

(R-97-814)

RESOLUTION NUMBER R-288307

ADOPTED ON JANUARY 28, 1997

WHEREAS, Pardee Construction Company, Applicant, and Rick Engineering, Engineer, filed an application for Vesting Tentative Map ("VTM") No. 96-0442 to amend Units 9, 11, 12, and 16 of approved Vesting Tentative Map No. 86-0885, South Creek Parcels 35-48, and the vacation of excess right of way of Springbrook Drive, for a 171 lot subdivision (as amended), located south of Poway Road, east of Interstate 15, and described as a portion of the Southeast quarter of the Northeast quarter and a portion of the Northeast quarter of the Southeast quarter, Section 21, and a portion of the South half of the Northwest quarter, a portion of the Northeast quarter of the Northwest quarter, the Southwest quarter of the Northeast quarter, and a portion of the South half, Section 22, Township 14 South, Range 2 West, SBM, in the Sabre Springs Community Plan area, in the R-1500, R-3000, and R1-5000/Mobile Home Park zones (proposed R-1500, R-3000, and R1-5000 zones); and

WHEREAS, on November 14, 1996, the Planning Commission of The City of San Diego considered VTM No. 96-0442 amending Units 9, 11, 12, and 16 of approved Vesting Tentative Map No. 86-0885, South Creek Parcels 35-48, and the vacation of excess right of way of Springbrook Drive, pursuant to San Diego Municipal Code section 102.0307, and received for its consideration written and oral presentations, and heard from all interested parties present at the public hearing; and

WHEREAS, the matter was set for public hearing on January 28, 1997, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that this Council adopts the following findings with respect to Vesting Tentative Map No. 96-0442:

1. The amended map proposes the subdivision of an 85.9-acre site into 171 lots for residential development. This type of development is consistent with the General Plan and the Sabre Springs 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 proposed 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 proposed 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. 86-0885, and amendments thereto.

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 and the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings in Negative Declaration No. 96-0442 which is included herein by this reference.

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

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

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

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

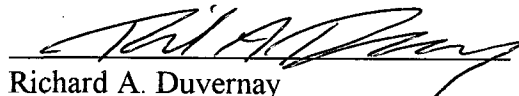
10. The property contains a right of way which must be vacated to implement the final map in accordance with San Diego Municipal Code section 102.0307. The tentative map must be approved by the City Council.

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

BE IT FURTHER RESOLVED, that Vesting Tentative Map No. 96-0442 is hereby granted to Pardee Construction Company, Applicant, and Rick Engineering, Engineer, subject to the conditions attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By


Richard A. Duvernay
Deputy City Attorney

RAD:lc

02/24/97

Or.Dept:Clerk

R-97-814

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Reviewed by Mary Roush

CITY COUNCIL CONDITIONS FOR
VESTING TENTATIVE MAP 96-0442

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. The Vesting Tentative Map shall comply with the conditions of Planned Residential Development Permit No. 86-0885 and amendments thereto.
3. This Vesting Tentative Map will become effective with the effective date of the associated rezoning case, 96-0442, and will expire three years thereafter. If the rezoning or street vacation is denied, this vesting tentative map (amended) shall be deemed denied.
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 Vesting 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. 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.
10. 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.
11. Springbrook Drive is classified as a residential 4-lane collector within a 92-foot-wide right-of-way transitioning a minimum distance of 320 feet to a 2-lane collector South of Sabre Springs Parkway within a 60-foot-wide right-of-way. The minimum design speed shall be 40 MPH. The subdivider shall provide full-width improvements including curbs, 4-foot-wide sidewalks and paving, satisfactory to the City Engineer.
12. Springhurst Drive is classified as a 4-lane collector within a 84-foot-wide right-of-way between Poway Road and Sabre Springs Parkway, with a minimum design speed of 35 MPH. The right-of-way shall transition to a 2-lane collector within a 60-foot-wide right-of-way with a design speed of 40 MPH. The subdivider shall provide full-width improvements including curbs, 4-foot-wide sidewalks, and paving, satisfactory to the City Engineer. The subdivider shall assure adequate sight distance at all proposed public or private streets and driveways. If this cannot be achieved at the intersection of Sabre Springs Parkway due to the proximity of the bridge, this intersection shall be relocated, satisfactory to the City Engineer.
13. The landscape and brush management shall be in accordance with the Landscape Technical Manual
14. This subdivision shall comply with the Transportation Phasing Plan for the Sabre Spring Community .
15. The subdivider shall construct pedestrian ramps at all street intersections
16. Driveways shall be of sufficient depth and width to provide storage for two standard-size vehicles without encroaching into the sidewalk area.

