

RESOLUTION NUMBER R-286862

ADOPTED ON JANUARY 30, 1996

WHEREAS, California Pacific Homes, Applicant, and Hunsaker & Associates, Engineer, filed an application for a 21-lot tentative map and street vacation, located west of I-15 and south of Aero Drive, and described as a portion of Lot 41 of Map 330 (SCC. 348) and a portion of Lot 1 of Block 27 of Map 826, in the Kearny Mesa Community Plan area, in the R-1-40000, R-1-5000, HR, and M-1-B (proposed R1-1500) zones; and

WHEREAS, the matter was set for public hearing on January 30, 1996, 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. 95-9204 - Stonecrest Village:

1. The map proposes the subdivision of a 186.1-acre site into 26-lots (11 multi-family, and single family and 15 open space) for residential development. This type of development is consistent with the General Plan and the Kearny Mesa 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 regulation of the R1-1500 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 Planned Residential Development/Resource Protection Overlay Permit.
- b. All lots meet the minimum dimension requirements of the R-1-1500 zone, as allowed under a Planned Residential Development/Resource Protection Overlay 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 Planned Residential Development/Resource Protection Overlay Permit.
- d. Development of the site is controlled by Planned Residential Development/Resource Protection Overlay Permit No. 95-0204.

3. The design and proposed improvements for the subdivision are consistent and 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 would impact the following areas: land use, transportation/traffic circulation, biological resources, public facilities and services, air quality, geology and soils, paleontology, hydrology/water quality, and public health and safety. However, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid (see Mitigation, Monitoring, and Reporting Program) the significant environmental effects thereof as identified in the Final EIR (DEP No. 95-0204).

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.

10. The property contains right-of-way which must be vacated to implement the final map in accordance with San Diego Municipal Code section 102.0307. The tentative map must be approved by the City Council.

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

BE IT FURTHER RESOLVED, that the decision of the Planning Commission is sustained, and Tentative Map No. 95-0204 is hereby granted to California Pacific Homes, Applicant and Hunsaker and Associates, Engineer, subject to the conditions attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

RAD:pev
02/29/96
Or.Dept:Clerk
R-96-1031
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CITY COUNCIL CONDITIONS FOR
TENTATIVE MAP 95-0204

1. This tentative map will become effective with the effective date of the rezone and will expire three years thereafter. If the rezoning is 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 and the Development Services Director, prior to the recordation of the first final map, unless otherwise noted.
3. The final map shall conform to the provisions of Planned Residential Development/Resource Protection Ordinance Permit No. 95-0204.
4. Prior to the recordation of a final map, the subdivider shall have an approved Master PRD Permit for that final map.
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. 769635.
6. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
7. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
8. Every final map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better, 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.

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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 USC Section 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 and may impose reasonable conditions, 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 compliance with the affirmative marketing program in accordance with Council Policy 600-20.
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. Prior to the recordation of the first final map, the subdivider shall comply with the approved Transportation Phasing Plan, satisfactory to the City Engineer.
16. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
17. This subdivision shall conform with and provide the public improvements of the approved traffic study, satisfactory to the City Engineer.
18. The landscape and brush management shall be in accordance with the Landscape Technical Manual.
19. Streets/driveways with less than a 36-foot curb-to-curb width shall have parking on one side only. Parking shall be prohibited in streets/driveways with less than a 28-foot curb-to-curb width.
20. The subdivider shall enter into a bonded landscape maintenance agreement, prior to the recordation of each final map, assuring maintenance of all landscaping and appurtenances thereto, within the City right-of-way, until such time when a landscape

maintenance district, property owners association, or other such mechanism is established and assumes maintenance responsibility, satisfactory to the City Engineer.

