest Specific Plan, as allowed under a PCD.

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 PCD.

d. Development of the site is controlled by Planned Commercial Development Permit No. 92-0738 and Planned Development Permit No. 90-0704.

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 or cooling opportunities.

4. The site is physically suitable for office, research and development/light industrial, retail, commercial, and hotel 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 office, research and development/light industrial, retail, commercial and hotel uses.

6. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, based upon the findings of Environmental Impact Reports No. 87-0692 and No. 92-0652, which are included herein by this reference. However, a finding has been made pursuant to subdivision (c) of Section 21081 of the Public Resources Code that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Environmental Impact Report.

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.

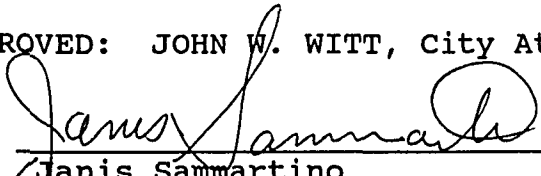
8. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision, as demonstrated by the City Engineer's request for public dedications and adequate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

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that, based upon the findings hereinbefore adopted by the Council, Tentative Map No. 92-0738, WAL-MART/STONECREST, is hereby approved subject to the conditions attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By



Janis Sammartino
Senior Chief Deputy City Attorney

JS:pev
10/20/93
Or Dept: Clerk
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CITY COUNCIL CONDITIONS FOR
TENTATIVE MAP NO. 92-0738

1. Tentative Map No. 87-0692 became effective with the City Council approval of the rezoning on February 22, 1988 (Ordinance No. O-17032, O-88-126, n.s.). In accordance with Subdivision Map Act Section 66452.6 and the Stonecrest Development Agreement, Tentative Map No. 92-0738 will expire with the Development Agreement.
2. The final map for Lots 19-20, 38-42, 63-67 and 70-71 shall conform to the provisions of Planned Commercial Development (PCD) Permit No. 92-0738.
3. Prior to the recordation of final maps for any planning area, a Planned Development (PD) Permit shall be approved, satisfactory to the Project Planning Director for that area.
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. 769635.

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 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."
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.

R 282806

- 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, as published in the County of San Diego's Horizontal Control book. 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 USC Section 1531 et seq.).
9. The subdivider has reserved the right to record multiple final maps over the area shown on the approved tentative map. In accordance with Article 66456.1 of the Subdivision Map Act, the City Engineer shall retain the authority to review the areas of the tentative map the subdivider is including in each final map and may impose reasonable conditions, such as off-site public improvements, that shall become requirements of final map approval for a particular unit.
10. The subdivider has requested approval to file final maps out of numerical sequence. This request is approved, subject to the provision that the City Engineer can review the off-site improvements in connection with each unit.
11. The subdivider must provide a geological 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.
12. 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. The undergrounding of overhead existing 69KV lines is exempt in accordance with City Council 600-25. The undergrounding of overhead 12KV distribution lines underbuilt on the 69KV transmission tower is also exempt.

R- 282806

13. The subdivider shall be responsible for the relocation of any City easements and City facilities, at the subdivider's expense, satisfactory to the City Engineer, the Water Utilities Director, and the Property Department. The subdivider shall be responsible for acquisition of any new easements.
14. Prior to the issuance of building permits, a Transportation Demand Management (TDM) Plan shall be submitted to, and approved by, the TDM Administrator.
15. A Transportation Phasing Plan exists for this development. Prior to recordation of the final map, the Transportation Phasing Plan must be revised and approved by the City Engineer, and this subdivision must conform to the approved revised Transportation Phasing Plan.
16. 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.
17. Aero Drive is classified as a four-lane major street between Ruffin Road and the westerly subdivision boundary. Aero Drive is classified as a six-lane major street between Ruffin Road and I-15. Aero Drive is to be improved in accordance with the approved revised transportation phasing plan, which is to include the construction of a raised center median from West Canyon Avenue to the raised center median at I-15. Median breaks shall be allowed only at signalized intersections. All dedications and improvements shall be provided and installed as determined by, and in a manner satisfactory to, the City Engineer.
18. Daley Center Drive is classified as a four-lane major street within a 98-foot-wide right-of-way between Aero Drive and Stonecrest Boulevard with additional right-of-way (110-foot width at Aero Drive and 130-foot width at Stonecrest Boulevard) to accommodate required lane configurations. Daley Center Drive is classified as a six-lane major street within a 134-foot-wide right-of-way (136-foot width at the intersection for proposed lane configurations) south of Lot 42, then transitioning to a four-lane major street within a 98-foot-wide right-of-way to the southerly subdivision boundary. Improvements shall include curbs, gutter, five-foot-wide sidewalk, paving, 14-foot raised center median, and additional turn lanes as required; all satisfactory to the City Engineer. Median breaks will be allowed only at signalized (of future signalized)

