

RESOLUTION NUMBER R-290680

ADOPTED ON SEPTEMBER 8, 1998

WHEREAS, Torrey Pines Investment Group, Applicant, and Crosby, Mead, Benton & Associates, Engineer, submitted by an application for a 97-lot vesting tentative map (Vesting Tentative Map No. 96-7573 for the Torrey Pines Estates project), located at the easterly end of Arroyo Sorrento Road, and legally described as all that portion of the south half of the northeast quarter of Section 30, Township 14 South, Range 3 West, San Bernardino Meridian, in the Carmel Valley Community Plan area, in the SF-2 zone (and OC-1-1 zone); and

WHEREAS, on July 2, 1998, the Planning Commission of The City of San Diego considered Vesting Tentative Map No. 96-7573, and voted to recommend City Council approval of the map; and

WHEREAS, the matter was set for public hearing on September 8, 1998, 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. 96-7573:

1. The map proposes the subdivision of a 53.86 acre site into 97 lots (89 residential, 1 open space, 7 private streets) for residential development. This type of development is consistent with the General Plan and the Carmel Valley Community Plan, which designate the area for residential use and open space. The proposed map will retain the community's character by encouraging orderly, sequential development compatible in its intensity with surrounding existing and future land development.

2. The design and proposed improvements for the map are consistent with the zoning and development regulations of the SF-2 zone (and OC-1-1 zone) in that:

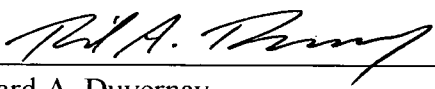
- a. All lots have minimum frontage on streets which are open to and usable by vehicular traffic on dedicated streets, as allowed under a Carmel Valley Planned Development [CVPD] Permit.
  - b. All residential lots meet the minimum dimension requirements of the SF-2 zone (and OC-1-1 zone), as allowed under a CVPD 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 CVPD Permit.
  - d. Development of the site is controlled by Carmel Valley Planned Development/Resource Protection Ordinance Permit No. 96-7573.
3. The design and proposed improvements for the subdivision are consistent with State Map Act section 66473.1 regarding the design of the subdivision for future passive or natural heating or cooling opportunities.
  4. The site is physically suitable for residential development. The harmony in scale, height, bulk, density, and coverage of development creates a compatible physical relationship to surrounding properties for which this area has been planned.
  5. The site is physically suitable for the proposed density of development. This is consistent with the community plan, which provides for residential uses.
  6. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, based upon the findings of Environmental Impact Report No. 96-7573, which is included herein by this reference. However, a finding has been made pursuant to Public Resources Code section 21081(c) that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Environmental Impact Report.
  7. The design of the subdivision and the type of improvements will not likely cause serious public health problems, in as much 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 Government Code section 66412.3, that the housing needs of the region are being met since residential development

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

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

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Vesting Tentative Map No. 96-7573 is hereby granted to Torrey Pines Investment Group, Applicant, and Crosby, Mead, Benton & Associates, Engineer, subject to the conditions attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By   
Richard A. Duvernay  
Deputy City Attorney

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11/21/98  
Or.Dept:Clerk  
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Reviewed by Nick Osler

CITY COUNCIL CONDITIONS TO VESTING TENTATIVE MAP NO. 96-7573  
ADOPTED BY RESOLUTION NO. R-290680 ON SEPTEMBER 8, 1998

1. This tentative map will expire September 8, 2001.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the first final map, unless otherwise noted.
3. The final map shall conform to the provisions of CVPD Permit No. 96-7573.
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. 769830.

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. 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 U.S.C. § 1531 et seq.).

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9. The subdivider shall provide evidence to ensure that an affirmative marketing program is established.

