

RESOLUTION NUMBER R-290779

ADOPTED ON SEPTEMBER 29, 1998

WHEREAS, Jerry L. Elder and Shea Homes San Diego, Inc., Applicants, and Rick Engineering, Engineer, filed an application for a 354 lot tentative map (Tentative Map No. 92-0466 for the Scripps Gateway project) with street and easement vacations, located east of Interstate 15, north and south of Scripps Gateway, and described as the northeast quarter of Section 29, and a portion of the northeast quarter, of the northwest half of Section 29, and a portion of the south half, of the south half of Section 20, all in Township 14 South, Range 2 West, San Bernardino Meridian, in the Miramar Ranch North Community Plan area, in the R1-8000, R1-10,000, R-1500, M-IP and CA Zones; and

WHEREAS, on July 30, 1998, the Planning Commission of The City of San Diego considered Tentative Map No. 92-0466, and voted unanimously to recommend City Council approval of the map; and

WHEREAS, the matter was set for public hearing on September 29, 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 Tentative Map No. 92-0466:

1. The map proposes the subdivision of a 242-acre site into 354 lots (309 single family residential, 1 multi-family residential, 7 commercial, 6 industrial, 4 open space, 19 property owners association, and 8 brush management) for residential, commercial, and industrial

development. This type of development is consistent with the General Plan and the Miramar Ranch North Community Plan which designate the area for residential, commercial, and industrial 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 and development regulations of the R1-8000, R1-10,000, R-1500, M-IP and CA zones in that:

a. All lots have minimum frontage on a dedicated street which is open to and usable by vehicular traffic, only as allowed under a Planned Industrial Development/Planned Commercial Development/Planned Residential Development/Hillside Review [PID/PCD/PRD/HR] permit.

b. All lots meet the minimum dimension requirements of the R1-8000, R1-10,000, R-1500, M-IP and CA zones, as allowed under a PID/PCD/PRD/HR 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 PRD/PCD/PID/HR permit.

d. Development of the site is controlled by PID/PCD/PRD/HR Permit No. 92-0466.

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, commercial, and industrial 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, commercial, and industrial uses.

6. The design of the subdivision and the proposed improvements will not likely cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings in Environmental Impact Report No. 92-0466 which is included herein by this reference. However, Findings and a Statement of Overriding Consideration have been made pursuant to Public Resources Code section 21081(a)(3) 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 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

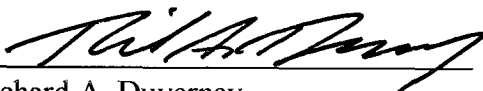
determined by the City Engineer, in accordance with financing and environmental policies of the City Council.

10. The property contains county road survey 188, slope and drainage easements which must be vacated to implement the final map in accordance with San Diego Municipal Code section 102.0307.

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

BE IT FURTHER RESOLVED, that the decision of the Planning Commission is sustained, and Tentative Map No. 92-0466 is hereby granted to Jerry L. Elder and Shea Homes, Applicants, 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

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11/04/98  
Or.Dept:Clerk  
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Reviewed by John Fisher

CITY COUNCIL CONDITIONS TO TENTATIVE MAP NO. 92-0466  
ADOPTED BY RESOLUTION NO. R-290779 ON SEPTEMBER 29, 1998

1. This tentative map will become effective on the effective date of the rezone and will expire three years thereafter; if the rezone is denied this tentative map shall be deemed denied.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the first final map unless, otherwise noted.
3. The final map shall conform to the provisions of Hillside Review/Planned Residential Development/Planned Industrial Development/Planned Commercial Development Permit No. 92-0466.
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.

