

RESOLUTION NUMBER R-285092

ADOPTED ON DECEMBER 6, 1994

WHEREAS, DOUGLAS ALLRED, Applicant, and RICK ENGINEERING COMPANY, Engineer, filed an application for a 163-lot tentative map and a street vacation for a portion of Sorrento Hills Boulevard (identified as Tentative Map No. 93-0142), located east of I-5 and west of El Camino Real, and described as Lots 13 and 14 of Sorrento Hills Corporate Center, Unit 3, Map No. 12635, and Parcels 1 and 2, Parcel Map No. 14873, in the MIP, HRO, Coastal and A-1-1 (proposed R-1-5000, HRO, Coastal and A-1-1) Zones; and

WHEREAS, on November 10, 1994, the Planning Commission recommended approval of Tentative Map No. 93-0142, Torrey View; and

WHEREAS, the matter was set for public hearing before the Council on December 6, 1994, 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 Map No. 93-0142:

1. The map proposes the subdivision of a 55.26-acre site into 163 lots for residential development. This type of development is consistent with the General Plan and the Sorrento Hills Community Plan, which designate the area for residential

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 R-1-5000, HRO, Coastal and A-1-1 Zones in that:

a. All lots have minimum frontage on a dedicated street which is open to and usable by vehicular traffic, as allowed under a Planned Residential Development (PRD) Permit.

b. All lots meet the minimum dimension requirements of the R-1-5000, HRO, Coastal and A-1-1 Zones, as allowed under a PRD.

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 PRD.

d. Development of the site is controlled by PRD Permit No. 93-0142.

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 residential 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 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 Report No. 93-0142, which is incorporated 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 as 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, in as much 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.

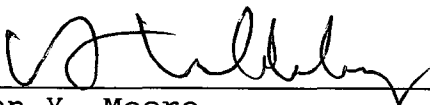
9. The City Council has reviewed the adopted Housing Element, the Progress Guide, and the General Plan of the City of San Diego, and hereby finds, pursuant to Section 66412.3 of the Government Code, that the housing needs of the region are being met since residential development has been planned for 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.

10. The property contains right-of-way which must be vacated to implement the final map in accordance with San Diego Municipal Code section 102.0307.

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

BE IT FURTHER RESOLVED, that Tentative Map No. 93-0142, Torrey View, is hereby granted to Douglas Allred, Applicant, and Rick Engineering Company, Engineer, subject to the conditions attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By   
for Ann Y. Moore  
Deputy City Attorney

AYM:ps:pev  
01/25/95  
Or.Dept:Clerk  
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CONDITIONS TO TENTATIVE MAP NO. 93-0142  
TORREY VIEW

1. This tentative map will become effective with City Council approval of the associated rezoning and street vacation and will expire three years thereafter. If the rezoning and/or street vacation is deemed denied, then this tentative map shall be deemed denied.
2. Prior to the recordation of the final map, the subdivider shall submit an approved coastal development permit for this project.
3. The final map shall conform to the provisions of Planned Residential Development/Coastal Development Permit No. 93-0142.
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.
  - 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. Prior to the recordation of any final map or the issuance of a grading or pre-grading permit for any portion of the project site, proof of an incidental take permit under Section 4d, Section 7, or Section 10a of the Endangered Species Act, relative to the California gnatcatcher, shall be provided to the Development Services Department. If such permit is not required, written verification to that effect from the U.S. Fish and Wildlife Service shall be provided. Any project redesign required in obtaining a Section 4d, Section 7, or Section 10a permit will require reconsideration by the appropriate City decision-making body.

Prior to the issuance of an Interim Habitat Loss Permit and associated grading or pre-grading permit for any portion of the project site, the project is required to obtain final concurrence from the U.S. Fish and Wildlife Service and the California Department of Fish and Game that the project is consistent with the NCCP Conservation Guidelines and any subregional mitigation guidelines. If the project is deemed inconsistent with the NCCP Conservation Guidelines, project revisions or additional/enhanced mitigation may be required. Any project redesign required to obtain agency concurrence will require reconsideration by the appropriate City decision-making body.

Approval of this map does not guarantee approval of a future Interim Habitat Loss Permit which is limited to a five percent cumulative loss calculated at the grading permit stage.

10. The subdivider shall comply with the Mitigation Monitoring and Reporting Program as specified in Environmental Impact Report No. 93-0142, satisfactory to the Development Services Director and the City Engineer, which is included herein by this reference.

