

RESOLUTION NUMBER R-289996

ADOPTED ON APRIL 21, 1998

WHEREAS, H.G. FENTON, Applicant, and DAVID EVANS & ASSOCIATES, Engineer, filed an application for a tentative map, and the vacation of a segment of Friars Road, Northside Drive, Old Quarry Road and Questor Place, located west of I-15 and north and south of Friars Road, and described as portion of Lot 34 and 36 of Rancho Mission of San Diego and Mission City Unit 1 Map No 11675, Parcel 2 & 3 of Parcel Map 15626, in the MV-M/SP & FW (proposed RX-1-1, RX-1-2, RT-1-1, RT-1-2, RT-1-3, RT-1-4, RM-1-1, RM-1-2, RM-1-3, RM-2-4 RM-2-5, RM-2-6, CR-1-1, CC-3-5 & OF-1-1) Zones; and

WHEREAS, the matter was set for public hearing on April 21, 1998, 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. 96-0544:

1. The map proposes the subdivision of a 235-acre site into 43 lots for multiple-use development (residential, office, commercial, recreational and open space). This type of development is consistent with the General Plan and the Mission Valley Community Plan, which designate the area for multiple use development. 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 MV-M/SP & FW (proposed RX-1-1, RX-1-2, RT-1-1, RT-1-2, RT-1-3, RT-1-4, RM-1-1, RM-1-2, RM-1-3, RM-2-4, RM-2-5, RM-2-6, CR-1-1, CC-3-5 & OF-1-1) Zones in that:

- a. All lots will have access to dedicated streets which are open and usable to vehicular traffic, as allowed through a Specific Plan.
- b. All lots meet the minimum dimension requirements of the proposed zones.
- 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.
- d. Development of the site is controlled by the Development Agreement, on file in the office of the City Clerk as Document No. ~~RR~~ ^{00 - 18508}, and by the *Mission City Specific Plan*.

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 multiple-use 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 adopted Mission Valley Community Plan which designates the site for multiple use development.

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. 96-0544, which is included herein by this reference. However, findings have been made pursuant to subdivision(a), (b), & (c) of Section 21081 of the Public Resources Code.

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 Planning Commission has reviewed the adopted Housing Element, the *Progress Guide and 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 tentative map must be approved by the City Council.

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 on the findings hereinbefore adopted by the City Council, Tentative Map No. 96-0544, Mission City, is granted to H.G. Fenton, subject to the conditions attached and made a part of this resolution.

APPROVED: CASEY GWINN, City Attorney

By Prescilla Dugard
Prescilla Dugard
Deputy City Attorney

PD:cdk
04/29/98
Or.Dept:Clerk
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CITY COUNCIL CONDITIONS FOR
TENTATIVE MAP NO. 96-0544

1. This tentative map will expire December 31, 2014.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the first final map, unless otherwise noted.
3. With the submittal of any final map located north of Friars Road, the subdivider shall notify the City Manger of the residential zone designation, as identified in the Mission City Specific Plan.
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. 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.

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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. Subject to the Development Agreement on file in the office of the City Clerk as Document No. OO-16324-1 and any amendments thereto, the City Engineer may impose reasonable conditions relating to the filing of multiple final maps, in order to provide for orderly development, such as off-site public improvements, that shall become requirements of final map approval for a particular unit.
10. The subdivider is permitted to file up to ten (10) final maps. 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. 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.
12. The subdivider shall 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.
13. Under grounding of existing and/or proposed public utility systems and service facilities is required according to San Diego Municipal Code Section 102.0404, Subsection 2.
14. 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.
15. The subdivider shall provide reciprocal access easements as required, satisfactory to the City Engineer.
16. The Streets, if previously purchased by the City or if located on property not owned by Fenton at the time of dedication, shall be vacated at the fair market value as established by Real Estates Assets Department.
17. Decorative or enhanced pavement may be permitted within dedicated private streets, in

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accordance with the City's Street Design Manual and subject to the City Engineer's approval.