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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. Section 1531 et seq.).
9. 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.
10. This tentative map is proposing ten units. 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.
11. Prior to recordation of the first final map, the subdivider shall provide evidence to ensure that an affirmative marketing program is established.
12. The subdivider must provide a geologic (geotechnical) investigation report on the subject property to discover and address potential geological hazards. The report must be prepared in accordance with the most recent edition of the City of San Diego "Technical Guidelines for Geotechnical Reports." All slopes shall be constructed in accordance with the provisions of San Diego Municipal Code Section 62.0415 et seq.
13. Prior to the issuance of any grading permits, the geotechnical consultant must review and sign the grading plans.
14. An as-built geologic map must be prepared as a part of the as-built report following mass grading. The report must be submitted to the subdivision engineer for review within 30 days of the completion of grading.
15. The subdivider shall comply with the Mitigation, Monitoring and Reporting Program (MRP) as specified in Environmental Impact Report, LDR No. 92-0466, satisfactory to the City Manager and the City Engineer, which is included herein by this reference. Prior to issuance of any grading permits and/or recordation of the first final map, mitigation measures shall be implemented as specifically outlined in the MRP for the following areas:
  - a. Land Use
  - b. Landform Alteration
  - c. Landscaping
  - d. Biology
  - e. Noise
  - f. Archaeological Resources
  - g. Hydrology/Water Quality
  - h. Traffic

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i. Paleontological Resources

16. 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.
17. 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 Owner/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 Owner/Permittee by the City: (1) to grant Owner/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 Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this permit, as described in accordance with Section 17.1D of the IA.
18. 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.
19. The subdivider shall construct pedestrian ramps at all street intersections.
20. Temporary street signs are required in accordance with UFC 901.4.5.
21. Provide fire access roadway signs or red curbs in accordance with BFLS Policy A-96-1.
22. Red curbs or fire lane signs required on one side of the street for streets "UU," "I," and "D" (from lot 32 to lot 41).
23. All driveways and curb openings shall comply with The City of San Diego Standard Drawing G-14, G-16 & SDG-100.
24. Prior to the recordation of the first final map the following transportation improvements shall be assured, to the satisfaction of the City Engineer.

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Provide the following improvements to Scripps Poway Parkway/Scripps Gateway Drive:

- a. Northbound approach lanes (two left, one through, and one right)
  - b. Three southbound approach lanes (one left, one through and one right)
  - c. Six eastbound approach lanes (two left, three through, and one right)
  - d. Six westbound approach lanes (two left, three through, and one right)
  - e. The northbound and southbound departures should be designed at a minimum of two lanes to accommodate the dual eastbound westbound left-turn lanes.
25. Prior to the recordation of the first final map, the subdivider shall provide the following improvements to Mira Mesa Boulevard/Scripps Ranch Boulevard:
- Restripe the eastbound Mira Mesa Boulevard approach to provide four approach lanes and provide any traffic signal modification to the satisfaction of the City Engineer.
26. Prior to the recordation of the first final map, the subdivider shall provide additional dedication and improvements to the north side of Scripps Poway Parkway adjacent to the multi-family site to accommodate a westbound right-turn lane satisfactory to the City Engineer.
27. Prior to the recordation of the first final map, the subdivider shall provide addition dedication and improvements to Scripps Poway Parkway (westbound) to accommodate an auxiliary lane between the multi-family driveway and the exclusive right-turn lane at Street "A" (Scripps Gateway Drive north of Scripps Poway Parkway).
28. Prior to the recordation of the first final map, the subdivider shall construct a traffic signal at the intersection of Scripps Poway Parkway/Street "A" (Scripps Gateway Drive).
29. Prior to the recordation of the first final map, the subdivider shall provide appropriate street widening transition to the southerly connection of streets "D," "O," and "G."
30. Prior to the recordation of the first final map, the subdivider shall provide a striping plan for project frontage to Scripps Poway Parkway, satisfactory to the City Engineer.
31. The subdivider shall enter into a bonded landscape maintenance agreement, agreeing to maintain all landscaping and appurtenance thereto, within the City right-of-way, until maintenance is assumed by the Miramar Ranch North Landscape Maintenance District.
32. The Landscape and Brush Management shall be designed in accordance with the Landscape Technical Manual.