11. 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.
12. 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.
13. 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.
14. The subdivider must provide a geologic (geotechnical) investigation 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.
15. 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.
16. The final map shall conform to the Transportation Phasing Plan for Sorrento Hills, as identified in the Sorrento Hills Public Facilities Financing Plan. This may involve the assurance of additional public improvements, satisfactory to the City Engineer.
17. This subdivision shall comply with the approved traffic study for the Sorrento Hills Community Plan Update, satisfactory to the City Engineer.
18. 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.
19. The subdivider shall provide mutual-access easements where required, satisfactory to the City Engineer and the Development Services Department.

20. Private driveways with less than a 36-foot curb-to-curb width shall have parking on one side only. Parking shall be prohibited on private driveways with less than a 28-foot curb-to-curb width.
21. Prior to the recordation of the first final map, the subdivider shall, in accordance with the Sorrento Hills Development Agreement (City Clerk Document No. 00-17300), provide a letter of credit in an amount equal to his fair share of the estimated Sorrento Hills contribution to the "Joint Pool Projects," satisfactory to the City Engineer.
22. The subdivider shall, in accordance with the provisions of the Sorrento Hills Development Agreement, provide dedication of right-of-way for the I-5 widening, including slope rights, satisfactory to CalTrans, and shall provide Light-Rail Transit (LRT) right-of-way, satisfactory to the Metropolitan Transit Development Board (MTDB).
23. El Camino Real is classified as a six-lane major street within a 122-foot-wide right-of-way. The subdivider shall dedicate a 122-foot-wide right-of-way and shall participate, pursuant to the Development Agreement and in accordance with the Sorrento Hills Public Facilities Financing Plan, in the improvements of 88 feet of pavement, curb, gutter, a 14-foot-wide raised center median, and five-foot-wide sidewalk within a ten-foot curb-to-property-line distance, satisfactory to the City Engineer.
24. The subdivider shall provide a system of walkways from each dwelling unit to public street sidewalk on Sorrento Hills Boulevard, as indicated on the site plan for PRD 93-0142, satisfactory to the Development Services Director.
25. The subdivider shall dedicate and improve Carmel Mountain Road off-site to the south, extending under I-5 to a connection with Sorrento Valley Road.

Carmel Mountain Road shall be dedicated and graded 122- feet wide, as a primary arterial, at the alignment shown on TM 83-0167. The off-site right-of-way shall be improved with 28 feet of paving, concrete curb, and five-foot-wide sidewalk on one side of the street, with sidewalk constructed to Sorrento Valley Road, and the paving to meet the existing Carmel Mountain Road paving, as shown on Drawing 13460-D, in a manner satisfactory to the City Engineer. The location of the curb on Carmel Mountain Road shall be compatible with the improvements required with TM 83-0167.

26. The subdivider shall construct a traffic signal system at the intersection of Sorrento Hills Boulevard and Carmel Mountain Road interconnected to the future signal at El



Camino Real/Carmel Mountain Road, in a manner satisfactory to the City Engineer.

27. Curb returns from Sorrento Hills Boulevard to Private Driveway "F" are not permitted. The subdivider shall construct a standard City driveway, satisfactory to the City Engineer.
28. All cul-de-sacs shall have a minimum 35-foot curb radius, satisfactory to the City Engineer and the Fire Department.
29. Private Driveway "M" shall be improved with PCC pavement and have a turnaround, satisfactory to the Fire Department.
30. All common areas and mutual driveways shall be designated as lots, satisfactory to the City Engineer.
31. This subdivision is served by a system of non-dedicated, unnamed, private driveways, satisfactory to the City Engineer.
32. Parking shall be prohibited on either side of Driveway "M."
33. All driveway widths shall be to the satisfaction of the Fire Department.
34. Private Driveway "B" to Sorrento Hills Boulevard shall be for emergency vehicle and pedestrian access only. Private Driveway "E" to Sorrento Hills Boulevard shall be for emergency-vehicle access only.
35. A reimbursement district, in accordance with the provisions of Section 62.0208 of the Municipal Code, may be established by the City Council to recover a portion of the costs of constructing the required traffic signal systems when the adjacent properties develop.
36. Providing streets for this subdivision is dependent upon the prior construction of certain streets in previously approved subdivisions in this area. If they have not been constructed when required for this subdivision, then the construction of certain portions of these previously approved streets, as required by the City Engineer, will become off-site improvement requirements for this subdivision.
37. Water Requirements:
  - a. The subdivider shall install the following water mains in a manner satisfactory to the Water Utilities Director:
    - i. a twelve-inch water main in Sorrento Hills

Boulevard from the 16-inch (470 HGL) main in Carmel Mountain Road to the cul-de-sac.

