

RESOLUTION NUMBER R-290507

ADOPTED ON JULY 28, 1998

WHEREAS, Pardee Construction Company, Applicant, and Project Design Consultants, Engineer, submitted by an application for a 119-lot vesting tentative map (Vesting Tentative Map No. 98-0200 for the Carmel Valley Neighborhood 8C Option One project), located east of Interstate 5 and north of Carmel Mountain Road, and described as the northwest quarter of the southeast quarter of Section 30, Township 14 South, Range 3 West, San Bernardino Meridian, in the Carmel Valley Community Plan area, in the A-1-10 zone (proposed SF3 and OC-1-1 zones); and

WHEREAS, on July 2, 1998, the Planning Commission of The City of San Diego considered Vesting Tentative Map No. 98-0200, and pursuant to Resolution No. 2654-2-PC voted to recommend City Council approval of the map; and

WHEREAS, the matter was set for public hearing on July 28, 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 Vesting Tentative Map No. 98-0200:

1. The map proposes the subdivision of a 40.0-acre site into 119 lots (109 residential, 3 open space, 3 brush management, 4 landscape lots) for residential development. This type of development is consistent with the General Plan and the Carmel Valley 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 and development regulations of the SF3 zone 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 Carmel Valley Planned District (CVPD) permit.

b. All lots meet the minimum dimension requirements of the SF3 zone, as allowed under a CVPD permit.

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 CVPD permit.

d. Development of the site is controlled by Carmel Valley Planned District/Resource Protection Ordinance Permit No. 98-0200.

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 and 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 and the proposed improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat based upon the findings of Environmental Impact Report No. 98-0200 which is included herein by this reference. However, a finding has been made pursuant to Public Resources Code section 21081(c) 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.

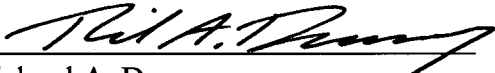
8. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision as demonstrated by the City Engineer's request for public dedications and adequate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

9. The City Council 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.

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

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Vesting Tentative Map No. 98-0200 is hereby granted to Pardee Construction Company, Applicant, and Project Design Consultants, Engineer, subject to the conditions attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By   
Richard A. Duvernay  
Deputy City Attorney

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Or.Dept:Clerk  
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Reviewed by Nick Osler

CITY COUNCIL CONDITIONS TO VESTING TENTATIVE MAP NO. 98-0200  
ADOPTED BY RESOLUTION NO. R-290507 ON JULY 28, 1998

1. This tentative map will become effective upon voter approval of a phase shift for Subarea III of the Future Urban Area on November 3, 1998. Should the phase shift vote be disapproved, this tentative map shall be deemed denied, and approved VTM 96-7499 will continue to govern development in Neighborhood 8C.
2. Should this tentative map become effective on November 3, 1998, it will expire three years after that date. Should this tentative map become effective, the approval of VTM 97-7499 shall automatically terminate.
3. The final map shall conform to the provisions of CVPD/RPO Permit No. 98-0200.
4. 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.
5. 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. 769830.

6. "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).
7. "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."
8. 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

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shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

9. 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 U.S.C. § 1531 et seq.).
10. Prior to the recordation of the first final map, the Owner shall provide a letter to the Development Services, from S.D.G. & E, stating that the grading and improvement plans and final map for the subdivision provide the necessary access road grading, easements and/or rights-of-way which satisfy S.D.G. & E's needs for access through the subdivision to S.D.G. & E's existing 150-foot wide easement and facilities within that easement.
11. Prior to the recordation of the first final map, the subdivider shall provide to Development Services with a Letter of Permission to Grade, from S.D.G. & E, for any grading performed within S.D.G. & E's existing 150-foot wide easement.
12. 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.
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(2).
14. This tentative map is within the Carmel Valley Community, for which a Transportation Phasing Plan has been incorporated in the Public Facilities Financing Plan. Contained within this plan are individual traffic facility improvements. Before predetermined thresholds of development may be exceeded, the City Engineer must be satisfied that these improvements are either:
  - a. completed;
  - b. under contract;
  - c. bonded;
  - d. scheduled and funded for construction in the immediate fiscal year of the City's Capital Improvement Program (CIP); or
  - e. scheduled and funded for construction in the immediate fiscal year of the State Transportation Improvement Program (STIP).

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The subdivider is advised that issuance of building permits may be limited or otherwise withheld because of unsatisfied thresholds in the phasing plan. The filing of a final map does not guarantee that building permits will be issued for properties within the final map area. A copy of the Carmel Valley Public Facilities Financing Plan may be viewed or purchased at the office of the Facilities Financing Division.

