

RESOLUTION NUMBER R-286816

ADOPTED ON JANUARY 16, 1996

WHEREAS, AG Land Associates, Applicant and Rick Engineering, Engineer, filed an application for a 459-lot vesting tentative map, located west of I-15 and north of Carmel Mountain Road, and legally described as a portion of Rancho de los Penasquitos and a portion of the northeast quarter of fractional Section 7, Township 14 South, Range 2 West, San Bernardino Meridian, in the Rancho Penasquitos Community Plan area, in the A-1-10 (proposed R-1-5000 and A-1-10) zone; and

WHEREAS, on January 16, 1996, the Council of The City of San Diego considered Vesting Tentative Map No. 87-0925, Montana Mirador, 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. 87-0925:

1. The map proposes the subdivision of a 634.8-acre site into 459 lots for residential, open space and institutional development. This type of development is consistent with the General Plan and the Rancho Penasquitos Community Plan. The proposed map will retain the community's character by encouraging orderly, sequential development compatible with surrounding existing and future land development.

2. The design and proposed improvements for the map are consistent with the zoning/development regulations of the R-1-5000 and A-1-10 Zones in that:

- a. All lots have minimum frontage on a dedicated street which is open to and usable by vehicular traffic, as allowed under a Planned Residential Development (PRD) Permit.
- b. All lots meet the minimum dimension requirements of the R-1-5000 and A-1-10 Zones, as allowed under a PRD.
- c. All lots are designed so that required improvements do not result in nonconforming lots in respect to building area, setbacks, side yard and rear yard regulations, as allowed under a PRD.
- d. Development of the site is controlled by Planned Residential Development Permit No. 87-0925.

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 suitable for the proposed density of development. This is consistent with the community plan, which provides for residential uses.

6. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, based upon the findings of Environmental Impact Report No. 87-0925, 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

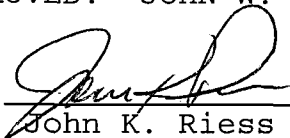
and public services programmed for installation, as determined by the City Engineer, in accordance with financing and environmental policies of the City Council.

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 Council, Vesting Tentative Map No. 87-0925, Montana Mirador is hereby approved, subject to the conditions attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By



John K. Riess  
Senior Deputy City Attorney


JKR:pev  
01/26/96  
Or.Dept:Clerk  
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CITY COUNCIL CONDITIONS  
FOR VESTING TENTATIVE MAP 87-0925

1. 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.
2. 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 denied, then this vesting tentative map shall be deemed denied.
3. The final map shall conform to the provisions of Planned Residential Development Permit No. 87-0925.
4. The "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, shall be made a condition of map approval. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.

All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. 769635.

5. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
6. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
7. Every final map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.
8. The approval of this tentative map by the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies, including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).
9. Prior to the recordation of any final map or the issuance of a grading or pre-grading permit for any portion of the project site, proof of an incidental take permit under Section 7 or Section 10a of the Endangered Species Act, relative to the California gnatcatcher, shall be provided to the Development Services Department. If such permit is not required, written verification to that effect from the U.S. Fish and Wildlife Service shall be provided. Any project redesign required in obtaining a Section 7 or Section 10a permit will require reconsideration by the appropriate City decision-making body.

 286816

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

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

10. 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.
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. 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. 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.
14. A Transportation Phasing Plan is incorporated in the Rancho Peñasquitos (formerly Peñasquitos East) Public Facilities Financing Plan and Facilities Benefit Assessment. Prior to recordation of the final map, this subdivision shall conform to the approved Transportation Phasing Plan.
15. The subdivider will request that the City Council approve a Community Benefit Agreement (CBA) which includes an item to exempt the subdivider from complying with the Transportation Phasing Plan. Should the City Council approve the CBA, then this subdivision shall conform to the CBA, and Condition #14 above will not be a condition of final map approval. Should the City Council deny the subdivider's request to be exempt from the Transportation Phasing Plan, then Condition #14 above shall be a condition of final map approval.
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. Paseo Valdear is classified as a four-lane collector street within an 84-foot-wide right-of-way. The subdivider shall dedicate an 84-foot-wide right-of-way and shall provide 64 feet of pavement, curb, gutter, five-foot-wide sidewalk within a ten-foot curb-to-property-line distance, transitioning to a 60-foot-wide right-of-way with 40 feet of pavement, curb, gutter, and five-foot-wide sidewalk within a ten-foot curb-to-property-line distance, between Streets "K" and "D," satisfactory to the City Engineer.
18. Streets "D" (between Paseo Valdear and Street "K"), "G," "K," "L," "M" (between Streets "O" and "L"), "O" (between Streets "K" and "M"), and Oviedo Street are classified as two-lane residential streets, within a 60-foot-wide right-of-way. The

subdivider shall dedicate a 60-foot-wide right-of-way and shall provide 40 feet of pavement, curb, gutter, and four-foot-wide sidewalk, on both sides of all streets within a ten-foot curb-to-property-line distance, satisfactory to the City Engineer.

