

(R-99-507)

RESOLUTION NUMBER R-290684

ADOPTED ON SEPTEMBER 8, 1998

WHEREAS, Western Pacific Housing, Applicant, and Crosby, Mead, Benton & Associates, Engineer, submitted by an application to The City of San Diego for a 70-lot vesting tentative map (Vesting Tentative Map No. 96-7929 for the Loma Sorrento project), located northerly of El Camino Real and Carmel Creek Road, and legally described as Parcel 1 of Parcel Map 17212, in the Carmel Valley Community Plan area, in the A-1-10 and A-1-1 zones (proposed MF1, SF2, SF3 and OC-1-1 zones); and

WHEREAS, on July 2, 1998, the Planning Commission of The City of San Diego considered Vesting Tentative Map No. 96-7929, 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. 96-7929:

1. The map proposes the subdivision of a 52.17-acre site into 70 lots for residential development (127 multi-family detached condominiums and 53 single family units). 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 A-1-10 and A-1-1 zones (proposed MF1, SF2, SF3 and OC-1-1 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 Carmel Valley Planned District Development Plan [CVPD] permit.

b. All lots meet the minimum dimension requirements of the MF1, SF2, SF3, and OC-1-1 zones, 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 District Development Plan/Resource Protection Ordinance Permit No. 96-7929.

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 and 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 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. 96-7929, 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 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.

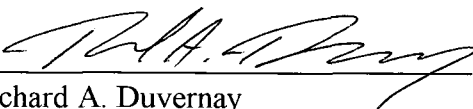
9. The City Council has reviewed the adopted Housing Element, the Progress Guide and General Plan of The City of San Diego, and hereby finds, pursuant to Government Code section 66412.3, that the housing needs of the region are being met since residential development has been planned for the area and 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. 96-7929 is hereby granted to Western Pacific Housing, 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

RAD:lc

12/17/98

Or.Dept:Clerk

R-99-507

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Reviewed by Deborah Johnson

CITY COUNCIL CONDITIONS TO TENTATIVE MAP NO. 96-7929
ADOPTED BY RESOLUTION NO. R-290684 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/RPO Permit No. 96-7929.
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. 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.).
9. In accordance with authorization granted to The City of San Diego from the United States Fish and Wildlife Service (USFWS) pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game (CDFG) pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program (MSCP), The City of San Diego through the issuance of this permit hereby confers upon Permittee the status of Third Party Beneficiary as provided for in Section 17 of The City of San Diego Implementing Agreement (IA), executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Permittee by the City: (1) to grant Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this permit and the IA, and (2) to assure Permittee that no existing mitigation obligation imposed by The City of San Diego pursuant to this permit shall be altered in the future by The City of San Diego, USFWS or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this permit and of full satisfaction by Permittee of mitigation obligations required by this permit, as described in accordance with Section 17.1D of the IA.
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. 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.
11. The subdivider is permitted to file up to 3 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.

12. The subdivider has requested to record interim Parcel Maps. The subdivider may record interim Parcel Maps as shown on the vesting tentative map, provided the subdivider dedicates street right-of-way, provide full street improvements and public facilities as shown on the Vesting Tentative Map, satisfactory to the City Engineer.
13. The subdivider shall provide evidence to ensure that an affirmative marketing program is established.

ENVIRONMENTAL MITIGATION MEASURES

LANDFORM ALTERATION/VISUAL QUALITY:

14. 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.
15. Landscaping techniques using plant material of varying heights should be used to create a naturalized 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:

16. 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 6.29 acres of Tier I habitat, 5.56 acres of Tier II habitat, and 0.34 acres of Tier III habitat, and off-site acquisition of habitat in the following quantities: Tier I - 12.47 acres inside the MHPA or 24.94 acres outside the MHPA; Tier II - 8.70 acres inside the MHPA or 13.05 acres outside the MHPA; and Tier III - 2.65 acres inside the MHPA or 5.18 acres outside the MHPA.
17. Prior to the issuance of grading permits, grading plans for the Loma Sorrento parcel shall be reviewed by the Environmental Review Manager to verify that

impacts to the south coast saltbush, *Atriplex pacifica*, will be avoided where possible. Where avoidance is not possible, seeds shall be collected at seed set and planted in a protected area (such as the MHPA) where similar hydrology, soils (including proper pH and salinity), vegetation, slope aspect are present. Plants should be located in areas that do not contain the species already, unless these areas are evaluated for carrying capacity, but should be located where appropriate habitat is available.

18. Prior to issuance of the grading permit, a detailed restoration plan for impacts to the south coast saltbush for the Loma Sorrento parcel shall be submitted and approved, to the satisfaction of the City Manager and the California Department of Fish and Game.
19. Prior to the issuance of a grading permit for the Loma Sorrento Parcel, the applicant shall provide written verification to the Environmental Review Manager that 1.38 acres of habitat, located within or directly adjacent to the MHPA and providing functional equivalency has been acquired as specified in the MMRP for Addendum to EIR Nos. 91-0899, 96-7573, and 96-7929.
20. Prior to the recordation of Final Maps, conservation easements shall be placed over the open space portions of Loma Sorrento.
21. Preliminary grading, prior to recordation of the final map, may be permitted subject to approval by the City Engineer.

