

RESOLUTION NUMBER R-294054

ADOPTED ON OCTOBER 24, 2000

WHEREAS, Greystone Homes, Inc., Applicant, and Latitude 33, Engineer, submitted by an application to the City of San Diego for a 246-lot tentative map (Tentative Map No. 98-0392 for the Greystone Torrey Highlands project), located west of Carmel Mountain road and north of future SR-56, and legally described as a Portion of Parcels A, B, D, and all of Parcel C, Parcel Map 5577, Torrey Highlands Subarea (Subarea IV of the former North City Future Urbanizing Plan Area), in the A1-10 and HRO zones (proposed R-1500, R1-5000, CN, CA, and HRO zones); and

WHEREAS, on October 12, 2000, the Planning Commission of the City of San Diego considered Tentative Map No. 98-0392, and pursuant to Resolution No. 3024-1-PC voted to recommend City Council approval of the map; and

WHEREAS, the matter was set for public hearing on October 24, 2000, 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. 98-0392:

1. The map proposes the subdivision of a 108.4-acre site into 246 lots for residential and commercial development (235 residential, one affordable housing lot, two commercial lots, and eight Homeowners Association maintained lots). This type of development is consistent with the General Plan and the Torrey Highlands Future Urbanizing Community Plan which designate the area for residential and commercial 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 R-1500, R1-5000, CN and CA 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/Planned Commercial Development [PRD/PCD] permit.

b. All lots meet the minimum dimension requirements of the R-1500, R1-5000, CN and CA zones, as allowed under a PRD/PCD 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 PRD/PCD permit.

d. Development of the site is controlled by PRD/PCD Permit No. 98-0392.

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 , 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 .

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.

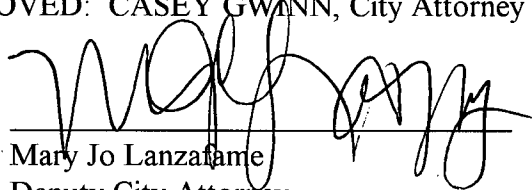
9. The City Council has reviewed the adopted Housing Element, the Progress Guide and General Plan of The City of San Diego, and hereby finds, pursuant to Government Code section 66412.3, that the housing needs of the region are being met since residential development has been planned for the area and 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 Tentative Map No. 98-0392 is granted to Greystone Homes, Inc., Applicant, and Latitude 33, Engineer, subject to the conditions attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By


Mary Jo Lanzafame
Deputy City Attorney

MJL:lc

01/10/01

Or.Dept:Clerk

R-2001-989

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Reviewed by Robert Korch

CITY COUNCIL CONDITIONS FOR TENTATIVE MAP NO. 98-0392
GREYSTONE TORREY HIGHLANDS PROJECT
ADOPTED BY RESOLUTION NO. R-294054 ON OCTOBER 24, 2000

1. This tentative map will become effective on the effective date of the associated rezone and expire three years thereafter. Should the rezone be denied then this tentative map shall be deemed denied.
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. Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this tentative map, may protest the imposition within 90 days of the approval of this tentative map by filing a written protest with the City Clerk pursuant to California Government Code section 66020.
4. The final map shall conform to the provisions of Planned Residential Development Permit [PRD] No. 98-0392 and Planned Commercial Development [PCD] Permit No. 98-0392.
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.

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- 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.
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. 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. 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.
11. The subdivider is permitted to file up to 4 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.
12. Prior to recordation of any final subdivision map by the City Council, the subdivider shall provide evidence to ensure that an affirmative marketing program is established.
13. The subdivider must provide a geologic reconnaissance 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.
14. Undergrounding of existing and proposed public utility systems and service facilities is required according to San Diego Municipal Code section 102.0404, subsection 2.
15. 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