17. Prior to the recordation of the first final map, the subdivider shall enter into a bonded landscape maintenance agreement, agreeing to maintain all landscaping and appurtenances thereto within the City right-of-way, adjacent to this subdivision until a landscape maintenance district, property owner's association or other such mechanism is established and assumes maintenance responsibility, satisfactory to the City Engineer.

The subdivider shall obtain an Encroachment Removal Agreement for all landscape, and appurtenances thereto, within the City right-of-way.

18. Streets "A", "LL", "MM", "NN", "OO" and all streets in Units 11 and 12 are classified as residential streets. The subdivider shall dedicate a minimum 54-foot-wide right-of-way with a 45 foot cull-de-sac right-of-way radius and shall provide 34 feet of pavement, curb, gutter, and a four-foot-wide sidewalk on both sides of the street within a ten-foot curb-to-property-line distance, with a 35 foot cull-de-sac curb radius, satisfactory to the City Engineer.

The subdivider shall provide an adequate sight distance for Street "OO" at Springbrook Drive.

19. The remaining interior streets shall be improved as public local streets, as shown on the approved tentative map.
20. The subdivider shall dedicate Springbrook Drive from the southerly subdivision boundary offsite to Scripps Poway parkway satisfactory to the City Engineer.

The subdivider may request the City Council to establish a reimbursement district, in accordance with the provisions of Section 62.0208 of the Municipal Code, to recover a portion of the construction cost of the above work, when the property within the reimbursement district is subdivided or otherwise developed.

21. The subdivider shall construct interconnected traffic signal systems at the following locations:
- a. Sabre Springs Parkway and Springbrook Drive.
 - b. Poway Road and Springbrook Drive.
 - c. Poway Road and Springhurst Drive.

The signals specified above may have alternate funding or may also be a requirement of another tentative map. Before undertaking design, developer should contact the Transportation and Drainage Design Division (533-3173).

22. The drainage system proposed for this development, as shown on the approved tentative map, is subject to approval by the City Engineer.

23. 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.

Conditions 23 and 24 are original conditions for VTM 86-0885 and conditions 25, 26 and 27 are conditions that are applicable to Parcel 35, 36 and 41, being amended.

24. Water Requirements:

- a. Install a 20-inch water main in Poway Road from the existing 20-inch in Sabre Springs Parkway to the Mercy Road underpass, satisfactory to the Water Utilities Manager.
- b. Install a 16-inch water main in Sabre Springs Parkway west of Springbrook Drive.
- c. Install 12-inch water mains in Springbrook Drive, south of Sabre Springs Parkway to "E" Street, in "E" Street to Springhurst Drive via an easement; then in Springhurst Drive north to Sabre Springs Parkway and south to "Z" Street.
- d. Install 10-inch water mains in Sabre Springs Parkway between Springbrook Drive and Springhurst Drive, in Springbrook Drive south of "E" Street, both sides of closed gate valve and looping water mains, within the 805 pressure zone in accordance with the approved water study by Lowery and Associates, dated April 30, 1986 and subsequently approved amendments.
- e. Install a system of 8-inch and 6-inch water mains adequate to serve fire and domestic needs of the development.
- f. Provide a study for the sizing of the temporary pump station. Include the entire 805 pressure zone within the development.

- g. Enter into an agreement for the operation, maintenance, and abandonment of the temporary pump station.
- h. Provide an analysis for the sizing of the pressure-regulating stations required by the water study and install with stubouts for future development to the south.
- i. Provide a noise study for the temporary pump station and install all mitigating measures recommended by the study.
- j. Install fire hydrants at locations satisfactory to the Fire Department and to the City Engineer.