19. Streets "C," "D" (west of Paseo Valdear), "E," "I," "M" (north of Street "L"), "O" (south of Street "M"), Millpond Way, and Stoney Creek Road are classified as two-lane local residential streets within a 56-foot-wide right-of-way. The subdivider shall dedicate a 56-foot-wide right-of-way and a 45-foot right-of-way radius for the cul-de-sac and shall provide 36 feet of pavement, a 35-foot curb radius for the cul-de-sac, curb, gutter, and four-foot-wide sidewalk, on both sides of all streets, within a ten-foot curb-to-property line distance, satisfactory to the City Engineer.
20. Street "H" and Laurentian Drive are classified as two-lane local residential streets within a 56-foot-wide right-of-way. The subdivider shall dedicate a 56-foot-wide right-of-way and a 58-foot right-of-way radius for the cul-de-sac and shall provide 36 feet of pavement, a 48-foot curb radius for the cul-de-sac, curb, gutter, and four-foot-wide sidewalk, on both sides of all streets within a ten-foot curb-to-property line distance, satisfactory to the City Engineer.
21. Streets "D" (south of Street "K"), "F," "H" (north of Street "D"), "J," "N," and Kellbara Court are classified as two-lane local residential streets within a 52-foot-wide right-of-way. The subdivider shall dedicate a 52-foot-wide right-of-way and a 45-foot right-of-way radius for the cul-de-sac and shall provide 32 feet of pavement, a 35-foot-curb radius for the cul-de-sac, curb, gutter, and four-foot-wide sidewalk within a ten-foot curb-to-property line distance, on both sides of all streets, satisfactory to the City Engineer.
22. Street "A" is classified as a two-lane local residential street within a 52-foot-wide right-of-way. The subdivider shall dedicate a 52-foot-wide right-of-way and a 58-foot right-of-way radius for the cul-de-sac and shall provide 32 feet of pavement, curb, gutter, four-foot-wide sidewalk within a ten-foot curb-to-property-line distance, and a 48-foot curb radius for the cul-de-sac, satisfactory to the City Engineer.
23. The subdivider shall provide an irrevocable offer of dedication of a minimum of 60 feet wide with slope easements, from Street "G" to the northerly subdivision boundary, satisfactory to the City Engineer.
24. The subdivider shall redesign the intersection of Street "K" and Street "D" to provide a minimum sight distance of 250 feet, satisfactory to the City Engineer.
25. The subdivider shall provide a knuckle at the intersection of Street "G" and Street "E" with curb, gutter, and sidewalk, satisfactory to the City Engineer.
26. The subdivider shall realign the knuckle north of Streets "L" and "M" to intersect at right angles, plus or minus five degrees ( $\pm 5^\circ$ ), in accordance with the City of San Diego *Street Design Manual*, satisfactory to the City Engineer.
27. The subdivider shall dedicate cul-de-sacs on Mathieson Street, Barnabe Drive, and Manzella Drive with a 37-foot right-of-way radius and a 35-foot curb radius with curb and gutter only; the existing pavement section shall be satisfactory to the City Engineer.
28. The subdivider shall modify the intersection of Carmel Mountain Road at Paseo Valdear to provide dual left-turn lanes (eastbound-to-northbound) by narrowing and relocating median, restriping lanes, and providing new loop detectors on Carmel Mountain Road, satisfactory to the City Engineer.

29. The subdivider shall restripe Paseo Valdear and shall provide new loop detectors for an exclusive southbound-to-eastbound left-turn lane, one southbound through lane, one bike lane, and an exclusive right-turn lane, satisfactory to the City Engineer.
30. Prior to the recordation of Units 2-7, inclusive, the subdivider shall assure the construction of an eight-foot-wide raised center median on Paseo Valdear and shall be completed and accepted by the City prior to issuance of occupancy permits for said units. The median is to begin 200 feet south of Paseo Cardiel and extend 200 feet north of Bassmore Drive. The median shall be designed to prohibit left turns and "U"-turns from southbound Paseo Valdear and shall allow left turns from Paseo Cardiel and Bassmore Drive. These improvements shall be constructed in a manner satisfactory to the City Engineer.
31. The subdivider will request that the City Council approve a Community Benefit Agreement (CBA) which includes Conditions #28, #29, and #30 above. Should the City Council approve the CBA, then Conditions #28, #29, and #30 above shall be provided in accordance with the CBA. Should the City Council deny the CBA, then Conditions #28, #29, and #30 above shall be required as conditions of final map approval.
32. Water Requirements:
  - a. The developer 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 developer shall update the water study, "Water System Master Plan for Montaña Mirador," dated January 1990, by Pountney & Associates, satisfactory to the Water Utilities Director. A phasing plan shall be included in the study.
  - c. The developer shall install all facilities, as required by the approved water study and phasing plan.
  - d. The developer shall dedicate a reservoir site, Lot "G," Unit 4, to the City, in fee title, satisfactory to the Water Utilities Director.
33. Sewer Requirements:
  - a. The developer shall update the "Sewer Study of Montaña Mirador," dated July 1989, by Pountney & Associates, satisfactory to the Water Utilities Director. A phasing plan shall be included in the study.
  - b. The developer shall install all facilities, as required by the approved sewer study and phasing plan.
  - 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.
34. Water and Sewer Requirements:
  - a. The developer 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.