18. The subdivider shall comply with the Development Agreement, on file in the Office of the City Clerk as Document No.00-16324-1, and any amendments thereto.
19. Friars Road is classified as a 6-lane primary arterial street. The subdivider shall dedicate a 122 foot-wide right-of-way, widening to 142 foot right-of-way at Streets "A" and Northside Drive to accommodate dual left turns and provide full width improvements of pavement, curb, gutter, a varying 14 - 24 foot raised median and 5 foot-wide contiguous sidewalk within a ten-foot curb-to-property line distance, satisfactory to the City Engineer.

The subdivider shall construct 14-foot wide right turn pockets for east and westbound traffic on Friars Road at the intersection with Northside Drive and "A" Street.

20. Northside Drive and Street "A" (both south of Friars Rd) are classified as modified 4 lane collector streets. The subdivider shall dedicate a 98-foot wide right-of-way, widening to 108 foot right-of-way at Friars Road to accommodate dual left turns, and provide full width improvements of pavement, curb, gutter, a varying 14 -24 foot-raised median for Northside Drive, a 24-foot raised median for Street "A" and 5 foot wide contiguous sidewalk within a ten-foot curb-to-property line distance, satisfactory to the City Engineer.

Northside Drive shall have a cul-de-sac with a 65 foot right-of-way radius and a 55 foot curb radius.

21. Rio San Diego Drive is classified as a modified 4-lane collector street. The subdivider shall dedicate a 98-foot right-of-way and provide 78 feet of pavement, curb, gutter, 14-foot raised median and 5 foot wide contiguous sidewalk within a ten-foot curb-to-property line distance, satisfactory to the city Engineer.
22. Private streets "Lot I" and "Lot B (from Friars Road to approximately 470 feet north). The subdivider shall grant a 96 foot general utility easement, and provide full width improvements of pavement, curb, gutter, a varying 14-24 foot raised median and 5 foot wide sidewalk within a ten-foot curb-to-property line distance, satisfactory to the City Engineer.
23. Private Streets "Lot I" (remainder). The subdivider shall grant an 80 foot wide general utility easement and provide 54 feet of pavement, curb, gutter, 14 foot raised median and a minimum 5 foot-wide non-contiguous sidewalk, within a minimum ten-foot curb-to-easement-line distance on the west side of the street and a 16 foot curb-to-easement line distance on the east side of the street, satisfactory to the City Engineer.
24. Private Street "Lot B"(remainder). The subdivider shall grant an 82 foot wide general

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- utility easement and provide 60 feet of pavement, curb, gutter, 20 foot raised median and a minimum 5 foot-wide non-contiguous sidewalk within a minimum ten-foot curb-to-easement-line distance, satisfactory to City Engineer.
25. Private Street "Lot C". The subdivider shall grant an 60 foot wide general utility easement and provide 40 feet of pavement, curb, gutter, and 5 foot-wide contiguous sidewalk within a minimum ten-foot curb-to-easement-line distance, satisfactory to City Engineer.
 26. The subdivider shall construct traffic signals at the following locations:
 - a. Friars Road and Street "A"
 - b. Northside Drive and access to Planning area 6/existing driveway (east side of Northside Drive).
 - c. Rio San Diego Drive and Street "A" \access point to Planning area 6.
 - d. The signals in b & c above may be deferred with a bonded agreement and constructed when signal warrants are met or when requested by the City Engineer.
 27. The subdivider shall maintain the underground mid-block pedestrian link between the developments on the north and south sides of Friars Road as shown and described on Figure IV-2 and Page IV-5 of the Mission City Specific Plan.
 28. The subdivider shall pay 50%(not to exceed \$60,000) of the cost, toward the future traffic signal at Stadium Way/Friars Road east bound ramps. Total costs to be determined by the City Engineer.
 29. The subdivider shall pay 84%(not to exceed \$100,800) of the cost toward the future traffic signal at Stadium Way/Friars Road west bound ramps. Total cost to be determined by the City Engineer.
 30. The subdivider shall pay \$173,600 toward the I-15 southbound auxiliary lane between Murphy Canyon on-ramp and Friars Road off-ramp.
 31. The subdivider shall contribute \$2,660,000 toward the cost of the Milly Way bridge across the San Diego River, in accordance with the Development Agreement.
 32. The subdivider shall retain/improve the raised median on Friars Road along the project frontage, satisfactory to the City Engineer.
 33. The subdivider shall pay 12.2% of the cost, not to exceed \$146,400, toward the future hook ramp at Stadium Way/Interstate 8. Total costs to be determined by the City Engineer.