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- easements. The subdivider must secure "subordination agreements" for minor distribution facilities or "joint-use agreements" for major transmission facilities.
16. The final map and grading plans shall be submitted to CalTrans for review. The subdivider shall submit a letter of project support from CalTrans.
 17. The 100 foot buffer requirements adjacent to SR-56 are not approved as shown on the TM. The 100 foot buffer requirements are subject to CalTrans approval.
 18. There shall be a notes on the grading plans that state: (a) All grading within SR-56 right-of-way shall conform to Section 19 of the California Standard Specifications. (b) The subdivider shall contact CalTrans prior the start of grading for this subdivision.
 19. The drainage system within CalTrans right-of-way is not approved. All utilities within the SR-56 right-of-way shall be designed satisfactory to CalTrans and the City Engineer.
 20. The subdivider shall install all utilities within SR-56 right-of-way, before SR-56 is paved. If CalTrans proceeds prior to the development of this subdivision, the subdivider shall coordinate the construction of the utilities with Caltrans.
 21. The approval of this tentative map does not constitute the approval of SR-56 alignment and grade nor does it approve the alignment and grade of Camino Ruiz or the Camino Ruiz interchange. These final alignments and grades may have an impact on the subject development. This issue must be resolved to the satisfaction of the City Engineer and CalTrans (as to alignments within the State R.O.W.) prior to the recordation of final map(s) adjacent to these facilities.
 22. This project shall conform to the Torrey Highlands Subarea IV Transportation Phasing Plan in the Torrey Highlands Subarea IV Public Facilities Financing Plan dated October 1996, and the final EIR/Traffic Study dated June 1996.
 23. The alignment and grade for Camino Ruiz and Street "B" within this project has not been established. Prior to the issuance of any permits adjacent to these roads, the alignment for Camino Ruiz and Street "B" within this development shall be established through a certified environmental document.
 24. Camino Ruiz is classified as a 6-Lane Prime Arterial with a design speed of 55 mph. All right-of-way within the subdivision shall be granted with the recordation of the final map(s) adjacent to Camino Ruiz. Appropriate transition or termination shall be designed and constructed to the satisfaction of the City Engineer. This may require off site right-of-way acquisition and construction.

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25. Camino Ruiz, north of SR-56, is classified as a 6-Lane Primary Arterial within a 147-foot-wide right-of-way. The subdivider shall dedicate a minimum 147-foot-wide right-of-way and shall provide 88 feet of pavement, a raised median of 24 feet in width, a 20 foot-wide parkway on the east side containing a 10 foot-wide sidewalk and a 15 foot-wide parkway with a 10 foot-wide sidewalk on the west side satisfactory to the City Engineer.

The subdivider shall construct standard left-turn pockets with a minimum of 250 feet of storage length plus a 120-foot transition along Camino Ruiz.

26. Camino Ruiz, south of SR-56, is classified as a 6-Lane Primary Arterial within a 132-foot-wide right-of-way. The subdivider shall dedicate a minimum 132-foot-wide right-of-way and shall provide 98 feet of pavement, a raised median of 14 feet in width, and 5-foot-wide sidewalks within a ten-foot curb-to-property-line distance on both sides of the street, satisfactory to the City Engineer.


27. Streets C, D, E, F, G, H, I, J, Sundance Avenue (from easterly propertyline to west) and Entreken Way (from north-south segment) are classified as Residential Local Streets within a 54-foot-wide right-of-way. The subdivider shall dedicate 54-foot-wide rights-of-way and shall provide 34 feet of pavement, curb, gutter, and 5-foot-wide sidewalks within a ten-foot curb-to-property-line distance on both sides of the street, satisfactory to the City Engineer.

The cul-de-sac's shall have a 50-foot curb radius with a 60-foot right-of-way radius.

28. Entreken Way (the east-west segment) is classified as a 2-Lane Collector Street within a 60-foot-wide right-of-way. The subdivider shall dedicate 30 feet of right-of-way north of the street centerline and shall provide 20 feet of pavement, curb, gutter, and 5-foot-wide sidewalk within a ten-foot curb-to-property-line distance satisfactory to the City Engineer.

