

(R-95-552)  
(Corrected Conditions 02/20/96)

RESOLUTION NUMBER R-284663

ADOPTED ON SEPTEMBER 20, 1994

WHEREAS, PARDEE CONSTRUCTION COMPANY, APPLICANT, and PROJECT DESIGN CONSULTANTS, ENGINEER, filed an application for a 212-lot vesting tentative map, located south of Carmel Valley Road between I-5 and I-15, and described as portions of Section 29, T14S, R3W, SBM, in the A-1-10 and HRP (proposed SF-3) Zones; and

WHEREAS, the matter was set for public hearing on September 20, 1994, the City Council of The City of San Diego considered Vesting Tentative Map No. 93-0141, Carmel Valley Neighborhood 10 Annex, pursuant to Section 102.0307 of the Municipal Code of the City of San Diego, and received for its consideration written and oral presentations, and heard from all interested parties present at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that this Council adopts the following findings with respect to Vesting Tentative Map No. 93-0141:

1. The map proposes the subdivision of a 69.5-acre site into 212 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/development regulations of the SF-3 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/Hillside Review/Resource Protection Ordinance (CVPD/HRP/RPO) Permit.

b. All lots meet the minimum dimension requirements of the SF-3 Zone, as allowed under a CVPD/HRP/RPO.

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/HRP/RPO.

d. Development of the site is controlled by Carmel Valley Planned District/Hillside Review/Resource Protection Ordinance Permit No. 93-0141.

3. The design and proposed improvements for the subdivision are consistent with State Map Act Section 66473.1 regarding the design of the subdivision for future passive or natural heating or cooling opportunities.

4. The site is physically suitable for residential development. The harmony in scale, height, bulk, density, and coverage of development creates a compatible physical relationship to surrounding properties for which this area has been planned.

5. The site is physically suitable for the proposed density of development. This is consistent with the community plan,

which provides for residential uses.

6. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, based upon the findings in Environmental Impact Report EQD No. 93-0141, which is included herein by this reference. However, a finding has been made pursuant to subdivision (c) of Section 21081 of the Public Resources Code that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Environmental Impact Report.

7. The design of the subdivision and the type of improvements will not likely cause serious public health problems inasmuch as needed public services and facilities are available/or required by condition of this map to provide for water and sewage facilities, as well as other related public services.

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

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

met since residential development has been planned for the area and public services programmed for installation, as determined by the City Engineer, in accordance with financing and environmental policies of the City Council.

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, Vesting Tentative Map No. 93-0141, Carmel Valley Neighborhood 10 Annex, is hereby granted to PARDEE CONSTRUCTION and PROJECT DESIGN CONSULTANTS, subject to the conditions attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By   
\_\_\_\_\_  
Harold O. Valderhaug  
Chief Deputy City Attorney

HOV:ps  
10/19/94  
02/20/96 COR.CONDITIONS  
Or.Dept:Clerk  
R-95-552  
Form=r.tm

CITY COUNCIL CONDITIONS FOR  
VESTING TENTATIVE MAP NO. 93-0141

1. This vesting tentative map will become effective with City Council approval of the associated rezoning and will expire three years thereafter. If the rezoning is deemed denied, this vesting tentative map will be deemed denied.
2. The final map shall conform to the provisions of Carmel Valley Planned District/Hillside Review/Resource Protection Ordinance Permit No. 93-0141.
3. 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.

4. "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).
5. "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."
6. Every final map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.
7. 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.).
8. Prior to the issuance of a grading permit or pre-grading permit for any unit of this vesting tentative map, proof of an incidental take permit under Section 4d, Section 7, or Section 10a of the Endangered Species Act, relative to the California gnatcatcher, shall be provided to the Development Services Department. If such an incidental take permit is not required, written verification to that effect from the U.S. Fish and Wildlife Service shall be provided. Any project redesign required in obtaining a Section 4d, Section 7, or Section 10a permit will require reconsideration by the appropriate City decision-making body.

R. 284663

Approval of this vesting tentative map does not guarantee issuance of a grading permit, since the habitat loss is limited to the five percent (5%) cumulative loss of coastal sage scrub and gnatcatcher-occupied habitat calculated at the grading permit stage.

9. The subdivider shall comply with the Mitigation Monitoring and Reporting Program as specified in Environmental Impact Report No. 91-0834, as adopted by City Council, satisfactory to the Development Services Director and the City Engineer, which is included herein by this reference.
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 and may impose reasonable conditions, relating to the filing of multiple final maps, such as off-site public improvements, that shall become requirements of final map approval for a particular unit.
11. 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 (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.
14. Undergrounding of existing and/or proposed public utility systems and service facilities is required according to San Diego Municipal Code Section 102.0404, Subsection 2.
15. 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).