## **ENVIRONMENTAL MITIGATION MEASURES**

### **LANDFORM ALTERATION/VISUAL QUALITY:**

10. Prior to the issuance of grading permits, the City of San Diego's Land Development Review shall review final maps and grading plans to verify implementation of proposed contour grading of manufactured slopes where feasible. Field inspectors with the City of San Diego's Development Services shall inspect the grading to ensure conformance with approved grading plans.
11. Manufactured slopes over ten feet in height with high visibility from major public roads or neighborhood and community public facilities shall be contoured or undulated to produce a more naturalized appearance. Landscaping techniques using plant material of varying heights shall be used in conjunction with contour grading to create a undulated slope appearance. Monitoring shall be required to assure the long-term establishment of the landscaping. The maintenance program would be effective for a three-year period following the installation of the plantings or until such time as all plantings are established. The long-term monitoring shall establish an inspection schedule, establish replanting specification, and require written notification once a year to the Development Services Engineering Review from the applicant-hired consultant to verify the status of the revegetation.

### **BIOLOGICAL RESOURCES:**

12. Prior to the issuance of a grading permit the Environmental Review Manager of Development Services shall review the Tentative Map to ensure that mitigation includes on-site preservation of 28.06 acres, and off-site acquisition of 11 of the 14 small property owner parcels in Neighborhood 8A for dedication in fee to the City as open space.
13. Prior to the issuance of a grading permit, conservation easements shall be placed over the open space portions of the property.
14. Preliminary grading, prior to recordation of the final map, may be permitted, subject to approval by the City Engineer.

### **HYDROLOGY/WATER QUALITY:**

15. When the Notice of Termination for construction of this project is filed, implementation of stormwater discharge best management practices (BMPs), including maintenance and monitoring, would be required by the City of San Diego.

### **GEOLOGY/SOILS:**

16. Prior to the issuance of grading permits, the Environmental Analysis Section (EAS) shall review the grading plans to ensure the measures have been provided. The

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applicant shall notify the EAS upon installation of the erosion control devices prior to release of the subdivision bond. Annual maintenance reports summarizing their effectiveness shall be provided to the EAS. The maintenance of erosion control devices shall be the responsibility of the applicant and the future property owners for the individual lots. The City shall be responsible for maintenance of drainage improvements in the public right-of-way and in public easements. Erosion control measures shall be provided to the satisfaction of the City Engineer in conjunction with site development. These measures will include such devices as hay bales and sandbags to control and direct runoff during construction, temporary detention basins to detain runoff and restrict sediment from leaving the site, directing runoff to the storm drain system proposed as part of the project and permanent desiltation basins constructed for the community, and the placement of rip rap at outlets draining into natural areas to dissipate energy and help trap sediment. The locations shall be noted on the grading plans.

17. Landscaping of cut/fill slopes and the undeveloped building pads shall be accomplished within 90 days of completion of grading.
18. the measures have been provided. In conformance with the provisions of Public Resources Code Section 21081.6, the applicant shall retain an engineer of work to monitor the grading, construction, and installation of runoff control devices and revegetation of the project site.
19. Grading of areas within the Coastal Zone shall be conducted outside of the traditional California rainy season (October 1 through March 15), unless special erosion control measures are implemented to the satisfaction of the City Engineer.
20. Energy dissipation devices shall be installed at the terminus of canyon subdrains to minimize erosion impacts to native vegetation.
21. Prior to the issuance of grading permits, the City Engineer shall review and approve all grading plans to ensure that grading will be performed in accordance with the geotechnical investigation.

PALEONTOLOGY:

22. Prior to issuance of a grading permit, the applicant shall implement the paleontological monitoring program as described in Addendum to EIR No. 91-0899, 96-7573, 96-7929 for Torrey Pines Estates. The monitoring program shall be completed to the satisfaction of the Environmental Review Manager of Land Development Review (LDR) prior to the issuance of a certificate of occupancy.
23. The subdivider must provide a geologic reconnaissance report on the subject property to discover and address potential geological hazards. The report must be prepared in accordance with the most recent edition of the City of San Diego "Technical Guidelines for Geotechnical Reports." All slopes shall be constructed in accordance with the provisions of San Diego Municipal Code Section 62.0415 et seq. This is also an environmental mitigation measure.