29. Street "B," north of Camino Ruiz, is classified as a modified 4-Lane Urban Collector within a 108-foot-wide right-of-way. The subdivider shall dedicate a 108-foot-wide right-of-way and shall provide 64 feet of pavement, a raised median of 14 feet in width and 5-foot-wide sidewalks within a fifteen-foot curb-to-property-line distance on both sides of the street satisfactory to the City Engineer.

The subdivider shall assure construction of a median on Street "B" from Camino Ruiz to the multi-family units signalized access, satisfactory to the City Engineer. Only right in/right out traffic movements will be allowed for the multi-family units and northerly retail site.

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30. Street "B," south of Camino Ruiz, is classified as a modified 2-Lane Collector within a 72-foot-wide right-of-way. The subdivider shall dedicate a 72-foot-wide right-of-way and shall provide 52 feet of pavement, curb, gutter, and 5-foot-wide sidewalks within a ten-foot curb-to-property-line distance on both sides satisfactory to the City Engineer.
31. The subdivider shall construct traffic signals at the following intersections:
 - a. Camino Ruiz and Street "B," and
 - b. Camino Ruiz and Street "A," and
 - c. Street "B" and Lot 237 access point (multi-family site).
32. The subdivider shall install pedestrian ramps at all street intersections.
33. The subdivider shall relinquish abutter's rights of access for all lots that abut Camino Ruiz.
34. The subdivider shall provide controlled access for the emergency access points. Said access shall be constructed satisfactory to the Fire Department and the City Engineer.
35. 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.
36. WATER REQUIREMENTS:
 - a. Prior to the approval of any public improvement drawings, including grading plans, the subdivider shall provide a water study satisfactory to the Water Department Director. The study shall plan the pressure zone(s) and water facilities necessary to serve this development, including a minimum 16-inch water main in Camino Ruiz and the extension of the 12-inch water main in Entreken Way to Camino Ruiz. The study shall include points of connection to the existing water system and vehicular access to any appurtenances located within easements.
 - b. The subdivider shall design and construct all facilities as required in the accepted water studies necessary to serve this development extending facilities to the subdivision boundary in a manner satisfactory to the Water Department Director. Water facilities, as shown on the approved tentative map, will require modification based on the accepted water studies.

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- c. The subdivider shall design and construct recycled water facilities consistent with those identified in the "City of San Diego Beneficial Reuse Study" by Powell, in a manner satisfactory to the Water Department Director, including, but not limited to, a minimum 10-inch recycled water main within the Camino Ruiz right-of-way adjacent to the subdivision.
- 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 or thirty (30) dwelling units are located on a dead-end main then the subdivider shall design and construct appropriate facilities to provide a redundant water supply, satisfactory to the Water Department Director.
- e. The subdivider agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Design Guide.
- f. The subdivider shall grant adequate water, or access easements, including vehicular access to each appurtenance (meters, blow offs, air valves, etc.), for all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Water Department Director. Vehicular access shall be a minimum of 20 feet wide and surfaced with suitable approved material. Minimum easement widths for water mains with services or fire hydrants - 30 feet with 24 feet of paving and full height curbs. 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. No trees, shrubs, or structures of any kind shall be allowed in or over any access easement.
- g. The subdivider shall provide evidence, satisfactory to the Water Department Director, indicating that each lot will have its own water service or provide CC&Rs for the operation and maintenance of on-site private water facilities that serve more than one lot.
- h. Providing water for this development is dependent upon prior construction of certain water facilities in previously approved 88-1041, 95-0173, 98-0250, 96-7676, 98-0261 and 99-0312 in this area. If facilities have not been constructed when required for this development, then the construction of certain portions of these previously approved water facilities, as required by the City Engineer and the Water Department Director, will become off-site improvements required for this development.