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.

*R.* 284663

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 Mountain Road is classified as a four-lane major street within a 98-foot-wide right-of-way and a 108-foot-wide right-of-way, where dual left-turn lanes are required. The subdivider shall dedicate a 98-foot-wide right-of-way, and a 108-foot-wide right-of-way where dual left-turn lanes are required, and shall provide full-width pavement, curb, gutter, a minimum five-foot-wide sidewalk within a ten-foot curb-to-property-line distance, and a 14-foot-wide raised landscaped center median, satisfactory to the City Engineer.

The Carmel Mountain Road transition between Sorrento Boulevard East and Street "II" (per VTM 91-0834)/Street "A" shall have a varying right-of-way width of 132 feet to 108 feet, with a 24-foot raised median, satisfactory to the City Engineer.

A reimbursement district, in accordance with the provisions of Section 62.0208 of the Municipal Code, may be established by the City to recover a portion of the construction costs of this work when the adjacent properties develop.

18. Street "A" is classified as a four-lane collector street within a 92-foot-wide right-of-way. The subdivider shall dedicate a 92-foot-wide right-of-way and shall provide 72 feet of pavement, curb, gutter, and five-foot-wide sidewalk within a ten-foot curb-to-property-line distance. As addressed in the approved traffic study, Street "A", under certain scenarios, may be a two-lane collector street within a 92-foot-wide right-of-way and 72 feet of pavement, curb, gutter, and five-foot-wide sidewalk within a ten-foot curb-to-property-line distance at Carmel Mountain Road, transitioning to a 72-foot-wide right-of-way with 52 feet of pavement, curb, gutter, and five-foot-wide sidewalk within a ten-foot curb-to-property-line distance; all satisfactory to the City Engineer.

A reimbursement district, in accordance with the provisions of Section 62.0208 of the Municipal Code, may be established by the City to recover a portion of the construction costs of this work when the adjacent properties develop.

19. The geometric design of Street "A" shall be in accordance with the City *Street Design Manual*, satisfactory to the City Engineer.
20. The improvements for this subdivision shall comply with the recommended improvements addressed in the traffic study for Carmel Valley Neighborhood 10, approved June 21, 1993, in a manner satisfactory to the City Engineer. This traffic study shall coordinate with the traffic studies for Torrey Reserve Heights, TM 93-0361, and Carmel Highlands, TM 87-1041.
21. Prior to the issuance of grading permits and/or street improvements, a wildlife bridge with a minimum span of 90 feet and a minimum height clearance of 20 feet shall be included as a part of the street improvements of this map, to the satisfaction of the City Engineer and the Development Services Director. This bridge is to be located northeast of the intersection of Carmel Mountain Road and Street "A" in the southwest portion of the project site.
22. The subdivider shall relinquish access rights along Carmel Mountain Road and on the west side of Street "A".

23. The subdivider shall redesign the northerly intersection of Street "A" and Street "B" to provide a minimum sight distance of 450 feet and shall provide adequate sight distance at all locations.
24. The developer shall grant an irrevocable offer of dedication from the west end of Street "C" to the west property line to assure future access to the adjacent property to the west, satisfactory to the City Engineer.
25. Fire hydrants and street lights shall be located behind curb, in accordance with City standards, all satisfactory to the City Engineer.
26. Lots 32 through 38 in Unit 5 and Lots 30 through 32 in Unit 6 are non-conforming residential lots and shall be designated "not a building site." When the adjacent property is subdivided (Carmel Valley Neighborhood 10, VTM 91-0834), these lots shall be resubdivided to create legal buildable lots.
27. All internal streets are classified as local residential streets within a 56-foot-wide right-of-way. The subdivider shall dedicate 56-foot-wide rights-of-way and shall provide 36 feet of pavement, curb, gutter, four-foot-wide sidewalk within a ten-foot curb-to-property-line distance, and a 35-foot curb radius with a 45-foot right-of-way radius for cul-de-sacs; all satisfactory to the City Engineer.
28. Prior to the recordation of the first final map, the subdivider shall enter into a bonded landscape maintenance agreement, agreeing to maintain all landscaping within the City right-of-way on Carmel Mountain Road, Carmel Country Road, and Street "A" until such time as the public improvements are accepted and a Landscape Maintenance District (LMD) is formed. The LMD shall be established prior to the acceptance of the public improvements. The idea is to provide maintenance of landscaping in all public rights-of-way.
29. The subdivider shall contribute a fair share of the cost of the traffic signals at the following intersections:
  - a. Carmel Mountain Road and Street "A"
  - b. Carmel Mountain Road and Street "A"/"L" (as shown on VTM 91-0834)A reimbursement district, in accordance with the provisions of Section 62.0208 of the Municipal Code, may be established by the City Council to recover a portion of the costs of constructing the required traffic signal systems when the adjacent properties develop.
30. The knuckle in Street "D" shall be designed to the satisfaction of the City Engineer.
31. Streets with less than a 36-foot curb-to-curb width shall have parking on one side only.
32. Providing streets for this subdivision is dependent upon the prior construction of certain streets in previously approved developments in this area. If they have not been constructed when required for this subdivision, then the construction of certain portions of these previously approved streets, as required by the City Engineer, will become off-site improvement requirements for this subdivision.
33. A reimbursement district, in accordance with the provisions of Section 62.0208 of the San Diego Municipal Code, or an assessment district, in accordance with the City's procedural provisions, may at the Council's option be established at the subdivider's request to recover a portion of the costs of constructing public improvements.