33. This subdivision is located in the Miramar Ranch North Cost Reimbursement District (No. 4068) which was adopted by the City Council on May 2, 1995. Prior to the recordation of the first final map. The subdivider shall pay the lien amount of \$6,398,251.00.
34. The subdivider is required to construct or ensure construction of the Miramar Ranch North Park and Ride, Traffic Signal (Project 9-13 in the Miramar Ranch North Public Facilities Financing Plan of July 1988) with the expectation that reimbursements from other affected parties including the City of San Diego's processing of any CalTrans financing will be provided.
35. Subdivider shall provide funding for the acquisition, design and construction of the population based park facilities to serve the residents of this development in accordance to the approved Development Agreement 00-17587 between Wuest Estate Company and The City of San Diego, as amended by Operating Memorandum to the Development Agreement, dated April 25, 1996.
36. All walls and their footings shall be located outside of the City right-of-way.
37. Prior to the recordation of the first final map, the subdivider shall dedicate additional right-of-way and improvements at the intersection of Scripps Poway Parkway and Street "A" for an east bound to southbound right turn lane and a west bound to north bound right turn lane. Additional intersection modifications may be required to the satisfaction of the City Engineer.
38. Access to the multi-family site, (Lot 1 - Unit 1), from Scripps Poway Parkway, will be permitted with right-in/right-out only with the construction of a acceleration\deceleration lane satisfactory to the City Engineer.
39. The subdivider shall provide adequate sight distance at all street intersections and driveways to the satisfaction of the City Engineer.
40. Street "A," north of Scripps Poway Parkway is classified as a four lane collector. The subdivider shall dedicate a 84-foot-wide right-of-way and a cull-de-sac with a 65 foot right-of-way radius and shall provide 64 feet of pavement, curb, gutter, 5-foot-wide sidewalk within a ten-foot curb-to-property-line distance and a cull-de-sac with a 55 foot curb radius, and a 65-foot right-of-way, satisfactory to the City Engineer.
41. Street "A," between Scripps Poway Parkway and Street "B," is classified as a four-lane industrial collector street. The subdivider shall dedicate a 100-foot-wide right-of-way and shall provide 80 feet of pavement, curb, gutter, and 5-foot-wide sidewalk within a ten-foot curb-to-property-line distance, satisfactory to the City Engineer.
42. Street "A," southerly from Street "B" is classified as a two-lane collector street. The subdivider shall dedicate a 60 -foot-wide right-of-way and shall provide 40 feet of pavement, curb, gutter, and a four-foot-wide sidewalk within a ten-foot curb-to-property-line distance, satisfactory to the City Engineer.

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The subdivider shall at the southerly terminus dedicate a cul-de-sac with a right-of-way radius of 45 feet and a curb radius of 35 feet and provide full street improvements

43. Street "B" is classified as a two lane collector with industrial fronting property. The subdivider shall dedicate a 70-foot-wide right-of-way and a cul-de-sac with a 65-foot right-of-way radius and shall provide 50 feet of pavement, curb, gutter, and 5-foot-wide sidewalk within a ten-foot curb-to-property-line distance and a cul-de-sac with a 55 foot curb radius, satisfactory to the City Engineer.
  44. Street "D" (South of Street "X" to southerly subdivision boundary) is classified as a residential street. The subdivider shall dedicate 54-foot-wide right-of-way and shall provide 34 feet of pavement, curb, gutter, and five-foot-wide sidewalk within a ten-foot curb-to-property-line distance, satisfactory to the City Engineer.
  45. Streets "D"(from lot 32 to 41), "I" and "UU" are classified as single loaded residential streets. The subdivider shall dedicate a 48-foot-wide right-of-way and shall provide 28 feet of pavement, curb, gutter, a five-foot-wide sidewalk on both sides of the street within a ten-foot curb-to-property-line distance, satisfactory to the City Engineer.
  46. Streets "D," from "E" to "G" is classified as a residential street. The subdivider shall dedicate a 56-foot-wide rights-of-way and shall provide 36 feet of pavement, curb, gutter, and 5-foot-wide sidewalk within a ten-foot curb-to-property-line distance, satisfactory to the City Engineer.
- Street "D" shall meet the grade and alignment of Street "A" of Scripps Ranch North Phase III, Vesting Tentative Map 90-0898.
47. Street "D" from lot 41 to lot 50, "F," "G," "K," "L," "M," "N," "O," "P," "S," "T," "TT," "U," "V," "E" are classified as a residential street. The subdivider shall dedicate a 54-foot-wide right-of-way and shall provide 34 feet of pavement, curb, gutter, five-foot-wide sidewalk within a ten-foot curb-to-property-line distance, satisfactory to the City Engineer.
  48. Street "X" between street "T" and street "D" is classified as a 2-lane collector. The subdivider shall dedicate 60 foot wide right-of-way, and provide 40 feet of pavement, curb, gutter and 5 foot wide sidewalk, within a ten-foot curb-to-propertyline distance, satisfactory to the City Engineer.
  49. Street "X" between street "A" and street "T" is classified as a 2-lane collector. The subdivider shall dedicate a 55 foot wide right-of-way, and provide 40 feet of pavement, curb, gutter and 5-foot wide sidewalk(on one side), within a ten-foot curb-to-propertyline distance, satisfactory to the City Engineer.
  50. The subdivider shall grant an irrevocable offer of dedication for the extension of Street "D," west of Street "E" to the subdivision boundary and shall perform grading to accommodate a 48 foot wide right-of-way.