- b. The subdivider shall provide adequate water and sewer easements, with vehicular access, satisfactory to the Water Utilities Director. No structures of any kind shall be built in or over the easement without first obtaining an encroachment removal agreement from the City Engineer.
35. The drainage system proposed for this subdivision, as shown on the approved vesting tentative map, is subject to approval by the City Engineer.
36. The developer shall provide a downstream drainage study, satisfactory to the City Engineer, that demonstrates that no adverse impacts will occur to downstream properties as a result of the increased runoff from this development or, if substantial impacts are anticipated, what measures must be taken to mitigate such impacts.
37. 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.

38. Park & Recreation Requirements:

- a. The park site shown on the approved vesting tentative map, Lot 2, Unit 6, is reserved in accordance with Section 66479, et seq., of the California Subdivision Map Act. Provisions of the Act require that the subdivider shall, at the time of the recordation of the first final map within this subdivision, enter into an agreement for the City to acquire the park site within two (2) years after completion and acceptance of all improvements, unless such period of time is extended by mutual agreement. The purchase price shall be the market value thereof at the time of the filing of the tentative map (10/26/87), plus the taxes against such reserved area from the date of the reservation, and any other costs incurred by the developer in the maintenance of such reserved areas, including interest costs incurred on any loan covering such reserved areas. In the event the City does not exercise its option to acquire the park site, the reservation shall automatically terminate.
- b. The developer shall rough grade the park site to the Park & Recreation Department's specifications and shall construct the contiguous street improvements. The developer shall enter into an agreement, acceptable to the City Engineer and the Park & Recreation Director, which defines the method of compensation for the work done on the future park site. Said agreement shall be approved and signed prior to the filing of the first final map of the subdivision.
- c. The developer shall hire a property appraiser, acceptable to the Property Department Director, for the purpose of appraising the value of the park sites as raw, unsubdivided land. The appraiser shall be advised of the appropriate State, County, and City codes that apply to the park sites as a portion of a 635± acre

total property. The appraisal shall be completed and approved prior to the filing of the first final map of this subdivision.

- d. The developer shall enter into an agreement, acceptable to the City Engineer and the Park & Recreation Director, which shall require that, should the park site identified on the approved tentative map require relocation for any reason, the developer shall provide the relocation at no cost to the City.
- e. The developer shall enter into an agreement, acceptable to the City Engineer and the Park and Recreation Director, for the design and construction of the Neighborhood Park, Lot 2, Unit 6, and all amenities required. The agreement shall define the method of compensation. Said agreement shall be approved and signed prior to the filing of the first final map of the subdivision (Lot 2, Unit 5).
- f. The developer may enter into an agreement, acceptable to the City Engineer and the Park & Recreation Director, for the design and construction of the off-site neighborhood park known as Peñasquitos Village Neighborhood Park. The agreement shall define the method of compensation. Said agreement shall be approved and signed, prior to the recordation of the first final map of the Montaña Mirador subdivision.
- g. City Council approval of the CBA for Montaña Mirador, if in substantial conformance with Items #38(a) through #38(f), shall make Items #38(a) through #38(f) null and void.

39. Open Space Requirements:

a. All Units:

- i. All open space lots deeded to the City shall be free and clear of all encumbrances, private easements, private agreements, and any liens.
- ii. The lot size, shape, and configuration of open space easements and open space lots shall be satisfactory to the Park and Recreation Department/Open Space Division.

b. Unit 1:

- i. Lots 51 and 52 shall be deeded to the City in fee simple, for open space, at no cost to the City.
- ii. Lots "A" and "B" shall be owned and maintained by the Homeowners' Association.
- iii. Lots "C," "D," "E," "F," and "G" shall have negative open space easements for brush management, and shall be owned and maintained by the Homeowners' Association.

c. Unit 2:

- i. Lots "C" and "D" shall be negative open space easements for brush management and shall be owned and maintained by the Homeowners' Association.
- ii. Lot 44 shall be deeded to the City in fee simple, for open space, at no cost to the City.