L - 282806

intersections. The public improvements shall be installed in accordance with the approved transportation phasing plan.

19. Stonecrest Boulevard is classified as a four-lane major street within a 98-foot-wide right-of-way between West Canyon Avenue and Daley Center Drive and a six-lane primary arterial within a 122-foot-wide right-of-way between Daley Center Drive and I-15 with transitions at intersections to provide additional turn lanes. The subdivider shall dedicate a 98-foot-wide right-of-way (108-foot width at intersections) between West Canyon Avenue and Daley Center Drive, a 122-foot-wide right-of-way (132-foot width at intersections) between Daley Center Drive and I-15, and additional dedicated width for turn lanes and shall provide full-width improvements of pavement, curb, gutter, five-foot-wide sidewalk within a ten-foot curb-to-property-line distance, and a 14-foot-wide raised center median, satisfactory to the City Engineer. Median breaks shall be allowed only at signalized intersections, with approval from the City Engineer. The public improvements shall be in accordance with the approved revised transportation phasing plan. Interim improvements for Stonecrest Boulevard may be constructed and shall include 50-foot-wide pavement, curb, gutter, and sidewalk, provided that a street reservation for the remaining right-of-way and temporary slope easements for the street reservation are granted to the City; all in a manner satisfactory to the City Engineer.
20. The driveways on Stonecrest Boulevard west of the I-15 on- and off-ramps, to Lots 38 and 42, shall be for emergency access only and shall be gated after I-15 ramps are constructed, satisfactory to the Fire Department. These driveways may be utilized for site access until the I-15 ramps are constructed.
21. West Canyon Avenue is classified as a four-lane collector street, transitioning to a two-lane collector within a right-of-way varying from 108 feet to 70 feet. The subdivider shall dedicate a 108-foot-wide right-of-way with transitions to a 70-foot-wide right-of-way and shall provide full-width improvements of pavement, curb, gutter, and five-foot-wide sidewalk on both sides of the street within a ten-foot curb-to-property-line distance, satisfactory to the City Engineer. The public improvements shall be in accordance with the transportation phasing plan.
22. Stone Mountain Road and Granite Ridge Road are classified as modified two-lane collector streets within 60-foot-wide rights-of-way transitioning to a 52-foot-wide right-of-way between the main access points. Parking shall be restricted on both sides of the street within the 52-foot-wide right-

R - 282806

of-way. In conjunction with Planning Area 2, the subdivider shall provide full-width dedication and improvements consisting of curbs, five-foot-wide sidewalks, paving, and transitions, satisfactory to the City Engineer.