24. 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.
25. The subdivider is permitted to file up to two final maps. The subdivider has requested approval to file final maps out of numerical sequence. This request is approved, subject to the provision that the City Engineer can review the off-site improvements in connection with each unit.
26. The subdivider has reserved the right to record multiple final maps over the area shown on the approved tentative map. In accordance with Article 66456.1 of the Subdivision Map Act, the City Engineer shall retain the authority to review the areas of the tentative map the subdivider is including in each final map. The City Engineer may impose reasonable conditions relating to the filing of multiple final maps, in order to provide for orderly development, such as off-site public improvements, that shall become requirements of final map approval for a particular unit.
27. 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.
28. This tentative map is within the Carmel Valley Community, for which a Transportation Phasing Plan has been incorporated in the Public Facilities Financing Plan. Contained within this plan are individual traffic facility improvements. Before predetermined thresholds of development may be exceeded, the City Engineer must be satisfied that these improvements are either:
  - a. completed;
  - b. under contract;
  - c. bonded;
  - d. scheduled and funded for construction in the immediate fiscal year of the City's Capital Improvement Program (CIP); or
  - e. scheduled and funded for construction in the immediate fiscal year of the State Transportation Improvement Program (STIP).

The subdivider is advised that issuance of building permits may be limited or otherwise withheld because of unsatisfied thresholds in the phasing plan. The filing of a final map does not guarantee that building permits will be issued for properties within the final map area. A copy of the Carmel Valley Public Facilities Financing Plan may be viewed or purchased at the office of the Facilities Financing Division.

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29. The subdivider shall not oppose future cost reimbursement districts for off-site transportation improvements to mitigate for the elimination of Carmel Creek Road based on approved traffic studies to the satisfaction of the City Engineer.
30. The subdivider shall obtain an engineering grading permit from the City Engineer for the grading proposed with this subdivision. All grading shall conform to the requirement in accordance with the City of San Diego Municipal Code Sections 62.0401 and 62.0423.
31. The subdivider shall enter into a bonded landscape maintenance agreement, agreeing to maintain all landscaping and appurtenances, within the City right of way adjacent to and within this subdivision, until such time a landscape maintenance district or other such mechanism is established and assumes maintenance responsibly, satisfactory to the City Engineer.
32. The landscape and brush management shall be designed and constructed in accordance with the Landscape Technical Manual.
33. The subdivider shall provide a "Letter of Permission for Grading" from SDG&E for any work that is within, adjacent to or affects access to and/or along, their easements.
34. The subdivider shall construct pedestrian ramps at all street intersections.
35. This subdivision shall be served by a system of privately maintained, non-dedicated, named, private streets. Private streets shall be designed and constructed to the same structural, geometrical and drainage standards as dedicated streets in accordance with the City's Street Design Manual.
36. Arroyo Sorrento Road is a residential street. The subdivider shall, from the cul-de-sac westerly to the existing improvements, provide a 20-foot paved roadway within existing right-of-way, to the satisfaction of the City Engineer. The subdivider may request the City to process an application for the formation of a cost reimbursement district to recover costs for the design and construction of Arroyo Sorrento Road beyond their fair share cost.
37. Private Street "A" - The subdivider shall provide a 70 foot general utility easement and provide two 20 foot lanes of pavement, a 10 foot median, curb, gutter, 5 foot wide sidewalks within 10 foot curb-to-easement line distance, satisfactory to the City Engineer.
38. Private Streets "B" & "C" are single loaded. The subdivider shall provide a 43-foot wide general utility easement and shall provide 28 feet of pavement curb, gutter, five-foot wide sidewalk within a ten-foot curb-to-easement-line distance on the loaded side of the street and a five-foot curb-to-easement-line distance on the non-loaded side of the street, satisfactory to the City Engineer.

The knuckle on Street "C" is not approved.