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37. SEWER REQUIREMENTS:

- a. Prior to the submittal of any public improvement drawings, the developer shall submit a sewer study satisfactory to the Metropolitan Wastewater Department Director, 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. Public sewer manholes cannot be located within any CalTrans right-of-way.
- b. The subdivider shall design and construct 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.
- c. The developer shall design all proposed public sewer facilities to the most current edition of the City of San Diego's sewer design guide.
- d. All proposed private sewer facilities, including sewer laterals to the property line, that serve more than one lot shall have pipe sizes and slopes designed per the California Uniform Plumbing Code but shall be constructed per the most current City of San Diego sewer design guide and to California OSHA requirements for trenching and shoring.
- e. The subdivider shall grant adequate sewer, or access easements, including vehicular access to each manhole for all public sewer facilities that are not located within the public right-of-way, satisfactory to the Metropolitan Wastewater Department Director. Vehicular access roadbeds in open space shall be a minimum of 20 feet wide and surfaced with suitable approved material satisfactory to the appropriate Department Director. Minimum easement width for sewer mains with manholes is 20 feet. The easements shall be located within single lots. Vehicular access roadbeds to mains with sewer laterals shall be a minimum 24 foot wide and paved full width.
- f. No structures or landscaping, including private sewer facilities and enhanced paving, shall be installed in or over any easement prior to the applicant obtaining an encroachment removal agreement.
- g. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities.

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- h. Prior to the approval of any improvement drawings for Phase 3 of the proposed development, the developer agrees to disconnect the private sewer pump stations located within Lots H and 237, connect to the proposed ultimate gravity sewer mains, abandon the private pump station in Lot H and associated force mains, and correct any deficiencies in the gravity sewer mains satisfactory to the Metropolitan Wastewater Department Director.
 - i. Providing sewer for Phase 3 and portions of Phase 4 of this development is dependent upon prior construction of offsite sewer facilities of previously approved Tentative Maps and Tentative Maps currently submitted for review. If these sewer facilities have not been constructed when required for this development in accordance with the approved phasing plan, then the construction of certain portions of these previously approved sewer facilities, as required by the City Engineer, will become off-site improvements required for this development.
 - j. The developer shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each lot will have its own sewer lateral or provide CC&Rs for the operation and maintenance of on-site private sewer mains that serve more than one lot.
 - k. The developer shall provide a letter of commitment to participate in the Carmel Valley Facilities Benefit Assessment for upgrading the Carmel Valley Trunk Sewer and enter into a Reimbursement Agreement with all developments that construct more than their fair share of the Carmel Valley Trunk Sewer.
38. The Subdivider shall obtain an engineering permit from the City Engineer for the grading proposed with this project. All grading shall conform to requirements in accordance with City of San Diego Municipal Code.
39. The drainage system proposed for this subdivision, as shown on the approved tentative map, is subject to approval by the City Engineer. The brow ditch in lot 108 shall be connected to an underground system.
- All drainage systems not located within the public right-of-way shall be private.
40. 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

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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.

41. The subdivider shall grant open space easements over lots "E" & "C" which shall be owned and maintained by the homeowners association or other such entity is established and assumes maintenance responsibility, satisfactory to the City Engineer.
42. Prior to the recordation of the first final map, any easements to be abandoned both onsite and off-site shall be abandoned at fair market value as determined by the Real Estate Assets Department.
43. The subdivider shall submit complete landscape construction documents, including plans, details, and specifications (including a permanent automatic irrigation system unless otherwise approved), for the required right-of-way and median improvements, slope revegetation and hydroseeding of all disturbed land in accordance with the Landscape Technical Manual and to the satisfaction of the City Manager. The landscape construction documents shall be in substantial conformance with Exhibit "A," dated October 24, 2000, Landscape Concept Plan, on file in the Office of the Development Services Department. The subdivider shall assure by permit and bond the installation of landscaping per landscape construction documents.
44. The subdivider shall submit for review, a bonded Landscape Maintenance Agreement for all landscape improvements within the public right-of-way area consistent with the Landscape Concept Plan. The approved Landscape Maintenance Agreement shall be recorded prior to recordation of the final map.
45. The subdivider shall identify on a separate sheet titled 'Non-title Sheet' the brush management areas in substantial conformance with Exhibit "A," dated October 24, 2000, Landscape Concept Plan, on file in the Office of the Development Services Department. The brush management areas shall be identified with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the "Non-title sheet" to identify the hatched areas: "Indicates fire hazard reduction zone per PRD/PCD Permit 98-0392 and Section 6 of the City of San Diego Landscape Technical Manual