 284663

## 34. Water Requirements:

- a. The subdivider shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. If more than two (2) fire hydrants and/or thirty (30) Equivalent Dwelling Units (EDUs) are located on a dead-end main, then a dual-fed system shall be installed.
- b. The subdivider shall cause preparation of an acceptable 610/712 HGL pressure-zones water study, at a cost not to exceed \$140,000, when the building permit for the 9,000th EDU in Carmel Valley is issued or when the final map for the first unit in this subdivision is filed, whichever later occurs, provided preparation of such water study has not otherwise been assured, in which event the subdivider shall be responsible for the subdivider's share of the water study, which will be reasonably related in nature and extent to the impacts created by this subdivision.

The water study shall evaluate the existing 610/712 HGL pressure zones and the ability of those zones to provide adequate water capacity to future development in the Carmel Valley area. The water study shall also include phasing thresholds, transmission main sizes and alignments, assignment of responsibility for improvements, and any other facilities required to provide adequate water capacity in the Carmel Valley area. The water study shall be approved by the City Council.

In the event the subdivider advances funds for preparation of a water study, the City shall promptly enter into a participation agreement with the subdivider to pay for the City's pro-rata share of the cost of the study, plus interest, no later than the date the water study is delivered to the City or 18 months after the subdivider's disbursement of funds, whichever first occurs. The City shall also promptly establish reimbursement agreements with all other benefitted property owners identified in the study. Pro-rata participation shares shall be determined by the study.

- c. The subdivider shall provide a water study, satisfactory to the Water Utilities Director. The study shall plan the entire pressure zone(s) necessary to serve this development. A phasing plan shall be included in the study.
- d. The subdivider shall install all facilities identified in the approved water studies and phasing plans, reasonably related in nature and extent, to the impacts created by this subdivision. The subdivider understands that certain major water facilities may be needed to provide adequate water capacity to the 610/712 HGL area. Some of such facilities may be larger and more extensive than those necessary to solely provide service to this subdivision. The subdivider specifically understands and agrees that building permits and/or occupancy permits may be denied if the water facility infrastructure at any time is inadequate to provide adequate water service to the subdivision.
- e. The subdivider shall provide individual predesign reports for each water pressure regulating station, satisfactory to the Water Utilities Director, necessary to serve this development.
- f. The subdivider shall install a 30-inch diameter pipeline (or per the approved master water plan) in Carmel Mountain Road, adjacent to the easterly subdivision boundary, satisfactory to the Water Utilities Director.
- g. Prior to the issuance of any building permits, the number of EDUs in this development must be added to the total for Carmel Valley. If the total number

of EDUs in Carmel Valley exceeds 7,709, then this development is subject to the construction and operational acceptance of Reach 4 of the 30-inch Green Valley Pipeline. Reach 4 is located in Sorrento Valley Road. If the total number of EDUs in Carmel Valley exceeds 9,000, then this development is subject to the construction and operational acceptance of the entire 30-inch Green Valley Pipeline.

- h. Water availability may be limited, due to the status of the design and construction of the Green Valley Pipeline or other deficiencies in the regional water system.