23. Access to Lots 38-41, 63-69, and 71 is to be accommodated via a private driveway. The subdivider shall provide a mutual access easement that provides a 122-foot-wide right-of-way at its intersection with Aero Drive and shall construct improvements to include pavement, curb, gutter, and sidewalk. A raised, center median for 400 feet in length south of Aero Drive, with 150-foot storage, to allow for dual left-turn lanes, one through lane, and dual right-turn lanes, for northbound traffic to Aero Drive shall be provided. The median shall be designed to allow ingress and egress to Lots 64 and 67 and shall preclude left-turn movements from Lots 64-67. Left-turn lanes into Lots 65 and 66 shall be provided with a minimum 150-foot length for vehicular storage; the private driveway may transition to a 92-foot-wide width then transition to a 60-foot-wide width between the middle and southerly driveways to Lots 38 and 39. All improvements shall be installed in a manner satisfactory to the City Engineer.
24. Eighth Avenue, unused portions of Murphy Canyon Road, Peach Avenue, Olive Avenue, and Aero Drive are to be vacated in accordance with Subdivision Map Act Section 66499.20½. The City Council has approved the street vacations by initial approval of Tentative Map No. 87-0692 on February 9, 1988, Resolution No. R-270333, and Street Vacation Resolution No. R-270336. In the event the proposed streets to be vacated are owned in fee title by the City of San Diego, the subdivider shall negotiate with the Property Department for acquisition of the right-of-way prior to City Council approval of the final map.
- The segment of Murphy Canyon Road south of Stonecrest Boulevard shall not be vacated until such time as the Stonecrest/I-15 ramps are constructed and open to public use. Those portions of Murphy Canyon Road necessitated for CalTrans right-of-way shall be granted to CalTrans when required for the interchange improvements, in accordance with existing freeway interchange agreements, per City Clerk Documents RR-274806 and RR-274808, dated December 4, 1989.
25. The subdivider shall improve, or cause to be improved, the Aero Drive bridge over I-15, in accordance with the approved revised transportation phasing plan, satisfactory to CalTrans and the City Engineer.

R- 282806

26. The subdivider shall improve, or cause to be improved, the freeway interchange at I-15 and Stonecrest Boulevard, in accordance with the approved revised transportation phasing plan, satisfactory to CalTrans and the City Engineer.
27. The subdivider shall construct fully interconnected traffic signal systems at the following intersections, satisfactory to the City Engineer, in accordance with the approved revised transportation phasing plan:
 - a. Aero Drive and West Canyon Avenue
 - b. Aero Drive and Daley Center Drive
 - c. Aero Drive and Murphy Canyon Road and the project entrance (private drive)
 - d. Stonecrest Boulevard and West Canyon Avenue
 - e. Stonecrest Boulevard and Daley Center Drive
 - f. Stonecrest Boulevard and the I-15 off-ramp
 - g. Daley Center Drive and Stone Mountain Road


The construction of new traffic signals or modification of existing traffic signals at Aero Drive and Daley Center Drive, Aero Drive and Murphy Canyon Road/private drive, and Stonecrest Boulevard and Daley Center Drive are required with final map for Lots 19-20, 38-42, 63-67, 69-71.

28. Left-turn access to Lot 42 from Daley Center Drive to the lot's northerly driveway shall be allowed on an interim basis only. Left-turn access to this driveway shall be terminated and the median closed when any one of the following three conditions occurs and shall be guaranteed to the satisfaction of the City Engineer:
 - a. Construction of the I-15 interchange at Stonecrest Boulevard is initiated; or
 - b. The traffic volume on Daley Center Drive south of Lot 42 reaches a level of 7,500 vehicles per day; or
 - c. Stonecrest Boulevard is constructed between Daley Center Drive and West Canyon Avenue, and the traffic volume turning left from northbound Daley Center Drive to westbound Stonecrest Boulevard reaches a level of 150 vehicles during any one hour and traffic volume on Daley Center Drive south of Lot 43 reaches a level of 5,000 vehicles per day.

Q 282806

Upon closure of the median, a traffic signal shall be constructed at Daley Center Drive and the southern-most driveway. The driveway shall be modified as necessary to receive two in-bound left-turn lanes.

29. Prior to the recordation of any final map adjacent to I-15, the subdivider shall provide adequate right-of-way for the future I-15 ramp improvements.
30. The subdivider shall provide a Class I bike path through this development upon the complete abandonment of Murphy Canyon Road, satisfactory to the City Engineer.
31. The subdivider shall dedicate right-of-way for the proposed Light Rail transit (LRT) facilities and shall contribute toward the cost of construction of the LRT facilities in accordance with the development agreement; all satisfactory to the City Engineer, the Planning Director, and the Metropolitan Transit Development Board (MTDB).
32. The subdivider shall provide access to the LRT station, satisfactory to the City Engineer and MTDB.
33. The subdivider shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the purpose of providing funds for the LRT facilities and construction.
34. Water Requirements:
 - a. The subdivider 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) Equivalent Dwelling Units (EDUs) are located on a dead-end main, then a dual-fed system shall be installed.
 - b. The subdivider shall install all facilities as required by the approved study, "Water System Analysis for the Stone Crest Development," dated August 1988, by Boyle Engineering Corporation, necessary to serve this development.
35. Sewer Requirements:
 - a. The existing 30-inch Murphy Canyon Trunk Sewer shall be protected or relocated in a manner to ensure its safe operation, repair and replacement within the criteria established by the Water Utilities Director and the City Engineer.