51. The drainage system proposed for this development as shown on the site plan, is subject to approval by the City Engineer.

52. WATER REQUIREMENTS:

a. The subdivider shall construct the Scripps Poway Parkway Pump Station (SPPPS) in accordance with the accepted "Ten Percent Design Report for the Scripps Poway Parkway Pump Station 890 Zone" dated November 15, 1995 by Wilson Engineering and any subsequently approved SPPPS public improvement plans, satisfactory to the Water Department Manager.

b. Prior to the submittal of any public improvement drawings, the developer shall provide a water study satisfactory to the Water Department Manager. The study shall plan on-site water facilities necessary to serve this development.

c. The subdivider shall install all facilities required in the accepted water study necessary to serve this development. Water facilities, as shown on the approved tentative map, may require modification based on the accepted water study.

d. 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.

53. SEWER REQUIREMENTS:

a. Prior to the submittal of any public improvement drawings, the developer shall provide a sewer study, satisfactory to the Metropolitan Wastewater Department Manager, for the sizing of public 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 and the drainage basin in which it lies.

b. The subdivider shall install all facilities as required by the accepted sewer study, necessary to serve this development. Sewer facilities, as shown on the approved tentative map, may require modification base on the accepted sewer study.

54. WATER AND SEWER REQUIREMENTS:

a. The subdivider shall design all proposed 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 private or revised.

b. The subdivider shall provide evidence, satisfactory to the Water and Metropolitan Wastewater Departments' Managers, indicating that each lot 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 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 paved 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. No structures of any kind shall be installed in or over any easement prior to the applicant obtaining an encroachment removal agreement.
- d. All common areas and/or open spaces that require irrigation shall be irrigated with reclaimed water as specified in City Council Ordinance O-17327. The subdivider shall design and install a reclaimed water distribution system within the subdivision in accordance with "Rules and Regulations for Reclaimed Water Use and Distribution within the City of San Diego" satisfactory to the Metropolitan Wastewater Department Manager. The irrigation system shall initially be supplied from the potable water system until reclaimed water is available. The system shall be designed to allow the conversion from potable to reclaimed water service and avoid any cross connections between the two systems.
- e. 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.
55. 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.
56. 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.

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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.

57. A portion of Unit 1, Lot 2 is located in Zone "A" of Cypress Canyon Creek, which is a tributary of the Los Peñasquitos Creek, as delineated on Panels 1353 & 1361 of the Flood Insurance Rate Map (FIRM) for the City of San Diego. These maps are prepared by the Federal Emergency Management Agency (FEMA). The subdivider shall grant a flowage and/or drainage easement over Zone "A" and the existing drainage structure.
58. The subdivider shall provide a storm water retention basin to be maintained by the Homeowners Association as shown on the approved TM, satisfactory to the City Engineer.
59. OPEN SPACE REQUIREMENTS:
  - a. The following lots shall be granted in fee, at no cost to the City, for open space;
    - i. Unit 1; lot 2, and
    - ii. Unit 2; lot 7, and
    - iii. Unit 7; lot 310, and
    - iv. Unit 10; lot 311.
  - b. Landscape easements shall be required on private property along each side of Scripps Poway Parkway that is to be maintained by the landscape maintenance district.
60. 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 Council of The City of San Diego.

FOR INFORMATION:

- 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 Miramar Ranch North Community Plan area.

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- 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 tentative map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.