15. This subdivision shall conform to the approved Transportation Phasing Plan & Traffic Studies for Carmel Valley Neighborhood 8A & 8C, including offsite transportation mitigation measures, dated April 13, 1998 and July 18, 1997, respectively, satisfactory to the City Engineer.
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. Carmel Creek Road is classified as a four-lane major street with bike lanes. The subdivider shall dedicate and improve the street as follows:
  - a. From Street "A," offsite southwesterly to the existing improvements in the Sorrento Hills Community, the subdivider shall dedicate right of way to accommodate 40 feet of pavement, curb, gutter and sidewalk within a ten-foot curb-to-property line distance. The subdivider shall provide transitions as required and an interim turn around northeast of Street "A."  
  
A median opening will be provided at Street "A" with full turn movements.
  - b. From the westerly to the easterly subdivision boundary the subdivider shall grant the City an Irrevocable Offer of Dedication with slope easements for the remaining full width right of way.  
  
After the completion of the work, the subdivider may request the City Council to establish a reimbursement district to pay for a portion of the construction cost of this work, in accordance with Section 62.0208 of the Municipal Code, when the property within the reimbursement district is subdivided or otherwise developed.
  - c. In the event Carmel Creek Road is reclassified to a street less than a four lane major street, the subdivider shall be required to construct the full width street improvements as required by the City Engineer.
18. Carmel Creek Road, from SR-56 to Street "A" (within Carmel Valley Neighborhood 8A) is part of the circulation element for Carmel Valley South. The subdivider shall not oppose a reimbursement district and/or the inclusion into Carmel Valley South FBA for the future construction of this roadway segment. As an alternative, if required by the City Engineer and based on an approved traffic study, the subdivider shall not oppose a reimbursement district for alternative

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mitigation measures for the deletion of Carmel Creek Road from SR-56 to Street "A."

Carmel Creek Road from Sorrento Hills Community to the westerly subdivision boundary is part of the circulation element for Carmel Valley South. The subdivider shall not oppose a reimbursement district and/or the Inclusion into Carmel Valley South FBA for the future construction of this roadway segment.

19. Street "A" (within Carmel Valley Neighborhood 8A), from Carmel Creek Road to Carmel Valley Neighborhood 10 boundary, is part of the circulation element for Carmel Valley South. The subdivider shall not oppose a reimbursement district and/or inclusion into the Carmel Valley South FBA for the construction of this roadway segment.
20. Street "A" will be a public street. The remainder of the streets are to be private and are to be designed and constructed in accordance with the City Street Design Manual. All gates shall be provided with controlled access satisfactory to the Fire Department and the City Engineer.
21. Street "A," is classified as residential street. The subdivider shall dedicate a 60-foot-wide right-of-way and shall provide 40 feet of pavement, curb, gutter, five-foot-wide sidewalk within a ten-foot curb-to-property-line distance. Parking shall be prohibited on street "A."
22. Private Streets "AA," "BB," "CC," "DD," and "EE" are classified as residential local streets. The subdivider shall grant a 54-foot-wide general utility easement and shall provide 34 feet of pavement, curb, gutter, five-foot-wide sidewalk within a ten-foot curb-to-easement line distance.
23. Private Streets "FF" and "GG" are classified as single loaded residential local streets. The subdivider shall grant a 48-foot-wide general utility easement and shall provide 28 feet of pavement, curb, gutter, five-foot-wide sidewalk within a ten-foot curb-to-easement line distance, satisfactory to the City Engineer.
24. Private Street "AA2" is classified as a single loaded residential local street. The subdivider shall grant a 43-foot-wide general utility easement and shall provide 28 feet of pavement, curb, gutter, a five-foot-wide sidewalk on the west side of the street within a ten-foot curb-to-easement line distance and no sidewalk on the east side of the street with five-foot curb-to-easement line distance.
25. The subdivider shall provide a single "common driveway" curb-cut between lots 8 and 9 to serve the adjacent parcel (Loma Sorrento T.M. 96-7929), satisfactory to the City Engineer.
26. The proposed 35/45 cul-de-sacs will be allowed with this development provided the subdivider submits and gains approval of a "Deviation from Standards" form from the City Engineer.

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27. The subdivider shall provide a fair share contribution for the construction of an eastbound right-turn lane at SR-56 and El Camino Real eastbound ramps, to the satisfaction of the City Engineer
28. The subdivider shall obtain an engineering grading permit from the City Engineer for the grading proposed with this subdivision. All grading shall conform to the requirements in accordance with the City of San Diego Municipal Code sections 62.0401 and 62.0423, satisfactory to the City Engineer.  
  