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39. Private Streets "D" & "F" - The subdivider shall provide a 54-foot wide general utility easement and shall provide 34 feet of pavement curb, gutter, five-foot-wide sidewalks within a ten-foot curb-to-easement-line distance, satisfactory to the City Engineer.
40. Private Streets "E" & "G" are single loaded. The subdivider shall provide a 48-foot wide general utility easement and shall provide 28 feet of pavement curb, gutter, five-foot-wide sidewalks on both sides of the street, within a ten-foot curb-to-easement-line distance, satisfactory to the City Engineer.
41. All unit driveways shall be provided with a 20-foot minimum depth from the general utility easement to the garage doors or 18 feet with roll-up garage doors.
42. The subdivider shall provide evidence satisfactory to the City Attorney and Development Services Manager that there has been a successful transfer of development rights from eleven acres of the one acre property owners within the Neighborhood 8A Specific Plan/Precise Plan to the Torrey Pines Estates subdivider. Should the transfer result in less than eleven acres being transferred to Torrey Pines Estates, the Torrey Pines Estates development footprint shall be reduced by one acre for each one acre under the eleven acres initially proposed for transfer. The reduced development footprint must be approved by the Development Services Manager.
43. Portions of Arroyo Sorrento Road proposed for vacation on this vesting tentative map shall be considered and approved for vacation by the City Council in a manner consistent with applicable regulations. Denial of the street vacation or a modified approval may result in this vesting tentative map losing some development lots.
44. The property owner shall enter into an agreement with the City waiving the right to oppose special assessment proceedings initiated for sidewalks on Arroyo Sorrento Road.
45. All driveways and curb openings shall be constructed per City Standard Drawings SDG-100, G-14A and G-16.
46. **WATER REQUIREMENTS:**
  - a. Prior to the recordation of the final map and the submittal of any public improvement drawings, the subdivider shall provide a water study satisfactory to the Water Department Manager. The study shall plan the pressure zone(s) and water facilities necessary to serve this development, including points of connection to existing public facilities, pressure regulating stations, etc. The study shall be consistent with the conclusions and findings of the "Miramar (712)/North City (610) Water Study," prepared by Dudek & Associates, Inc., and include an appropriate transmission 610 HGL pipeline to be located within an acceptable alignment.
  - b. Prior to the recordation of the final map, the subdivider shall modify the existing pressure regulating station, located near the intersection of Arroyo Sorrento Road and Arroyo Sorrento Place, to reduce the 610 HGL to a 490 HGL in a manner satisfactory to the Water Department Manager.

- c. Prior to the recordation of the final map, the subdivider shall assure by permit and bond the installation of all facilities as required in the accepted water studies, necessary to serve this development. Water facilities, as shown on the approved tentative map, will require modification based on the accepted water studies.
- d. Prior to the recordation of the final map, the subdivider shall relocate existing water facilities in Arroyo Sorrento Road adjacent to or within the vacated portions of the Arroyo Sorrento Road right-of-way satisfactory to the Water Department Manager.
- e. The subdivider shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead-end main, then the subdivider shall install a looped water system.

**47. SEWER REQUIREMENTS:**

- a. Prior to the recordation of the final map and the submittal of any public improvement drawings, the subdivider shall provide a sewer study, satisfactory to the Metropolitan Wastewater Department Manager, for the sizing, grade and alignment of public sewer facilities and to show that the existing and proposed public sewer facilities will provide adequate capacity and have cleansing velocities necessary to serve this development and the entire drainage basin in which it lies.
- b. Prior to the recordation of the final map, the subdivider shall assure by permit and bond the installation of all facilities as required in the accepted sewer study, necessary to serve this development. Sewer facilities, as shown on the approved tentative map, will require modification based on the accepted sewer study. The proposed sewer facilities shall be located on the centerline of the existing 60-foot right-of-way of Arroyo Sorrento Road satisfactory to the Metropolitan Wastewater Department Manager.

**48. WATER AND SEWER REQUIREMENTS:**

- a. Prior to the recordation of the final map the subdivider shall provide evidence, satisfactory to the Water and Metropolitan Wastewater Departments' Managers, indicating the centerline of the proposed 20-foot of paving in Arroyo Sorrento Road is located five feet to one side of the centerline of the right-of-way. If the centerline of the paved section is the same or crosses the centerline of the right-of-way, then the subdivider shall relocate all existing water facilities into an acceptable alignment satisfactory to the Water Department Manager.
- b. The subdivider shall design all public water and sewer facilities to the most current edition of the "City of San Diego Water & Sewer Design Guide."