- ii. a twelve-inch water main in Driveway "F" from Sorrento Hills Boulevard to Driveway "K".
  - iii. a twelve-inch water main in Driveway "K" from Driveway "F" to the northerly cul-de-sac of Driveway "K".
  - iv. a twelve-inch water main in an easement from the cul-de-sac of Driveway "K" to the 12-inch main in El Camino Real north of Arroyo Sorrento Road.
  - v. a twelve-inch water main in Arroyo Sorrento Road from the 12-inch main in El Camino Real to the easterly subdivision boundary. This main shall be parallel to the existing 12-inch water main in Arroyo Sorrento Road.
  - vi. an eight-inch water main in Driveway "B" from Sorrento Hills Boulevard to Driveway "C".
  - vii. an eight-inch water main in Driveway "C" from Driveway "B" to Driveway "F".
  - viii. an eight-inch water main in Driveways "G", "H", and "I", from Driveway "F" to Driveway "K".
  - ix. eight-inch and six-inch water mains as needed.
- b. The subdivider shall provide a water study in accordance with the approved scope of work for the Miramar 712/North City 610 Pressure Zones by Pountney & Associates, satisfactory to the Water Utilities Director.
  - c. The developer shall install all facilities necessary to provide adequate capacity to this development, as required by the approved water study, satisfactory to the Water Utilities Director.
  - d. The subdivider shall install water meters within adequate easements outside of vehicular travelways and not in ramps to garages, satisfactory to the Water Utilities Director.
  - e. Water availability may be limited due to the status of the design and construction of the Green Valley Pipeline. Completion of Reach 5 of the Green Valley Pipeline will be required prior to the issuance of any building occupancy permits. A current water study

shows that the entire North City 610 Pressure Zone is deficient and does not have an adequate water supply to serve development beyond the existing threshold limit.

- f. 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.
- g. The subdivider may request the City to process a participation agreement to recover a portion of the developer's cost of the water study, in accordance with City regulations and practices pertaining thereto.

38. Sewer Requirements:

- a. The subdivider shall provide a sewer study, satisfactory to the Water Utilities Director, for the sizing of gravity sewer mains and to show that existing and proposed mains will provide adequate capacity and have cleansing velocities.
- b. The subdivider shall install all facilities, as required by the approved sewer study, necessary to serve this development.
- c. The Peñasquitos Trunk Sewer is approaching its ultimate capacity. If any wastewater from this development flows into the Peñasquitos Trunk Sewer, then connections may be limited.

39. 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. If on-site water and sewer mains are to be public, and if it is a gated community, the Water Utilities Systems Division of the Water Utilities Department shall have keyed access, satisfactory to the Water Utilities Director. The City will not be held responsible for any issues that may arise relative to the availability of keys.
- c. Providing water and sewer for this subdivision is

dependent upon the prior construction of certain water and sewer facilities in El Camino Real, from Carmel Valley Road to Carmel Mountain Road, and in Carmel Mountain Road, from Sorrento Valley Road to El Camino Real. If they have not been constructed when required for this development, then the construction of certain portions of these previously approved water and sewer facilities, as required by the City Engineer, will become off-site improvement requirements for this subdivision.

- d. The subdivider shall provide adequate water and/or sewer easements with vehicular access, satisfactory to the Water Utilities Director, for all water and/or sewer facilities located outside of public rights-of-way. No structures of any kind shall be built in or over the easement without first obtaining an Encroachment Removal Agreement from the City Engineer.
40. The drainage system proposed for this subdivision, as shown on the approved tentative map, is subject to approval by the City Engineer.
41. 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.
42. Development of this project shall comply with all applicable 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.

43. Prior to the recordation of the first final map, a lighting

and landscape assessment district for the Sorrento Hills Community shall be established.