35. Sewer Requirements:

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

36. Water and Sewer Requirements:

- a. All common areas and/or open spaces that require irrigation shall be irrigated with reclaimed water, as specified in City Council Ordinance O-17327. The subdivider shall design and install a reclaimed water distribution system within the subdivision, in accordance with "Rules and Regulations for Reclaimed Water Use and Distribution with the City of San Diego." The irrigation system shall initially be supplied from the potable water system until reclaimed water is available. The system shall be designed to allow the conversion from potable to reclaimed water service and avoid any cross connections between the two systems.
- b. At the subdivider's request, the City will process a reimbursement agreement to recover the subdivider's cost of planning studies, design, and construction of certain water and/or sewer improvements, in accordance with City regulations and practices pertaining thereto.
- c. The subdivider shall provide evidence, satisfactory to the Water Utilities Director, showing that each lot will have its own water service and sewer lateral or provide CC&R's for the operation and maintenance of on-site private water and sewer mains that serve more than one lot. The developer shall provide private easements for the private mains or show easement locations in the CC&R's.
- d. If on-site water and sewer mains are to be public, and if it is a gated community, the Water Utilities Systems Division of the Water Utilities Department shall have keyed access, satisfactory to the Water Utilities Director. The City will not be held responsible for any issues that may arise relative to the availability of keys.
- e. The subdivider shall provide adequate water and/or sewer easements, including vehicular access, for all water and sewer facilities that are not located within a public right-of-way, satisfactory to the Water Utilities Director. No structures

of any kind shall be built in or over the easements without first obtaining an encroachment removal agreement from the City Engineer.

- f. Providing water and sewer for this subdivision is dependent upon the prior construction of certain water and sewer mains in previously approved subdivisions 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 mains, as required by the City Engineer, will become off-site improvement requirements for this subdivision.
37. Prior to the recordation of the first final map, a comprehensive drainage plan for the entire Carmel Valley Neighborhood 10 Precise Plan area shall be approved, satisfactory to the City Engineer.
38. The drainage system proposed for this subdivision, as shown on the approved tentative map, is subject to approval by the City Engineer.
39. The subdivider shall provide a downstream drainage study, satisfactory to the City Engineer, that demonstrates that no adverse impacts will occur to downstream properties as a result of the increased runoff from this development or, if substantial impacts are anticipated, what measures must be taken to mitigate such impacts.
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 complete and accurate Notice of Intent (NOI) shall be filed with the SWRCB. A copy of the acknowledgement from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received.

In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 92-08-DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 92-08-DWQ.

41. Open Space Requirements:
- a. General requirements (all units):
- i. All open space lots deeded to the City shall be free and clear of all private easements, liens, and private agreements.
  - ii. Access shall be prohibited from private lots to open space lots. A barrier or fence is required. The location of the barrier or fence, its height, type of material, etc., must be satisfactory to the Park and Recreation Director. Gates shall be prohibited.
  - iii. All open-space lots shall have invasive exotic plants removed and shall be replanted with native plants.
  - iv. All manufactured slopes within City-owned open space shall be planted with native plants, shall have a temporary irrigation system, and shall be

R- 284663

maintained by the developer. The manufactured slopes shall not be accepted into the City inventory until the plants are in a healthy and vigorous condition and the temporary irrigation system is removed.

- v. Desilting/detention basins in City-owned open space shall within drainage easements. Such easements shall include access from a public street or existing access easements.

b. Unit 1:

Lot "A" shall have a negative open-space easement for brush management and shall be owned and maintained by the master homeowners' association.

c. Unit 2:

- i. Lots "A" and "B" shall have a negative open-space easement for brush management and shall be owned and maintained by the master homeowners' association.
- ii. Lot 65 shall be deeded to the City in fee title, for open space, at no cost to the City.

d. Unit 3:

- i. Lot "A" shall have a negative open-space easement for brush management and shall be owned and maintained by the master homeowners' association.
- ii. Lot 69 shall be deeded to the City in fee title, for open space, at no cost to the City.

e. Unit 4:

This unit has no open space requirements.

f. Unit 5:

- i. Lot "A" shall have a negative open-space easement for brush management and shall be owned and maintained by the master homeowners' association.
- ii. Lot 39 shall be deeded to the City in fee title, for open space, at no cost to the City.

g. Unit 6:

- i. Lot "A" shall have a negative open-space easement for brush management and shall be owned and maintained by the master homeowners' association.
- ii. Lot 33 shall be deeded to the City in fee title, for open space, at no cost to the City.

42. Prior to the issuance of any building permits, the developer 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.

43. This subdivision is in a community plan area designated in the General Plan as Planned Urbanizing or Future 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 Development Services Director. This compliance shall be achieved by entering into an agreement for the payment of the assessment, paying a Facilities Benefit Assessment (FBA) or such other means as may have been established by the City Council.

44. This tentative map is a vesting tentative map. As such, the subdivider shall pay an additional \$300 fee to the Engineering & Development Department 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 community may be subject to impact fees, as established by the City Council.
- This vesting tentative map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.