Proposed facilities that do not meet the current standards shall be redesigned.

- c. The subdivider shall grant adequate water, sewer, and/or access easements, including vehicular access to each appurtenance (meters, blow offs, air valves, manholes, etc.), for all public water and sewer facilities that are not located within public rights-of-way, satisfactory to the Water and Metropolitan Wastewater Departments' Managers. Vehicular access roadbeds shall be a minimum of 20 feet wide and surfaced with suitable approved material satisfactory to the appropriate Department Manager. Minimum easement widths: water mains with services or fire hydrants - 24 feet, sewer mains with manholes - 20 feet. The easements shall be located within single lots. No structures or trees shall be installed in or over any easement prior to the applicant obtaining an encroachment removal agreement. No trees, shrubs, or structures of any kind shall be installed within any easement containing vehicular access.
- d. The subdivider shall provide evidence, satisfactory to the Water and Metropolitan Wastewater Departments' Managers, indicating that each unit 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 unit. Also, provide private easements for the private mains.
- e. If on site water or sewer mains are to be public and if it is a gated community, the Water Operations and Wastewater Collection Divisions shall have keyed access satisfactory to the Water and Metropolitan Wastewater Departments' Managers. The City will not be held responsible for any issues that may arise relative to the availability of keys.
- f. Providing water and sewer for this development is dependent upon prior construction of certain water and sewer facilities in previously approved developments in this area. If they have not been constructed when required for this development, then the construction of certain portions of these previously approved water and sewer facilities, as required by the City Engineer, will become off-site improvements required for this development.
- g. The subdivider may request the City to process a Reimbursement Agreement to recover the developer's cost of design and construction of certain improvements in accordance with City regulations and practices pertaining there to.
- h. Providing water for this subdivision is dependent upon prior construction of certain water facilities in previously approved Capital Improvement Project (CIP) number 738520 in this area. If the CIP has not been constructed when required for this development, then the construction of certain portions of these previously approved water facilities, as required by the City Engineer, will become off-site improvements required for this development. Any CIP facilities installed by the subdivider will be reimbursed by the City for actual cost of design and construction in accordance with City

regulations and practices pertaining thereto. Agreement for work shall be executed prior to recordation of final map.

49. In accordance with the Carmel Valley Planned District Ordinance, a comprehensive drainage plan for the entire Neighborhood 8A Precise Plan shall be approved.
50. The drainage system proposed for this subdivision, is subject to approval by the City Engineer. The drainage system within the subdivision shall be private.
51. The storm drain, at the toe of slope of lot 5, shall be dissipated on site or provide a letter of permission to grade and discharge drainage offsite.
52. A letter of permission is required for the proposed private detention basins. The basins shall be privately maintained.
53. 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.
54. 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.

55. **PARK AND OPEN SPACE REQUIREMENTS:**

- a. Lot H shall be granted in fee simple to the City at no cost for open space. The lot shall be free and clear of any private easements, private encroachments, private encumbrances or private agreements. Lot H shall be reduced in size to provide brush management for Lots 1, 34 thru 42, 64 thru 77 and 89.
- b. Concrete brow ditches and/or detention basins are not to be located in the City Open Space.

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56. Prior to the issuance of any building permits, the developer shall demonstrate compliance with the North City West School Facilities Master Plan. Compliance may be evidenced through either of the following methods: (a) by otherwise demonstrating the availability of school facilities to accommodate residents of the subdivision; or (b) by participating in the "School Deposit Procedure" alternative, as provided in the Master Plan. A development agreement may be required, as provided in the North City West School Facilities Master Plan to implement the deposit procedure.

57. 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.

58. This tentative map is a vesting tentative map. As such, the subdivider shall pay an additional \$300 fee to the Engineering & Development Department for each final map processed in connection with this vesting tentative map.

FOR INFORMATION:

- This development may be subject to payment of a park fee prior to the filing of the final subdivision map in accordance with San Diego Municipal Code Section 102.0406 et seq. This property is also subject to a building permit park fee in accordance with San Diego Municipal Code Section 96.0401 et seq.
- This 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 vesting tentative map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

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