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34. In accordance with the Development Agreement the subdivider shall comply with the following, satisfactory to MTDB and the City Engineer;
 - a. Grant to right-of-way, to MTDB, for the LRT and LRT station at no cost.
 - b. Contribute \$1,465,000.00 for the cost of construction of at grade transit facilities within the subject development
 - c. Contribute \$500,000.00 towards the construction cost of the LRT station located south of the subject development.
35. Prior to the recordation of each final map, the subdivider's registered traffic engineer must calculate the number of trips generated by the proposed development to demonstrate that the overall daily and peak hour threshold would not be exceeded by the proposed development. This information shall be provided to the City on the Density Transfer Worksheet provided in the Specific Plan. Average daily trips shall not exceed 40,940. Peak hour volumes shall not exceed the following thresholds: 1,013(inbound) and 1,442 (outbound) vehicles per hour during the AM peak hour, and 2,301 (inbound) and 1,863 (outbound) vehicles per hour during the PM peak hour. Deviation from peak hour volumes would require the preparation of an additional individual traffic study to assess potential consequences of the proposed development.
36. Sidewalk locations and parkway widths for public streets shall be in accordance with the Street Design Manual.
37. Private driveways to any detached dwelling unit shall have of sufficient depth and width to provide storage for two standard size vehicles without encroaching into the sidewalk area.
38. All structures that conflict with the proposed lot lines and public or private streets shall be removed prior to the recordation of the first final map
39. Prior to the recordation of the first final map, the subdivider shall enter into a bonded landscape maintenance agreement, agreeing to maintain all landscaping, and appurtenances, within the City right-of-way adjacent to and within this subdivision, until such time a landscape maintenance district is established and assumes maintenance responsibility, satisfactory to the City Engineer.

The subdivider shall obtain an Encroachment Removal Agreement for all landscape and appurtenances, with the City right of way
40. The landscape and brush management shall be designed and constructed in accordance with the Landscape Technical Manual.
41. Water Requirements:

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- a. Prior to the submittal of any public improvement drawings, the subdivider shall provide a comprehensive water study, satisfactory to the Water Department Manager. The study shall plan the pressure zone(s) necessary to serve this development, including on-site water facilities and points of connection to the existing system.
- b. The subdivider shall install all facilities required in the accepted water study necessary to serve this development. Water facilities, as shown on the approved tentative map, will require modification based on the accepted water study.
- c. The subdivider shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead-end main then the subdivider shall install a looped water system.

42. Sewer Requirements:

- a. Prior to the submittal of any public improvement drawings, the subdivider shall provide a sewer study, satisfactory to the Metropolitan Wastewater Department Manager, for the sizing of gravity sewer mains and to show that the existing and proposed facilities will provide adequate capacity and have cleansing velocities necessary to serve this development and the drainage basin in which it lies. The study shall include the relocation of existing sewer facilities.
- b. The subdivider shall install all facilities as required by the accepted sewer study, necessary to serve this development. Sewer facilities, as shown on the approved tentative map, will require modification base on the accepted sewer study.

43. Water and Sewer Requirements:

- a. The subdivider shall design all proposed public water and sewer facilities to the most current edition of the "City of San Diego Water & Sewer Design Guide." Proposed facilities that do not meet the current standards shall be private or redesigned.
- b. The subdivider shall provide evidence, satisfactory to the Water and Metropolitan Wastewater Departments' Managers, indicating that each lot will have its own water service and sewer lateral or provide CC&Rs for the operation and maintenance of on-site private water and sewer mains that serve more than one lot. Also, provide private easements for the private mains.
- c. The subdivider shall grant adequate water, sewer, and/or access easements, including vehicular access to each appurtenance (meters, blow offs, air valves, manholes, etc.), for all public water and sewer facilities that are not located within paved public rights-of-way, satisfactory to the Water and Metropolitan

Wastewater Departments' Managers. Vehicular access roadbeds shall be a minimum of 20 feet wide and surfaced with suitable approved material satisfactory to the appropriate Department Manager. Minimum easement widths: water mains with services or fire hydrants - 24 feet, sewer mains with manholes - 20 feet. No structures of any kind shall be installed in or over any easement prior to the applicant obtaining an encroachment removal agreement.