21. Private driveways accessing off dedicated public streets shall have a standard City driveway. Curb returns shall not be permitted.
- *22. Daley Center Drive from Stonecrest Boulevard northerly is classified as a four-lane major street with class II bike lanes. The subdivider shall dedicate, from Stonecrest Boulevard northerly, all of the remaining required rights-of-way and shall provide the remaining required full-width improvements of pavement, curb, gutter, five-foot-wide sidewalk within a minimum 12-foot curb-to-property-line distance, and a 14-foot-wide raised median, satisfactory to the City Engineer.
- *23. Daley Center Drive from Stonecrest Boulevard to the southerly subdivision boundary is classified as a four-lane major street. The subdivider shall reserve by a separate instrument, or make an Irrevocable Offer of Dedication of, a 35 foot-wide Light Rail Transit (LRT) easement and a temporary 16 foot-wide construction easement all within the Daley Center Drive alignment, running from Stonecrest Boulevard southerly to the subdivision boundary. The reservation will be for a period of ten years from filing of the first Final Map. The reservation can be renewed for an additional ten years by MTDB, if significant progress has been made towards the development of the line. This easement(s) may be terminated at anytime by MTDB should said LRT line not be pursued. The reservation shall be dedicated to MTDB at no cost provided it is located within the Daley Center right-of-way and is on property owned by the subdivider.
- *24. Stonecrest Boulevard is a modified two-lane collector with Class II bike lanes. The subdivider shall dedicate a 96-foot right-of-way and shall provide 44 feet of pavement, curb, gutter, five-foot-wide sidewalk within a 19-foot curb-to-property-line distance, and a minimum 14-foot-wide raised, landscaped median, satisfactory to the City Engineer. Changes to these specifications must be approved by the City Engineer.
- *25. West Canyon Avenue has a varying street classification. The subdivider shall dedicate right-of-way and provide the public improvements, with appropriate transitions, satisfactory to the City Engineer, as follows:
 - a. The segment from the northerly subdivision boundary to approximately 350± feet southerly is classified as a modified four-lane collector. The subdivider shall dedicate a right-of-way width, varying from 114 feet to 96 feet, with 58 feet of pavement, curb, gutter, five-foot-wide sidewalk within a 21-foot curb-to-property-line distance, and a 14-foot-wide raised, landscaped median. Provide adequate transition.
 - b. The segment from a point approximately 350± feet southerly of the northerly subdivision boundary to Stonecrest Boulevard is classified as a modified two-lane collector. The subdivider shall dedicate a 96-foot-wide right-of-way and shall provide 44 feet of pavement, curb, gutter, five-foot-wide sidewalk within a 19-foot curb-to-property-line distance, and a 14-foot-wide raised, landscaped median.

- c. The segment from Stonecrest Boulevard southerly to the cul-de-sac is classified as a modified two-lane collector with continuous center left-turn lane. The subdivider shall dedicate a 92-foot-wide right-of-way and a cul-de-sac with a 71 foot right-of-way radius and shall provide 50 feet of pavement, curb, gutter, and five-foot-wide sidewalk within a 21-foot curb-to-property-line distance, with a cul-de-sac curb radius of 50 Feet. Changes to the above specifications must be approved by the City Engineer.
- *26. Prior to the recordation of the Final Map, the subdivider shall enter into a bonded agreement with the City for a contribution of \$550,000 towards the design and construction of the I-15 auxiliary lane between Murphy Canyon Road southbound on-ramp and Friars Road in accordance with the following schedule:
- a. subdivider shall deposit \$50,000 with the City not later then July 1, 1996.
 - b. subdivider shall deposit \$110,000 with the City not later then 6 months after the first deposit.
 - c. subdivider shall deposit \$110,000 with the City not later than one year after the first deposit.
 - d. subdivider shall deposit \$140,000 with the City prior to the occupancy of the 500th housing unit.
 - e. subdivider shall deposit \$140,000 with the City prior to the occupancy of the 800th housing unit.

This money is paid as the sole obligation of the subdivider, or it's successors in interest for funding of the I-15 auxiliary lane. Should the I-15 Auxiliary Lane Project be abandoned by CalTrans or the project is not constructed with 10 years of the initial deposit, all unused monies contributed by the subdivider towards the construction of the auxiliary lane will be used for public projects in the community.

- *27. The subdivider shall assure the following I-15 improvements satisfactory to the City Engineer and CalTrans prior to the recordation of the Final Map. These improvements shall be constructed by the subdivider, approved and accepted by the City, prior to the occupancy of the 400 units.
- a. Northbound on ramp widening to two lanes plus ramp meter and California Highway Patrol enforcement pad plus minor traffic signal modifications.
 - b. Restripe Aero Drive east of northbound off ramp to provide standard lanes. No signal modification or widening.
 - c. Widen southbound off ramp to provide an additional right-turn-lane plus modify the traffic signal.
 - d. Widen Aero Drive to provide dual right-turn-lanes at the southbound on ramp.
- *28. The subdivider shall provide dual right-turn lanes from Aero Drive to the southbound I-15 on-ramp, satisfactory to CalTrans and the City Engineer.