25. Sewer Requirements:

- a. The subdivider shall provide a sewer study satisfactory to the Water Utilities Director for the sizing of on-site and off-site gravity mains and to show that the grade of the sewer mains will provide adequate capacity and cleansing velocities.
- b. Install all facilities required by the approved study.
- c. Install a trunk sewer parallel to the Pomerado Outfall No. 1 trunk sewer, between the Pomerado relief trunk sewer in Pomerado Road and the Peñasquitos Canyon trunk sewer at Interstate 15.
- d. Providing water and sewer for this subdivision is dependent upon the prior construction of water and sewer mains in previously approved subdivisions in this area. If they have not been constructed when required for this subdivision, 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.
- e. If on-site water and sewer are to be public and if it is a gated community, the Water Utilities Systems Division shall have keyed access satisfactory to the Water Utilities Director. the City will not be responsible for any security issues that may arise relative to availability of keys.
- f. If on-site water and sewer mains are to be private, provide CC&Rs for the operation and maintenance of these systems and provide private easements.

26. Water Requirements:

- a. Prior to the preparation of any public improvement drawings, the subdivider shall provide a water study, satisfactory to the Water

Department Manager. The study shall plan the on-site facilities necessary to serve this development.

- b. The subdivider shall install all facilities as required by the accepted water study necessary to serve this development. Facilities, as shown on the approved tentative map, may not be acceptable.
- c. The subdivider shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. If more than two (2) fire hydrants and/or thirty (30) dwelling units are located on a dead-end main, then a looped system shall be installed.

27. Sewer Requirements:

- a. Prior to the preparation of any public improvement drawings, the subdivider shall provide a sewer study, satisfactory to the Metropolitan Wastewater Department Manager, for the sizing of gravity sewer mains and to show that the existing and proposed facilities will provide adequate capacity and have cleansing velocities necessary to serve this development.
- b. The subdivider shall install all facilities as required by the accepted sewer study necessary to serve this development. Facilities, as shown on the approved tentative map, may not be acceptable.

28. Water and Sewer Requirements:

- a. The subdivider shall design all water and sewer facilities to the most current edition of the City of San Diego's *Water & Sewer Design Guide*. If facilities do not meet the current standards, then such facilities shall be private.
- b. The subdivider shall provide evidence, satisfactory to the Water and Metropolitan Wastewater Departments' Managers, indicating that each parcel will have its own water service and sewer lateral or provide CC&Rs for the operation and maintenance of on-site private water and sewer mains that serve more than one lot. Also, provide private easements for the private mains.
- c. The subdivider shall grant adequate, fully paved, water and/or sewer easement, including paved vehicular access, for all water and sewer facilities that are not located within a public right-of-way, satisfactory to the Water and Metropolitan Wastewater Departments' Managers. No structures shall be built in or over the easements without first obtaining an encroachment removal agreement.

29. The following lots shall be deeded to the City for open space purposes: Unit 1, Lot 37; Unit 2, Lot 60; Unit 3, Lot 70; Unit 4, Lot 56; Unit 7, Lot 59; Unit 10, Lot 62; Unit 15, Lots 48 and 49; Unit 17, Lot 3; Unit 18, Lots 1, 2 and 3.

The subdivider shall adjust the adjacent lot lines to remove manufactured slopes from this open space, satisfactory to the Park and Recreation Department.

The deed conveying the property to the City of San Diego is to be submitted to the City Council for acceptance concurrently with the filing of the final map. No park fee credits will be given because of this land transfer.

30. The subdivider shall grant negative open space easements over Unit 5, Lots 77 and 78; and Unit 6, Lot 47, in a manner satisfactory to the Park and Recreation Department.

31. The manufactured slopes identified on the tentative map as individual lots shall be negative open space easements, non-building easements, not a building site or shall be incorporated into non open space lots, satisfactory to the Park & Recreation Department. The development and maintenance of these lots shall be by an assessment district or homeowner's association, whichever is applicable. The lots maintained by an assessment district shall be conveyed to the City at the discretion of the Park and Recreation Department.