- d. Providing water and sewer for this development is dependent upon prior construction of certain water and sewer facilities in previously approved developments in this area. 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 improvements required for this development.
44. The drainage system proposed for this subdivision, as shown on the approved tentative map, is subject to approval by the City Engineer.
 45. The developer 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.
 46. 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 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. 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.

47. Portions of the project are located in the floodplain of the San Diego River, as delineated on Panels 1619 and 1638 of the Flood Insurance Rate Map (FIRM) for the City of San Diego. These maps are prepared by the Federal Emergency Management Agency (FEMA). In connection with approval of this permit:
 - a. The subdivider shall submit a hydraulic and hydrologic study of the area within

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the floodway for approval by the City Engineer.

- b. Any subdivision 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 flood proofing of all structures to that same elevation.
- c. The subdivider shall grant a flowage easement, satisfactory to the City Engineer, over the property within the floodway.
- 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. The subdivider shall grant drainage easements, satisfactory to the City Engineer.
- i. No permits shall be issued for grading or other work in the floodplain of the San Diego River until the developer obtains a Conditional Letter of Map Amendment (Conditional LOMA) or Conditional Letter of Map Revision (Conditional LOMR) from FEMA. The request for the Conditional LOMA or Conditional LOMR must be submitted through the Floodplain Management Section of the City of San Diego's Development Services. 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 developer must submit a request for a Final LOMA or Final LOMR to FEMA via the Floodplain Management Section of the City of San Diego's Development Services. The developer 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's Public Works/Engineering and Capital Projects will notify the Development Services of such issuance as soon as it is informed by FEMA.
- l. Notes provided by the Floodplain Management Section of the City of San Diego's Public Works/Engineering and Capital Projects concerning work in designated

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floodplains shall be included in all grading and improvement plans.

48. The open space easements as shown the tentative map are acceptable.
49. The subdivider shall comply with the Mitigation Monitoring and Reporting Program as specified in Environmental Impact Report No.96-0544, satisfactory to the Development Services Manager and the City Engineer, which is included herein by this reference. The following are mitigation requirements:
 - a. A final restoration plan shall be prepared at the time development occurs. The anticipated compensation requirement would be the creation of riparian/wetland habitat at a ratio of 1:1. The final restoration plan shall include: plant palette selection, mitigation bonding, planting guidelines, post-installation maintenance, and protection and monitoring requirements. Existing riparian/wetland habitat shall be acquired and placed in permanent open space at a ratio of 2:1 for each acre lost with development. The anticipated combination of creation and preservation would result in an overall compensation ratio of 3:1.
 - b. All grading plans shall be conditioned to require a detailed erosion/situation control plan be prepared in accordance with the City of San Diego Drainage Design Manual, subject to approval by the City Engineer. This plan shall include measures to protect downstream areas from sediment deposition during site grading and construction.

At the time development occurs the applicant shall demonstrate that either 1) a suitable area of Diegan coastal sage scrub has been acquired and preserved; or 2) a suitable contribution has been made to the City's Habitat Acquisition Fund prior to the issuance of the grading permit.

If the permission to impact coastal sage scrub is obtained through the Interim Habitat Loss Permit provisions of the 4(d) Rule, the amount of coastal sage scrub to be preserved or the amount of the Habitat Acquisition Fund contribution shall be based on the following compensation ratios: coastal sage scrub (2:1), broom baccharis scrub adjacent to coastal sage scrub (2:1), and broom baccharis scrub near coastal sage scrub (1:1). Based on the amounts of each of these habitats to be lost, the compensation shall be equivalent to 8.6 acres. Preserved coastal sage scrub shall be located within the incorporated area of the City in a future preserve area, as defined by the City's Multiple Species Conservation Plan.