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- *29. The subdivider shall enter into a bonded agreement for the construction of a future traffic signal at intersection of Stonecrest Boulevard & West Canyon Avenue.
- *30. The subdivider shall construct a traffic signals at the following intersections:
- a. Daley Center Drive and Stonecrest Boulevard
 - b. Stonecrest Boulevard & Murphy Canyon Road
31. Enhanced paving in the dedicated public right-of-way shall be in accordance with the City's *Street Design Manual* and satisfactory to the City Engineer.
32. There shall be no project monument signs and/or permanent structures in the medians that are within the dedicated public right-of-way.
33. Water Requirements:
- a. The subdivider shall install all facilities necessary to serve this development, in a manner satisfactory to the Water Utilities Director, as identified in the "Water System Analysis for the Stonecrest Village Project" by Wilson Engineering dated September 15, 1995
 - b. 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.
34. 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 mains will provide adequate capacity and have cleansing velocities. Any connections to the 36-inch Murphy Canyon Trunk Sewer shall be made at a manhole.
 - b. The subdivider shall install all facilities, as required by the approved sewer study (not necessarily as shown on the tentative map).
35. Water and Sewer Requirements:
- a. The subdivider shall provide evidence, satisfactory to the Water Utilities Director, showing that each unit 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 unit.
 - b. The subdivider shall design all water and sewer facilities to the most current edition of the Water Utilities Department's *Water and Sewer Design Guide*. If facilities do not meet the current standards, then such facilities shall be private.
 - c. The subdivider shall provide adequate easements for all public water and sewer facilities that are located outside of public rights-of-way, satisfactory to the

Water Utilities Director. Vehicular access easements shall be provided to all water and sewer appurtenances (manholes, blowoffs, air valves, cleanouts, gate and butterfly valves, meters, etc.). No structures of any kind shall be built in or over the easements without first obtaining an encroachment removal agreements.

- *36. The drainage system proposed for this subdivision, as shown on the approved tentative map, is subject to approval by the City Engineer.
- *37. 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.
- *38. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 92-08-DWQ (NPDES General Permit No. CAS000002), *Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity*. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrently with the commencement of grading activities, and a complete and accurate Notice of Intent (NOI) shall be filed with the SWRCB. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received.

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

- 39. Open Space/Brush Management Requirements:
 - a. No lots shall be accepted in fee simple by the City.
 - b. Prior to the recordation of a Final Map for this subdivision, Lots "A", "B", "C", "D", "E", "F" and "J" shall have a negative open space easement granted to the City of San Diego, and shall be owned and maintained by the Homeowners' Association.
 - c. Prior to the recordation of a Final Map for this subdivision, Lots "H" and "I" shall have a "Building Restricted Easement for Recreation Lot" granted to the City of San Diego and shall be owned and maintained by the Homeowners' Association.
 - d. Prior to the recordation of a final map for this subdivision, a "Building Restricted Easement for Zone One Brush Management" shall be granted to the City of San Diego. Easements shall be shown on Lots 8, 9, 10, 11, G, K, L and M and shall be of varied depths as identified on Exhibit "A", dated January 30, 1996, on file in the office of the Development Services Department, and shall be owned and maintained by the property owner(s).

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Structures on said lots shall be developed in conformance with the applicable sections of the Landscape Technical Manual (LTM), particularly Section 6.6.

- e. Prior to the recordation of a final map for this subdivision, a "Building Restricted Easement for Brush Management Zones Two and Three" shall be granted to the City of San Diego. Easements shall be shown on Lots G, H, I, K, L, M, N and O and shall be of varied depths as identified on Exhibit "A", dated January 30, 1996, on file in the office of the Development Services Department, and shall be owned and maintained by the property owner(s) or Homeowners Association, if existing.
 - f. Prior to the recordation of a final map for this subdivision, a "Conservation Easement" shall be granted to the City of San Diego. Easements shall be shown on Lots G, K, L, M, N and O and shall be of varied depths as identified on Exhibit "A", dated January 30, 1996, on file in the office of the Development Services Department, and shall be owned and maintained by the property owner(s) or Homeowners Association, if existing.
 - g. All building restricted easements and negative open space easements shall be shown on the final map(s), to the satisfaction of the Development and Environmental Planning Division of the Development Services Department.
 - h. Prior to the recordation of the Final Map, the form and type of the Land Title restrictions as identified above may be changed while maintaining the original intent of the restrictions, to the satisfaction of the City Engineer.
40. The following are required environmental mitigation measures for the StoneCrest project. The subdivider shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the Environmental Impact Report No. 95-0204, satisfactory to the Development Services Director, the City Engineer, and EAS. In addition to the measures listed below, condition numbers 14, 22, 23, 24, 25, 26, 27, 28, 29, 30, 37, 38 and 39 (denoted by an asterisk on above conditions) are required by the MMRP as well as the Engineering Department.
- a. Prior to the recordation of the Final Map or issuance of a grading permit, the subdivider shall provide evidence, satisfactory to the Development Services Department, showing that hiking trails are not located within sensitive biological habitats or associated buffer areas.
 - b. Prior to the recordation of the Final Map or issuance of a grading permit, and implementation of the brush management plan for the existing site conditions, 44.24 acres of on-site DCSS habitat (i.e., all on-site areas of DCSS not proposed for development, as shown on the approved Tentative Map) shall be designated as a Conservation Open Space Easement on the Final Map.
 - c. Prior to the recordation of Final Map and/or issuance of a grading permit for any phase containing DCSS, the applicant shall acquire in Fee Title or a Conservation Open Space Easement in favor of the City in the amount of at least 14.03-acres of an off-site parcel of habitat identified as acceptable by the City. This interest shall be dedicated to the City of San Diego preserve system. The required parcel shall meet the criteria set forth in the Mitigation, Monitoring, and Reporting Program.