The off-site area, at the southwest corner of the subdivision adjacent to Street "CC," shall be graded to drain towards the cul-de-sac of Street "CC," or in a manner satisfactory to the City Engineer.
29. The landscape and brush management shall be designed and constructed in accordance with the Landscape Technical Manual.
30. The subdivider shall construct pedestrian ramps at all street intersections.
31. Driveways shall be of sufficient depth and width to provide storage for two standard size vehicles without encroaching into the sidewalk area. The minimum length of the driveway from the property line to the garage shall be 20 feet or 18 feet with roll up garage doors.
32. 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 or other such mechanism is established and assumes maintenance responsibility, satisfactory to the City Engineer.
33. The subdivider shall provide adequate access for residential development of the offsite parcel, westerly of street "CC," satisfactory to the City Engineer.
34. All walls and their footings shall be located outside of the City right of way.
35. This project proposes export of 260,000 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the processing and sale of the export material. All such activities require a separate Conditional Use Permit.
36. The drainage system proposed for this subdivision, shall be private and, is subject to approval by the City Engineer. The subdivider shall provide detention\desilting basins to the satisfaction of the City Engineer. This may result in the loss of residential units.
37. The subdivider shall obtain letters of permission to grade and discharge drainage into the off-site areas.
38. The developer shall provide a downstream drainage study, satisfactory to the City Engineer, that demonstrates that no adverse impacts will occur to

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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 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.

40. Prior to the recordation of the first final map, in accordance with the Carmel Valley Planned District Ordinance, a comprehensive drainage plan for the entire Neighborhood 8C Precise Plan shall be approved, satisfactory to the City Engineer.
41. Water Requirements:
- a. Prior to the submittal of any public improvement drawings, the subdivider shall provide a water study satisfactory to the Water Department Manager. The study shall plan the pressure zone(s) and water facilities necessary to serve this development, including facilities identified in the findings and conclusions of the accepted "Miramar (712)/North City (610) Water Study."
  - b. The subdivider shall install all facilities as required in the accepted water studies, necessary to serve this development. Water facilities, as shown on the approved tentative map, will require modification based on the accepted water studies.
  - c. The subdivider shall install a 20-inch 610 HGL water pipeline in the alignment of the future extension of Carmel Creek Road, from El Camino Real to the northeasterly corner of subdivision boundary, satisfactory to the Water Department Manager.
  - d. 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) dwelling units are located on a dead-end main, then the subdivider shall install a looped water system.

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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, grade and alignment of public gravity sewer mains and to show that the existing and proposed public sewer facilities will provide adequate capacity and have cleansing velocities necessary to serve this development and the drainage basin in which it lies.
- 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 based on the accepted sewer study.

43. Water and Sewer Requirements:

- a. The subdivider shall design all public water and sewer facilities to the most current edition of the "City of San Diego Water & Sewer Design Guide." If facilities do not meet the current standards, then such facilities shall be private.
- b. 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 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. The easements shall be located within single lots. No structures or trees shall be installed in or over any easement prior to the applicant obtaining an encroachment removal agreement.
- c. 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.
- d. Providing water and sewer for this development is dependent upon prior construction of certain water and sewer facilities in previously approved TMs 84-0519, 85-0824, 93-0142, and 95-0554 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.

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44. Open Space Requirements:
- a. Lot 111 and 112 shall be deeded to the City in fee simple, without cost to the City, for open space. The lots shall be free and clear of any private easements, encroachments, encumbrances or private agreements.
  - b. Lots BA, BB are open space areas for brush management.
  - c. Lot BC is a building restricted area with brush management requirements.
45. 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 City Engineer. 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 Council of The City of San Diego.

46. Prior to the issuance of any building permits, the subdivider shall demonstrate compliance with the North City West School Facilities Master Plan. Compliance may be evidenced through either of the following methods: (a) by otherwise demonstrating the availability of school facilities to accommodate residents of the subdivision; or (b) by participating in the "School Deposit Procedure" alternative, as provided in the Master Plan. A development agreement may be required, as provided in the North City West School Facilities Master Plan to implement the deposit procedure.
47. The subdivider shall comply with the Mitigation Monitoring and Reporting Program as specified in Environmental Impact Report No. 98-0200 to include:
- a. Grading and other surface-disturbing activities either shall be planned to avoid the rainy season (i.e., November through March) to reduce potential erosion impacts or shall employ construction phase erosion measures, including the short-term use of sandbags, matting, beams, hay bales or similar devices along all graded areas to minimize sediment transport. The exact design, location and schedule of use for such devices shall be conducted pursuant to direction and approval by the City Engineer.
  - b. The developer shall, within 90 days of completion of grading activities, hydroseed and landscape graded and common areas with appropriate ground cover vegetation consistent with the biology section mitigation requirements (e.g. use of native or noninvasive plants). These revegetated areas shall be inspected monthly by a qualified biologist until vegetation has been firmly established as determined by the City's grading inspector.