44. Park & Recreation and Open Space Requirements:

- a. Council approval of the final map shall be contingent upon the formation of an open space maintenance district.
- b. Prior to the recordation of the first final map, the subdivider shall enter into an agreement, acceptable to the City Manager, which provides for the acquisition, design, and construction of 0.77 useable acres of population-based parks. Said acreage shall be at the community park located in Carmel Valley South or in an approved Neighborhood Park and Private Recreation Facility (PRF) located within the Sorrento Hills Community Planning area. NOTE: Park and Recreation Department requirements for useable acreage is calculated on 123 dwelling units (DU) at density of 2.61 per unit. Population-based park requirements require 2.4 useable acres per 1,000 population.  $[123 \times 2.61 = 321; (321 \times 2.4)/1,000 = 0.77 \text{ acres}]$
- c. The subdivider shall establish a Homeowners' Association for the ownership and management of the brush management lots associated with this project. The Homeowners' Association shall be required to perform all required maintenance associated with the brush management zone associated with this development.
- d. The subdivider shall assist the inclusion of these properties into the Lighting and Landscape Assessment District for Sorrento Hills.
- e. All lots deeded to the City for open space shall be free and clear of any private encumbrances, encroachments, private agreements, or private easements.
- f. Lots 157 and 159 shall be deeded to the City in fee simple, at no cost to the City, for open space.
- g. Lots 154 through 156, 158, and 160 shall be granted as negative open space easements for brush management and shall be owned and maintained by the Homeowners' Association.
- h. The area between the existing I-5 right-of-way and the future right-of-way shall be separate and not a part of Lot 157.
- i. Drainage facilities located on City open space lots

shall have drainage easements to the City, including necessary access easements from a public street or existing access easement.

45. Development and Environmental Planning Requirements:

- a. The following mitigation measures shall be implemented to address Landform Alteration/Visual Quality issues:

Landform Alteration/Manufactured Slopes

In order to mitigate landform alteration impacts to the area proposed for development adjacent to Arroyo Sorrento Road, the project shall contour grade and relandscape the manufactured slope adjacent to El Camino Real, as shown on the Tentative Map, Figure 17, pages 3-6 and 4-28 of the Environmental Impact Report (EIR).

Prior to the issuance of grading permits, the City of San Diego's Development and Environmental Planning (DEP) Division shall review final maps and grading plans to verify implementation of proposed contour grading of this slope. Field inspectors with the City of San Diego's Engineering Department shall inspect the grading to ensure conformance with approved grading plans. DEP shall field inspect landscaped slopes to ensure conformance with the *Torrey View* landscape plan and planting guidelines approved for the project.

- b. The following mitigation measures shall be implemented to address biological resource impacts:

- i. Prior to issuance of a grading permit, off-site acquisition, or restoration of a site, the following criteria shall be followed:

- (1) *Acquisition:* Any off-site acquisition and preservation or restoration of habitat shall be selected on the basis of its part of a larger, defensible open space: an undisturbed large block of preserved habitat. This habitat shall preferably be connected with other major wildlife areas and not subject to human disturbances such as off-road vehicles, domestic pets, etc.
- (2) *Restoration:* In lieu of acquiring habitat identical to that impacted on-site, appropriate disturbed land shall be acquired and restored. Salvaged impacted plant material should be a key element of any chaparral restoration. If restoration is

used for mitigation, then the replacement ratio shall be three-times the amount of habitat impacted (3:1). The off-site restoration parcel must have the appropriate soils for southern maritime chaparral. Restoration shall be conducted under the guidance of a qualified soil biologist and landscape architect and subject to the approval of the City.

- ii. Prior to issuance of a grading permit, the natural open space limits shall be marked by the construction supervisor and the biologist. No foot traffic nor other forms of disturbance should be allowed within the open space easement.

The applicant shall clearly indicate on the grading plans the areas to be placed under an open space easement for protection during grading activities. A note shall be included on the grading plans for the follow-up inspection after grading is complete. The applicant shall retain a soils engineer and project biologist to monitor the grading, construction, and re-vegetation of the project and submit in writing to the City Engineer and EAS certification that the project has complied with the required mitigation measures on the grading plans. At its discretion, the Development Services Department shall conduct field inspections during grading. Other than minor changes in grading, the applicant shall process construction changes through the Development Services Department.