The subdivider shall grant a non-building easement over Unit 1, Lot 38, in a manner satisfactory to the Park and Recreation Department.

32. The equestrian trail, pedestrian and bicycle path, and hiking trail shall be improved by the developer at no cost to the City and deeded to the City in a manner satisfactory to the Park and Recreation Department and to the City Engineer.

33. Lots 1 and 2 of Unit 17 are designated as a school and public park site on the tentative map and are to be acquired in accordance with procedures established in Section 66479 et seq. of the Subdivision Map Act. Prior to the approval of a final map including this park site, the City shall enter into an agreement to acquire Lot 1 within two years. Failure to enter into such agreement will terminate the park reservation. If the school district does not exercise its option agreement for Lot 2, the City shall have the option to acquire Lot 2 in lieu of Lot 1.

The subdivider shall, as a part of the subdivision improvements, grade the park and school sites and install the necessary public improvements and shall be reimbursed by the City for such work from appropriate funds. An agreement authorizing such reimbursement shall be entered into prior to the approval of the final map.

34. Portions of the project are located in the floodplain of Penasquitos Creek, as delineated on Panels # 54 of the Flood Insurance Rate Map (FIRM) for the City

of San Diego. These maps are prepared by the Federal Emergency Management Agency (FEMA).

- a. The subdivider shall submit a Hydraulic Study to show the water surface elevation and velocity for Q100 in Penasquitos Creek for approval by the City Engineer.
- b. Any development within the floodplain fringe area will require the property to be graded to an elevation higher than the 100 year frequency flood elevation plus two feet or floodproofing provided to an elevation higher than the 100 year frequency flood elevation plus two feet.
- c. The subdivider shall grant a flowage easement satisfactory to the City Engineer over the property within the floodway.
- d. The subdivider shall denote on the final map and the improvement plans as "Subject to Inundation" for those areas at an elevation lower than the 100 year frequency flood elevation plus 2 feet.
- e. Permits or exemptions must be obtained from the California Department of Fish and Game and the U.S. Army Corps of Engineers before City permits will be issued for work within the floodplain fringe areas.
- f. The developer shall provide slope protection, as required by the City Engineer, where the flow velocity exceeds 5 FPS.
- g. No permits shall be issued for grading or other work in the floodplain of Penasquitos Creek until the developer obtains a Conditional Letter of Map Amendment (Conditional LOMA) or Conditional Letter of Map Revision (Conditional LOMR) from FEMA. The request for the Conditional LOMA or Conditional LOMR must be submitted through the Floodplain Management Section of the City of San Diego Engineering and Development Department. The developer must provide all documentation, engineering calculations, and fees which are required by FEMA.
- h. When as-built grading and public improvement plans are available, the developer must submit a request for a Final LOMA or Final LOMR to FEMA via the Floodplain Management Section of the City of San Diego Engineering and Development Department. The developer must provide all documentation, engineering calculations, and fees which are required by FEMA.
- i. The bond for this project will not be released until the Final LOMA or Final LOMR is issued by FEMA. The Floodplain Management Section of the City of San Diego Engineering and Development Department will notify the Development Services Division of such issuance as soon as it is informed by FEMA.