If the loss of coastal sage scrub is permitted under the City's MSCP Implementing Agreement, the mitigation shall be based on compensation ratios defined in the MSCP. If the mitigation would occur within the MHPA, the compensation ratio would be 1:1 for all the coastal sage and broom baccharis scrub (4.7 acres). If the mitigation land lies outside of the MHPA, the ration would be 1:5:1 (7.05). Compensation may take the form of direct habitat purchase or equivalent Habitat

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Acquisition Contribution within the City. Once the adequacy of mitigation has been confirmed, the City shall confer Third Party Beneficiary status to the project.

- c. The following note shall be added to the grading plans: Removal of sage scrub onsite and/or generation of construction noise in excess of 60 db Lsq shall be prohibited during the breeding season of the coastal California gnatcatcher and least Bell's vireo unless authorized by the City.

In the event construction cannot be controlled to avoid significant noise during the breeding season, a qualified biologist shall be consulted to determine whether the construction can proceed without adversely impacting the birds. For the coastal California gnatcatcher, the breeding season shall be from February 1 through August 15. For the least Bell's vireo, the breeding season shall be defined as March 15 through September 15. A qualified acoustician shall conduct sound level tests onsite to determine the distance to the 60 dB Lsq from grading equipment. The biologist shall inspect potentially suitable habitat areas which may be impacted by noise in excess of 60 dB Lsq each day prior to commencement of grading to determine whether birds are using the area. If the biologist and the Environmental Review Manager conclude that no breeding birds are utilizing the areas affected by excessive noise, no limitation shall exist. If breeding activity is observed, practices or techniques that would reduce grading/construction noise level, whichever is greater, shall be implemented. Such practices or techniques shall address all subsequent grading/construction activities on the project site.

- d. Prior to the issuance of any grading permit, a qualified paleontologist shall determine if proposed development could significantly impact paleontological resources within Planning Areas 2, 4, 5, and 8. If no significant resources would be impacted, the paleontologist shall prepare a letter to the City confirming that conclusion. If significant impacts could occur the following measures shall be carried out:

A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing or 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.

The requirement for paleontological monitoring shall be noted on grading plans for projects which contain potential fossil-bearing formations. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and

preparing a results report. The duties are defined as follows:

1. *Monitoring:* The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas 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 to the satisfaction of the Environmental Review Manager.
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.
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 submitted to the Environmental Review Manager for approval within three months of the end of the monitoring. Any discovered fossil site shall be recorded with the San Diego Natural History Museum.

Prior to the issuance of any grading permits, a soils investigation shall be prepared and approved by the City Engineer. As appropriate, the remedial measures identified in Appendix D of the Mission City Specific Plan EIR shall be incorporated into the grading plans. These measures include, but not to be limited to, the following: 1) provisions to ensure gross and surficial slope stability such as benching of manufactured slopes, planting of slope-stabilizing landscaping, and construction of earth buttress or stability fills; 2) temporary and permanent erosion/siltation control measures and/or devices such as landscaping/hydroseeding, jute netting (or other approved geotextile material) on manufactured slopes, sandbags, brow ditches, energy dissipaters and desilting/detention basins, 3) monitoring of differential settlement during construction; 4) removal of expansive and/or compressible soils and proper compaction of replaced fill soils; 5) installation of subdrains to remediate shallow groundwater conditions or hydrostatic pressure; 6) installation of a well-compacted structural fill mat (with possible inclusion of geotextile reinforcing fabrics) above the water table in building; and 7) installation of building foundation footings that penetrate the potentially compressive deposits and attach to the underlying materials to reduce the potential for structural damage from seismically-induced liquefaction and surface rupture.

- e. The grading plans shall show a six-foot-wide bench and shall be constructed at the interface between any new manufactured slope and 1:5:1 mining slopes. A debris fence consisting of a two-foot chain link fence shall be constructed on the bench to intercept any rocks which may be dislodged from the mining slopes.
- f. Prior to the issuance of any grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance and a Storm Water Pollution Prevention Plan to the satisfaction of the City Engineer. The erosion control plans shall be in substantial conformance with the Conceptual Landscape Plan including temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipaters and desilting/detention basins; and any other methods to control short and long term surficial runoff and erosion.

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 Development Services Manager.

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

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