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- c. Compacted areas shall be scarified, where appropriate, to induce surface water infiltration and revegetation as directed by the project geologist, engineer and/or biologist.
- d. Specified vehicle fueling and maintenance procedures and hazardous materials storage areas shall be designated to preclude the discharge of hazardous materials used during construction (e.g., fuels, lubricants and solvents). Such designations shall include specific measures to preclude spills or contain hazardous materials, including proper handling and disposal techniques and use of temporary impervious liners to prevent soils and water contamination.
- e. Postconstruction erosion control measures shall be implemented where proposed disturbance is adjacent to or encroaches within existing drainage courses and projected runoff velocities exceed 5 cubic feet per second (cfs).
- f. Energy-dissipating structures (e.g., detention ponds, riprap, or drop structures) shall be used at storm outlets, drainage crossings, and/or downstream of all culverts, pipe outlets and brow ditches to reduce velocity and prevent erosion.
- g. Long-Term maintenance responsibility of the detention basin may be accepted by the City of San Diego or through other acceptable mechanisms (e.g., homeowner's association or assessment district).

**Biology**

- h. Prior to issuance of a grading permit or recordation of the first final map, the applicant shall provide verification that the following mitigation for the loss of Southern maritime chaparral and scrub oak chaparral identified in the table below has been provided;

Existing 4(d) Interim Habitat Loss Agreement Mitigation Credit	10.50 acres
Mesa Top Property Acquisition Credits	<u>8.19</u>
Total Mitigation Provided	18.69

A total of 10.50 acres of mitigation credit from the Carmel Valley Neighborhood 10 Interim Habitat Loss Permit and Settlement Agreement would be used for mitigation of project impacts. Pardee Construction Company has agreed to contribute \$3 million to The City of San Diego toward the acquisition of the 80-acre Mesa Top Property within the Carmel Valley Neighborhood 8A Precise Plan area. Approximately 8.19 acres of additional mitigation credits from the Mesa Top Property would be provided for the Neighborhood 8C project impacts.

- i. Prior to the issuance of a grading permit, grading plans shall note the requirement for a qualified biologist to supervise and monitor grading activities which includes staking the limits of grading to ensure no impacts

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to sensitive habitats or species occur in areas shown for permanent open space.

A tailored brush management plan shall be implemented that minimizes impacts to the habitat quality of the native vegetation nearest development areas which must be thinned for fire protection purposes.

No clearing or grading of native habitat shall occur during the gnatcatcher breeding season (March 1-August 15).

- j. Prior to the issuance of a grading permit, the salvage and transplanting of San Diego barrel cactus within the areas to be disturbed by grading per the Precise Plan shall be required.
- k. Prior to the issuance of grading permits, the Development Services Development Coordinator shall review the grading and landscape plans for consistency with the mitigation measures for impacts to biological resources (grading and brush management).

### **Paleontology**

- i. Prior to issuance of a grading permit, the applicant shall provide a letter of verification to the Environmental Review Manager of Land Development Review (LDR) stating that a qualified paleontologist and/or paleontological monitor have been retained to implement the monitoring program. The requirement for paleontological monitoring shall be noted on the grading plans. **ALL PERSONS INVOLVED IN THE PALEONTOLOGICAL MONITORING OF THE PROJECT SHALL BE APPROVED BY LDR PRIOR TO THE START OF MONITORING.**

The qualified paleontologist shall attend any preconstruction meeting to discuss grading plans with the grading and excavation contractor.

The paleontologist or paleontological monitor shall be on site full time during the initial cutting of previously undisturbed areas. Monitoring may be increased or decreased at the discretion of the qualified paleontologist, in consultation with LDR, and will depend on the rate of excavation, the materials excavated and the abundance of fossils.

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. **THE PALEONTOLOGIST SHALL IMMEDIATELY NOTIFY LDR STAFF OF SUCH FINDING AT THE TIME OF DISCOVERY. LDR**

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shall approve salvaging procedures to be performed before construction activities are allowed to resume.

The qualified paleontologist shall be responsible for preparation of fossils to a point of identification as defined in the City of San Diego Paleontological Guidelines and submitting a letter of acceptance from a local qualified curation facility. Any discovered fossil sites shall be recorded by the paleontologist at the San Diego Natural History Museum.

- m. Prior to the issuance of a certificate of occupancy, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the paleontological monitoring program shall be submitted to LDR for approval.
48. This tentative map is a vesting tentative map. As such, the subdivider shall pay an additional \$300 fee to the Development Services for each final map processed in connection with this vesting tentative map.

**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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