- j. Notes provided by the Floodplain Management Section of the City of San Diego Engineering and Development Department concerning work in designated floodplains shall be included in all grading and improvement plans.
35. Open Space Requirements:
- a. Unit 9, Lot 55; shall have a negative open space easement for brush management, to be owned and maintained by the Homeowners Association.
 - b. Unit 16,
 - i. Lots 21, 22 & 24; shall be deeded to the City in fee simple, for open space purposes.
 - ii. Lot 20; shall have a negative open space easement for brush management and be owned and maintained by the Homeowners Association.
 - iii. Lot 23; is not a building site and shall be owned and maintained by the Homeowners Association.
 - c. Units 11 & 12, Lot 88; shall have a negative open space easement for brush management to be owned and maintained by the Homeowners Association.
36. The subdivider shall comply with the Mitigation Monitoring and Reporting Program as specified in Environmental Impact Report No. 86-0885, satisfactory to the Planning Director and the City Engineer, which is included herein by this reference.
37. The following mitigation measures shall be completed in a manner satisfactory to the Development Services Manager and the City Engineer.
- a. The applicant shall maintain the off-site manufactured slopes to the south of the subdivision until these slopes are removed as a result of development in Scripps Miramar Ranch.
 - b. All graded pads shall be hydroseeded. Exterior manufactured slopes shall be landscaped with the permanent landscape treatment as shown on the PRD landscaping plans.
 - c. The applicant shall be responsible for maintenance of the Peñasquitos Creek revegetation program (Appendix C of the EIR) for a minimum of 3 years. At the end of the 3 year period, EQD shall determine whether the revegetation is sufficiently established in order to transfer maintenance to

- the City. If the revegetation effort is not established, the applicant shall continue to maintain the creek until such time that it is determined by EQD to be adequately established.
- d. A fence (minimum 3 feet high) shall be constructed during grading and construction along the equestrian trail adjacent to Parcels 37 and 38.
 - e. The applicant shall implement the following measures to mitigate paleontological resources:
 - i. Grading plans and schedule shall be provided to a qualified paleontologist in advance of the actual development.
 - ii. A qualified paleontologist shall be present at any pre-grade meetings to discuss grading plans with the contractors.
 - iii. During grading, a qualified paleontologist shall be on-site during the original cutting of previously undisturbed sediments of the Friars Formation to inspect cuts for contained fossils.
 - iv. A paleontologist shall be allowed to temporarily direct or divert grading to allow recovery of any fossils remains.
 - v. Any remains collected from the project area shall be deposited in a scientific institution with paleontological collections.
 - vi. A report describing the results of the above monitoring program shall be submitted to the Deputy Director of the Environmental Quality Division prior to issuance of building permits.
38. 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.
39. 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.
40. A Transportation Phasing Plan is required for this community. Prior to recordation of the final map, the Transportation Phasing Plan must be approved by the City Engineer, and this subdivision must conform to the approved Transportation Phasing Plan. The Phasing Plan is to include the regional required traffic improvements as required in the Sabre Spring Community Plan in connection with the phase of development for Parcels 35-48.

41. This subdivision is in a community plan area designated in the General Plan as Planned Urbanizing. As such, special financing plans have been, or will be, established to finance the public facilities required for the community plan area.

Therefore, in connection with Council approval of the final map, the subdivider shall comply with the provisions of the financing plan then in effect for this community plan area, in a manner satisfactory to the Development Services Manager. 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. 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.
43. 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.
44. 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.
45. Should an improvement be required that will impact land identified as open space, the developer shall contact the Park & Recreation Department for appropriate design criteria.
46. Prior to the recordation of a final map, a phasing plan shall be submitted to the satisfaction of the Development Services Manager which ties development to: a) the allocation of schedule of the Community Plan, as set forth in Schedule A of the Interim Development Ordinance, adopted by the City Council on July 21, 1987 and any successor plan or policy imposing the same or similar requirements; and b) the construction and actual installation of all public facilities specified in the Capital Improvement Program portion of the applicable community plan that would be required for this project approval.
47. This map shall comply with the standards, policies and requirements of all ordinances in effect at the time of approval of this map, including the Interim Development Ordinance adopted by the City Council on July 21, 1987, and any successor ordinance, plan or policy imposing the same or similar requirements upon environmentally sensitive habitats, floodplains, hillsides, wetlands or coastal bluffs, which approval shall be binding upon all subsequent approvals and permits required for the development.

VTM 96-0442, amending VTM 86-0885
January 28, 1997

48. This subdivision is subject to Poway Unified School District Resolution No. 67-87, which established a Mello-Roos Community Facilities District for school facilities.

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 Development Services Manager.
- 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.
- This development may be subject to the payment of a park fee in accordance with the San Diego Municipal Code, which specifies park fees applicable in the Sabre Springs Community Plan area.