- d. Prior to approval of the grading plans, to the satisfaction of the Development Services Department, U.S. Army Corps of Engineers (ACOE) and California Department of Fish and Game (CDFG), the applicant needs to identify and provide one of the following options:

Option One:

An on-site riparian restoration site of 5.5 acres shall be delineated, along with an on-site area of 1.2 acres which shall be located adjacent to existing DCSS habitat and the riparian restoration site. EAS shall review the grading plans to ensure the notes and restoration site boundaries have been added. All conditions for wetland mitigation will be consistent with ACOE requirements. For specific requirements and hydroseed mix/plant palette, refer to the Mitigation, Monitoring, and Reporting Program.

The 5.5 acre riparian and 1.2 DCSS restoration sites shall be placed within Conservation Open Space Easements.

The applicant shall enter into a five year secured agreement with the ACOE to cover the projected cost to install, monitor, and report on the 5.5 acre riparian and the 1.2 acre DCSS restoration program. This agreement shall be in the form of a 100 percent bond for the above projected costs. The bond shall be structured so that portions of the bond may be released as interim milestones are met (subject to negotiation between the City and the ACOE in concurrence with the other resource agencies).

Option Two:

The applicant shall acquire at least 5.5 acres of off-site existing wetland habitat, within the context of regional open space planning (i.e. MSCP). The required parcel shall meet the criteria set forth in the Mitigation, Monitoring, and Reporting Program.

Limited riparian restoration would occur in the same configuration as proposed for the on-site habitat restoration effort (Option One), however, the success criteria will be limited to insuring the City erosion control standards are being met and the bonding requirements with ACOE shall reduced to one year. For specific requirements, refer to the Mitigation, Monitoring, and Reporting Program.

Hydroseeding shall occur in the on-site riparian area identified in Option One, however, the success criteria will now be limited to insuring the City's erosion control standards are met and the bonding requirements with ACOE shall be reduced to one year. For specific requirements, refer to the Mitigation, Monitoring and Reporting Program.

- e. Prior to the issuance of an Interim Habitat Loss Permit and associated grading permit for any portion of the project site, the project is required to obtain final concurrence from the United States Fish and Wildlife Service and The California Department of Fish and Game that the project is consistent with the NCCP Process and 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 to obtain agency concurrence will require reconsideration by the appropriate City decision making body.

Approval of this map/permit does not guarantee approval of a future Interim Habitat Loss Permit which is limited to a 5 percent cumulative loss of coastal sage scrub and gnatcatcher occupied habitat calculated at the grading permit stage.

- f. Prior to the recordation of the Final Map or issuance of the grading permit, the applicant shall assure that all construction staging areas should be as far away as possible from existing residences.
- g. Prior to the recordation of the Final Map, the applicant shall comply with the Air Quality and San Diego River Drainage Basin requirements of the MMRP. The Air Quality measures require that the project contractors shall implement a dust control program during project grading and construction activities. This program shall meet the applicable requirements of the San Diego County APCD. Construction related measures shall be added to the grading and building plans and landscape measures shall be added to the slope and erosion plans.
- h. Prior to the recordation of the Final Map or issuance of the grading permit, the applicant shall provide verification that a qualified paleontologist has been retained to implement the paleontological mitigation program. This verification shall be presented to the Principal Planner of the City of San Diego Environmental Analysis Section (EAS) prior to construction activities.
- i. Prior to recordation of Final Map or issuance of the grading permit, the applicant shall remove all on-site hazardous materials identified during the project Phase I Assessment (Appendix I of the EIR) and properly dispose of materials off-site prior to proposed project development, in accordance with the County of San Diego, Hazardous Materials Management Division, Health and Safety Code, Division 20, Chapters 6.5 and 6.75.

FOR INFORMATION:

- 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 development may be subject to impact fees, as established by the City Council.
- 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 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.

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