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approved by the Planning Commission on March 16, 1989 as Resolution No. 0480-PC, and approved by the City Council on October 3, 1989 as Resolution No. 274506, and any other building code regulations."


45. The subdivider shall provide a letter of agreement to the City whereby adjacent northerly property owner agrees with the off-site brush management program on their property.

BRUSH MANAGEMENT PROGRAM:

47. The Brush Management Program is based on the Fire Department's Fire Hazard Severity Classification of 'Low.' The Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A," dated October 24, 2000, Brush Management Program/Landscape Concept Plan, on file in the Development Services Department:

- a. Prior to issuance of any engineering permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A," dated October 24, 2000, Landscape Concept Plan, on file in the Office of the Development Services Department.
- b. Prior to recordation of the first final map, a complete set of brush management construction documents shall be submitted for approval by the City Manager and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit "A," dated October 24, 2000, Landscape Concept Plan, on file in the Office of the Development Services Department, and shall comply with the Uniform Fire Code (San Diego Municipal Code section 55.0889.0201) and Section Six of the Landscape Technical Manual (Document Number RR-274506) on file at the Office of the City Clerk.
- c. The Brush Management Zone Depths shall be as follows:

<u>Lot #</u>	<u>Zone One</u>	<u>Zone Two</u>	<u>Zone Three</u>
1, 11 through 18, 28 30, 31, 52, 53, 63, 64, 65, 176 through 180, 201 through 213,	30'	20'	0'
2, East side of lot 18	35'	0'	0'

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- d. Within Zone One, combustible accessory structures with less than a one hour fire rating are not permitted (including, but not limited to decks, trellises, gazebos, and other similar structures. Non-combustible accessory structures or combustible accessory structures with a minimum fire rating of one hour or more may be approved within the designated Zone One area subject to Fire Marshall and the City Manager's approval.
 - e. In zone(s) One and Two plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Section and the Environmental Analysis Section of the Development Services Department.
 - f. Provide the following note on the Brush Management Construction Documents:
"It shall be the responsibility of the Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."
48. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Technical Manual, Section Six and Appendix C.
49. The applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) as specified in Mitigated Negative Declaration LDR No. 98-0392 satisfactory to the City Manager and City Engineer. Prior to the issuance of the first applicable grading permit, the mitigation measures as specifically outlined in the MMRP as to safety, biological resources, wetlands, uplands, hydrology/water quality, air quality, geology/soils, and paleontological resources, shall be implemented. Prior to the issuance of the first building permit(s), the mitigation measures as specifically outlined in the MMRP as to transportation/traffic circulation, interior noise and water conservation, shall be implemented. Prior to the issuance of Certificates of Occupancy, the mitigation measures as specifically outlined in the MMRP as to exterior noise and public services/utilities, shall be implemented. Land Use mitigation measures shall be implemented as applicable.
50. The Affordable Housing Requirements of PRD Permit No. 98-0392 on file with the Development Services Department, are incorporated by reference into this tentative map. The subdivider shall comply with the affordable housing element of the Torrey Highlands Subarea Plan. Prior to the recordation of the final map, the subdivider shall enter into an agreement with the Executive Director of the Housing Authority of the City of San Diego, or designee and the City Manager of the City of San Diego, or designee. The Affordable Housing Requirements of the PRD Permit No. 98-0392 shall apply whether or not the permit is utilized or expires.

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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 tentative map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- This development will be subject to impact fees, as established by the City Council at the time of issuance of building permits.

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