Preservation of on-site habitat shall be accomplished by placing a non-building area easement over open space areas and construction monitoring. Undeveloped areas of native habitat shall be dedicated as open space to the City of San Diego. Except as necessary for brush management on Lots 154 through 156, 158, and 160, no removal or addition of vegetation shall be allowed for any reason, except for impacts previously described for the placement of a waterline and storm drains. This open space shall be clearly indicated on the grading plans and designated for protection during grading activities.

- iii. Grading plans shall require the notification of DEP two weeks before grading begins and for the follow-up inspection after grading is complete. A biologist shall be retained to monitor the

grading, construction and restoration of the project and submit in writing to the City Engineer and DEP certification that the project has complied with the required mitigation measures on the grading plans. The Development Services Department shall conduct field inspections during grading at its discretion. Other than minor changes in grading, all construction changes shall be processed through the Development Services Department.

- c. The following mitigation measures shall be implemented to address Geology/Soils impacts, to the satisfaction of the City Engineer:
- i. A pre-construction conference shall be held at the site with the developer, civil engineer, contractor, and geotechnical engineer in attendance. Special soil handling and grading plans are to be discussed at that time. Grading shall be in conformance with the Guide Specification for site grading contained in Appendix C of the EIR.
  - ii. Loose, porous, surficial soils, alluvial soils and existing fill soils (dam embankments) within the proposed fill areas shall be excavated or scarified as required, watered and then compacted prior to placing additional fill. A soil engineer shall evaluate the actual depth of excavation in the field at the time of grading. All fill material shall be compacted at moisture contents of at least three percent above the optimum moisture content. Oversize rock fragments (fragments larger than 12 inches in maximum dimension) shall be placed in accordance with the Oversize Rock Placement Areas Appendix in the geology technical report. future structures shall not be located across cut-fill (daylight) lines.
  - iii. If perched water zones are encountered in cut slopes, slope drains shall be installed in accordance with the Guide Specifications for Subsurface Drains. Canyon subdrains shall be installed beneath fills in major hillside drainages to collect and allow free discharge of accumulating groundwater. The subdrains shall discharge into adjacent open space canyons of drainage outlets that are properly protected against plugging and stoppage. Locations of canyon subdrains shall be shown on the final grading plan.



- iv. The materials in the upper three feet of the building areas and the upper 12 inches in pavement areas in both cut and fill zones shall be composed of select materials (those that have Uniform Building code expansion index of less than 50).
- v. Positive measures shall be taken to properly finish grade each lot so that drainage water from the lot and adjacent properties is directed off the lot in a controlled system to prevent erosion. As the lots are developed, positive measures also shall be taken to direct water off the lot and away from foundations, floor slabs, and top of slopes. To further reduce the possibility of moisture-related problems, landscaping and irrigation shall be kept as far away from the building perimeter as possible. The ground surface in all areas shall be graded to slope away from the building foundations and floor slabs and all runoff water shall be directed to proper drainage areas and shall not be allowed to pond. In order to provide a subsurface barrier to reduce the potential for moisture migration, the structures shall be provided with a continuous perimeter concrete footing extending at least 18 inches below lowest adjacent grade and 12 inches wide. Sandy surficial soils shall be over excavated and recompacted.
- vi. The project shall comply with the Uniform Building Code to mitigate potential impacts associated with activity on regional and local faults.
- vii. For development of areas within the Coastal Zone, a grading plan that incorporates runoff and erosion control procedures to be utilized during all phases of the project development shall be prepared and submitted concurrently with subdivision improvement plans, where such development is proposed to be developed on land that will be graded or filled. Such a plan shall be prepared by a registered civil engineer and shall be designed to ensure that there will be no significant increase in the peak-flow rate of the fully-developed site over the greatest discharge that would occur from the existing undeveloped site as a result of the intensity of rainfall expected during a six-hour period once every ten years. Runoff control shall be accomplished by establishing on-site catchment basins, detention basins, and siltation traps along with energy dissipating measures at the terminus of storm drains or other similar means of equal or greater

effectiveness. Alternative designs for the implementation of runoff and erosion control devices on individual lots, at site planning stage, shall be approved by the City Engineer and Development Services Department.