HYDROLOGY/WATER QUALITY:

22. 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:

23. 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 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.

24. Interim erosion control measures on cut/fill slopes and the undeveloped building pads shall be accomplished within 90 days of completion of grading.
25. Prior to the issuance of grading permits, the EAS shall review plans to ensure 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.
26. Energy dissipation devices shall be installed at the terminus of canyon subdrains to minimize erosion impacts to native vegetation.
27. 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:

28. Prior to issuance of a grading permit, the applicant shall implement the paleontological monitoring program as described in Addendum to EIR Nos. 91-0899, 96-7573, and 96-7929 for Loma Sorrento. 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.
29. 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.

The geotechnical consultant has concluded that the trace of the Carmel Valley Fault located on subject project is potentially active and is not recommending a structural setback. The fault trace must be shown on the grading plans and a "Notice of Geologic and Geotechnical Conditions" recorded prior to the recordation of any map that includes the fault trace. The geotechnical consultant must review and sign the grading plans. A Final As-Graded Report is required within 30 days of completion of grading operations.

30. 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.
31. This vesting 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.

32. The Subdivider shall provide off-site transportation mitigation measures per the approved Carmel Valley neighborhood 8A Traffic Study, dated April 13, 1998 and final Environmental Impact Report, dated June 18, 1998.

33. 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.
34. The alignment of Carmel Creek Road, as shown on this Vesting Tentative Map is inconsistent with the approved VTMs Nos. 98-0200 and 98-7499. This alignment is not approved at this time. The alignment and street design of Carmel Creek Road must be consistent with the alignment and street design as shown on the approved VTMs Nos. 98-0200 and 96-7499 shown on the approved Pardee Parcel C projects to the east of this subdivision.

Carmel Creek Road is classified as a four-lane major street with bike lanes. Should the classification not change the subdivider shall dedicate a 98 foot right-of-way and provide pavement, curb, gutter and 5 foot wide sidewalks within a 10 curb-to-property line distance.

Should Carmel Creek Road be reclassified prior to the recordation of any map, the road shall be designed and constructed to the satisfaction of the City Engineer.

35. Vehicular access to the dwelling units within their subdivision shall be of a system of privately maintained, unnamed, non-dedicated, entry gated, private driveways constructed in a manner satisfactory to the City Engineer.
36. Driveways with less than a 34 foot curb to curb width shall have parking on one side only. Parking shall be prohibited in driveways with less than a 28 foot curb to curb width
37. All unit driveways shall be provided a 20 foot minimum depth from to pavement to driveway line to the garage door or 18 foot with roll-up garage doors within the single family development.
38. The subdivider shall provide controlled emergency access points. The access shall be constructed, satisfactory to the fire department and City Engineer.
39. The subdivider shall provide reciprocal access easements as required.
40. The revestment of access rights and vacation of slope and drainage easements shall be vacated at the fair market value as determined by Real Estate Assets.

41. The landscape and brush management shall be designed and constructed in accordance with the Landscape Technical Manual.
42. 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 responsibility, satisfactory to the City Engineer.
43. 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 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 study.
 - 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 or thirty (30) dwelling units are located on a dead-end main, then the subdivider shall install a looped water system.
44. SEWER REQUIREMENTS:
 - a. Prior to the recordation of the final map and 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 gravity sewer mains 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. The study shall identify appropriate easements and vehicular access.

- 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.
- c. Prior to the recordation of the final map, the subdivider shall provide a paved 20-foot-wide "SEWER & ACCESS EASEMENT" or "GENERAL UTILITY & ACCESS EASEMENT" across Lots 18, 54, "F", "G", and "H", satisfactory to the Metropolitan Wastewater Department Manager. No trees, shrubs, or structures of any kind shall be located within any access easement.

45. WATER AND SEWER REQUIREMENTS:

- a. 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.
- b. 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.
- c. 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.
- d. 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.
- e. Providing water and sewer for this development is dependent upon prior construction of certain water and sewer facilities in previously approved TMs 84-0519, 85-0824, 93-0142, and 95-0554 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.

- f. 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.
46. Prior to the recordation of the first final map, in accordance with the Carmel Valley Planned District Ordinance, a comprehensive drainage plan for the entire Neighborhood 8A Precise Plan shall be approved, satisfactory to the City Engineer.
47. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.
48. 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.
49. 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.

50. OPEN SPACE REQUIREMENTS:

- a. The subdivider shall, at no cost, deed Lot A in fee simple to the City for open space purposes. The lot shall be free and clear of any private

easements, private encroachments, private encumbrances or private agreements.

Lot A shall be reduced in size to provide brush management for lots 29, 35, 45 and 57

- b. Lots C & I, shall have landscape easement granted to the City.
 - c. Lots B, D, E, F, J, K and L shall have open space easements granted to the City.
51. 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.
52. 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.
53. Prior to the recordation of the final map, the subdivider 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.

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.