- iii. Lots "A" and "B" shall be owned and maintained by the Homeowners' Association.
- d. Unit 3:
  - i. Lots "A," and "F" shall be negative open space easements for brush management and shall be maintained by the Homeowners' Association.
  - ii. Lots "B," "C," "D," and "E" shall be owned and maintained by the Homeowners' Association.
- e. Unit 4:
  - i. Lots 52 and 53 shall be deeded to the City, in fee simple, for open space, at no cost to the City.
  - ii. Lots "E" and "F" shall be negative open space easements for brush management and shall be owned and maintained by the Homeowners' Association.
  - iii. Lots "A," "B," "C," and "D" shall be owned and maintained by the Homeowners' Association.
  - iv. The subdivider shall lot out the proposed reservoir and access road. (lot "G," Unit 4).
- f. Unit 5:
  - i. Lot "E" shall have a negative open space easement for brush management and shall be owned and maintained by the homeowners' association.
  - ii. Lot 45 shall have a negative open space easement and shall be owned and maintained by the homeowners' association.
  - iii. Lot 46 shall be granted to the City, in fee simple, for open space, at no cost to the City.
  - iv. Lots "A," "B," "C," "D," "F," and "G" shall be owned and maintained by the Homeowners' Association.
- g. Unit 6:
  - i. Lots "A," "B," "C," "D," "H," "I," and "J" shall be owned and maintained by the Homeowners' Association.
  - ii. Lots "E," "F," and "G" shall be negative open space easements for brush management and shall be owned and maintained by the Homeowners' Association.
  - iii. Lots 5 and 4 shall be deeded to the City, in fee simple, for open space, at no cost to the City.
- h. Unit 7:
  - i. Lots "A," "B," "C," "D," "F," and "G" shall be owned and maintained by the Homeowners' Association.

- ii. Lots "E," "H," "I," "J," and "K" shall have negative open space easements for brush management and shall be owned and maintained by the Homeowners' Association.
    - iii. Lot 138 shall be deeded to the City in fee simple, for open space, at no cost to the City.
  - i. Unit 8:
    - i. Lots "A," and "B" shall be a negative open space easement for brush management and shall be owned and maintained by the Homeowners' Association.
    - ii. Lot 9 shall be deeded to the City for open space, in fee title, at no cost to the City.
40. Prior to the recordation of the final map, the subdivider shall comply with the Mitigation Monitoring and Reporting Program as specified in Environmental Impact Report No. 87-0925, satisfactory to the Planning Director and the City Engineer. Specifically:
  - a. The subdivider shall provide evidence of any relevant permit from State and Federal agencies (i.e., a permit under Section 10(A) of the Endangered Species Act).
  - b. Grading plans shall indicate the following:
    - i. All natural open space areas and building-restricted areas as off-limits to equipment or other disturbance, except for temporary access within 40-foot-wide corridors to areas needed for the installation of utilities. These corridors shall be revegetated with coastal sage scrub plants per the revegetation plan.
    - ii. A construction monitoring program shall be developed and required during review of all permits by the Planning Director.
    - iii. Site preparation activities, especially staging area operations and maintenance rows for heavy machinery, shall be restricted to well-defined areas.
    - iv. A preconstruction meeting shall be held to define the limit of grading activity adjacent to permanent open space areas.
    - v. It shall be made clear to all parties that the limit line is mandatory and not to be compromised.
    - vi. The brush limit line shall be staked by a survey crew and cleared by a bulldozer under the survey crew's direction.
    - vii. As the brush limit line (which does not include brush management zones) is cleared, a certain color of flagging shall be placed along the perimeter designated the limit of construction activity. The color of the flagging shall be determined at the preconstruction meeting.
    - viii. To minimize disturbance to breeding gnatcatchers and other wildlife species adjacent to development, no clearing or grubbing of habitat shall be conducted during the breeding season, between March 15 and July 31. A note must appear on the grading plan referencing this restriction.

- ix. The boundary between brush management Zones 1 and 2 shall be clearly marked on the grading and construction plans. The grading and construction supervisors shall be informed of this boundary and shall inform the crews to stay out of Zones 2 and 3 and the open space areas.
  - x. The grading plans shall indicate the need for paleontological monitoring and salvaging, as described in the environmental impact report.
41. This subdivision is in a community plan area designated in the General Plan as Planned Urbanizing. As such, special financing plans have been 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 City Council.
42. This tentative map is a vesting tentative map. As such, the subdivider shall pay an additional \$300 fee to the Development Services Department for each final map processed in connection with this vesting tentative map.

FOR INFORMATION:

- This property is 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 subdivision may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by California Government Code Section 53080(b) (Statutes of 1986, Chapter 887), in accordance with procedures established by the Director of Building Inspection.
- This development may be subject to impact fees, as established by the City Council.
- 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.