 282806

- b. The subdivider shall provide a sewer study, satisfactory to the Water Utilities Director, for the sizing of on-site gravity sewer mains and the 30-inch sewer main to be relocated and to show that the grade of the mains will provide adequate capacity and have cleansing velocities. The study shall include all relocation and/or protection plans for the 30-inch trunk sewer.
- c. The subdivider shall install all facilities, as required by the approved sewer study.
- d. The subdivider shall provide an adequate sewer easement, with vehicular access, for the operation and maintenance of the 30-inch trunk sewer, satisfactory to the Water Utilities Director.

36. Water and Sewer Requirements:

- a. The subdivider shall provide evidence, satisfactory to the Water Utilities Director, showing that each lot will have its own water service and sewer lateral or provide CC&R's for the operation and maintenance of on-site private water and sewer mains that serve more than one lot. The subdivider shall provide private easements for the private mains or show easement locations in the CC&R's.
- b. The subdivider shall provide adequate easements for any public water and/or sewer mains on-site, satisfactory to the Water Utilities Director. No structures of any kind shall be built in or over the easement without first obtaining an Encroachment Removal Agreement from the City Engineer.
- c. All common areas and/or open spaces that require irrigation shall be irrigated with reclaimed water, as specified in City Council Ordinance O-17327. The subdivider shall design and install a reclaimed water distribution system within the subdivision, in accordance with "Rules and Regulations for Reclaimed Water Use and Distribution with the City of San Diego." The irrigation system shall initially be supplied from the potable water system until reclaimed water is available. The system shall be designed to allow the conversion from potable to reclaimed water service and avoid any cross connections between the two systems.
- d. The final map(s) shall show all existing water, sewer, and/or general utility easements, satisfactory to the Water Utilities Director. The old easements may be


R- 282806

abandoned after all public improvements associated with the tentative map are constructed, operational, and accepted by the City of San Diego (including as-built drawings).

37. The drainage system proposed for this subdivision, as shown on the approved tentative map, is subject to approval by the City Engineer.
38. The subdivider shall provide a downstream drainage study, satisfactory to the City Engineer, that demonstrates that no adverse impacts will occur to downstream properties as a result of the increased runoff from this development or, if substantial impacts are anticipated, what measures must be taken to mitigate such impacts.
39. 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 acknowledgement 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.

40. A portion of this subdivision has been identified as being within a floodway or floodplain fringe area. In connection with Council approval of the final map:
 - a. The subdivider shall submit a Hydraulic and Hydrologic Study of the area within the floodway for approval by the City Engineer.
 - b. Any development within the floodplain fringe area will require either the property to be graded to an elevation two feet above the 100-year frequency flood elevation or provide floodproofing of all structures to that same elevation.

 - 282806

- c. The subdivider shall grant a flowage easement, satisfactory to the City Engineer, over the property within the floodway or shall construct a suitable facility or approved alternative to conduct a 100-year flood capacity through the site.
- d. The subdivider shall denote on the final map and the improvement plans "Subject to Inundation" for those areas at an elevation lower than the 100-year frequency flood elevation plus one foot.
- e. The subdivider shall provide slope protection, as required by the City Engineer, where the flow velocity exceeds 5 FPS.
- f. The subdivider shall provide safety fencing where required by the City Engineer.
- g. Permits or exemptions must be obtained from the California Department of Fish and Game and the U.S. Army Corps of Engineers before City permits will be issued for work within the floodplain fringe areas.
- h. Portions of the project are located in the floodplain of Murphy Canyon Creek as shown on Panel 136 of the Flood Insurance Rate Map (FIRM) for the City of San Diego. These maps are prepared by the Federal Emergency Management Agency (FEMA).
- i. No occupancy permits shall be issued for this project until the developer of the Stonecrest subdivision obtains a Conditional Letter of Map Revision (Conditional LOMR) from FEMA. The request for the Conditional LOMR must be submitted through the Floodplain Management Section of the City of San Diego Engineering and Development Department. The developer must provide all documentation, engineering calculations, and fees which are required by FEMA.
- j. When as-built grading and public improvement plans are available, the subdivider must submit a request for a Final LOMA or Final LOMR to FEMA via the Floodplain Management Section of the City of San Diego Engineering and Development Department. The subdivider must provide all documentation, engineering calculations, and fees which are required by FEMA.
- k. The bond for this project will not be released until the Final LOMA or Final LOMR is issued by FEMA. The Floodplain Management Section of the City of San Diego