- viii. A soils engineer and engineering geologist shall prepare a final soils report at the completion of grading that certifies that the grading has been completed in substantial conformance to the grading plans and specifications. The final soils report shall be submitted to the Development Services department, City Engineer, and the Building Department. The subdivision bond shall not be released and no building permits shall be issued until this report is found to be acceptable by the City.
- ix. Grading shall be prohibited from November 1 through April 1, unless special erosion control measures are implemented to the satisfaction of the City Engineer. These measures shall include, but shall not be limited to, the following:
- (1) Grading shall occur in increments as determined by the City Engineer based upon site-specific soil erodibility and slopes in order to minimize soil exposure.
  - (2) The developer shall install temporary erosion-control measures that the City Engineer finds are designed to assure that there will be no increase in peak-runoff rate from the fully-developed site over the greatest discharge that would occur from the existing undeveloped site as a result of the intensity of rainfall expected during a six-hour period once every ten years (the six-hour, ten-year design storm).
  - (3) The developer shall provide documentation, satisfactory to the City Engineer, of the condition of the erosion-control procedures for any 24-hour period in which precipitation exceeds 0.25 inches.

Occurrence of any significant discharge of sediments or silts in violation of this condition shall constitute automatic grounds for suspension of the developer's grading permit(s) during the period of November 1 through April 1.

- d. As a condition of the tentative map, the proposed project shall implement Best Management Practices Measures acceptable to the City Engineer which include, but are not limited to:
- i. *Detention Basins* - Detention basins detain runoff allowing sediment and oil fuel residues to settle thereby improving water quality. Temporary detention basins shall be constructed on the project site within areas shown for grading in conjunction with implementing the tentative map.
  - ii. *Vegetative Controls* - Plant material intercept rainfall, filter runoff, enhance infiltration and absorb moisture and nutrients, all of which contribute to improved water quality. The project site shall be landscaped in accordance with the Landscape Concept Plan proposed for the project and with the City of San Diego Landscape Technical Manual.
  - iii. An additional measure shall include stenciling of storm drains indicating that materials placed in the storm drains discharge to a sensitive coastal lagoon as a form of public education.
  - iv. Prior to issuance of grading permit, a State NPDES permit shall be obtained and submitted to the DEP. Monitoring shall be the responsibility of the City Engineer and the RWQCB.
- e. The following mitigation measures shall be implemented to reduce paleontological impacts to below a level of significance:
- i. Prior to approval of grading permits, the project applicant shall provide verification that a qualified paleontologist and/or paleontological monitor have been retained to implement the monitoring program. Verification shall be in the form of a letter from the applicant to DEP of the City Development Services Department. A qualified paleontologist is defined as an individual with a Ph.D or MS degree in paleontology or geology who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist. All persons involved in the paleontological monitoring of this project shall

be approved by DEP prior to the preconstruction meeting.

ii. The qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. The requirement for paleontological monitoring shall be noted on the construction plans. The paleontologist's duties shall include monitoring, salvaging, preparation of materials for deposit at a scientific institution that houses paleontological collections and preparation of a results report. These duties are defined as follows:

- (1) *Monitoring* - The paleontologist or paleontological monitor shall be on-site during the original cutting of previously undisturbed areas of the Scripps/Ardath Shale, Torrey Sandstone, and Linda Vista Formations to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
- (2) *Salvaging* - In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains in a timely manner. Recovery is anticipated to take from one hour to a maximum of two days. At the time of discovery, the paleontologist shall contact DEP. Development and Environmental Planning must concur with the salvaging methods before construction is allowed to resume.
- (3) *Preparation* - Fossil remains shall be cleaned, sorted, catalogued and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).
- (4) *Monitoring Results Report* - A monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be prepared and submitted to DEP within three months following the termination of the paleontological monitoring program. The report is required even if results of the monitoring activity are negative.

iii. The applicant shall notify DEP staff of any preconstruction meeting dates and of the start and end of construction.

46. This subdivision is in a community plan area designated in the General Plan as Planned Urbanizing. As such, special financing plans have been, or will be, established to finance the public facilities required for the community plan area.

Therefore, in connection with Council approval of the final map, the subdivider shall comply with the provisions of the financing plan then in effect for this community plan area, in a manner satisfactory to the Planning Director. This compliance shall be achieved by entering into an agreement for the payment of the assessment, paying a Facilities Benefit Assessment (FBA) or such other means as may have been established by the City Council.

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) (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.
- This tentative map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

APPROVED BY THE COUNCIL OF THE CITY OF SAN DIEGO ON DECEMBER 6, 1994, BY RESOLUTION NO. R-285092.