R - 282806

Engineering and Development Department will notify the Development Services Division of such issuance as soon as it is informed by FEMA.

41. Open Space Requirements:

- a. The subdivider shall grant on the final map negative open space easements over Lots 2, 23, 35, 48, and 49, satisfactory to the Park and Recreation Director.
- b. Lot 41 shall be identified as "Not a Building Site" on the final map.

42. The subdivider shall comply with the Mitigation Monitoring and Reporting Program for Lots 19-20, 38-42, 63-67, 69-71, as specified in Environmental Impact Report No. 92-0652, satisfactory to the Planning Director and the City Engineer, which is included herein by this reference.

43. Environmental Mitigation Requirements:


- a. A three-year landscape maintenance and monitoring program shall be implemented by the subdivider to ensure the successful revegetation of all manufactured slopes. The program shall include irrigation, plant replacement, and fertilization, as outlined in the Stonecrest Specific Plan. Because of the phasing of development, the Environmental Analysis Section of the Development and Environmental Planning Division of the Planning Department (EAS) shall be informed, in writing, each time a slope or slopes is/are planted. Once a year, for three (3) years following the date of each letter, the Principal Planner of EAS shall review the revegetation program to verify satisfactory to the establishment of the vegetation. If the initial plantings have not been adequately established, the maintenance plan shall remain in effect for an additional year.
- b. A five-year monitoring and maintenance plan shall be implemented to ensure the satisfactory establishment of the riparian replacement area. The maintenance program shall include periodic monitoring with plant replacement, as necessary, to provide 80 percent survival of the initial plantings at the end of five (5) years. The Principal Planer of EAS shall be informed, in writing, after initial plantings have been installed. Once a year for five (5) years, a progress letter shall be submitted to EAS which details the success of the riparian replacement program.

R-282806

- c. The subdivider shall implement the following mitigation measures, satisfactory to the Deputy Director of the Development & Environmental Planning Division of the Planning Department (DEP), to reduce potentially adverse impacts of the proposed project on paleontological resources to a level below significant:
- i. Grading plans and schedule shall be provided to a qualified paleontologist in advance of actual development.
 - ii. A qualified paleontologist shall be present at any pregrade meetings to discuss grading plans with the contractors.
 - iii. During grading, a qualified paleontologist shall be on site during the original cutting of previously undisturbed sediments of potentially fossil-bearing formations to inspect cuts for contained fossils.
 - iv. The paleontologist shall be allowed to temporarily direct or divert grading to allow recovery of any fossil remains.
 - v. Any remains collected from the project area shall be deposited in a scientific institution with paleontological collections.
 - vi. A report describing the results of the above monitoring program shall be submitted to the Deputy Director of DEP.
44. The subdivider shall assure that an access easement is provided through Lots 66 and 67, through the private drive (Murphy Canyon Road) to Aero Drive, to the City-owned parcel to the east, satisfactory to the Property Director and the City Engineer.

FOR INFORMATION:

- This development may be 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.
- 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)

 282806

(Statutes of 1986, Chapter 887), in accordance with procedures established by the Director of Building Inspection.

- This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits. Development on any property within this map shall pay the fees as set by the City Council and in effect in the community at the time of building permit issuance. Fees will be paid at the time the building permit is issued.
- This tentative map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

R- 282806

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Passed and adopted by the Council of The City of San Diego on
by the following vote:

OCT 12 1993

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
George Stevens	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Juan Vargas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

SUSAN GOLDING
Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(Seal)

By *Mary Cepeda* Deputy.

Office of the City Clerk, San Diego, California

Resolution Number *R-282806* Adopted OCT 12 1993