

RESOLUTION NUMBER R-292179

ADOPTED ON SEPTEMBER 14, 1999

WHEREAS, D.R. Horton San Diego No. 21, Inc., Applicant, and Hunsaker & Associates, Engineer, submitted by an application to The City of San Diego for a 347-lot tentative map for the Torrey Del Mar project, located east of Via Abertura and on the north and south sides of Carmel Mountain Road, and legally described as Parcels 1, 2, 3, and a portion of Parcel 4 of Parcel Map No. 9371, Parcel 1 of Parcel Map 14768, Parcel 3 of Parcel Map 8133, and a portion of Parcel 1 of Parcel Map 12027, in the Torrey Highlands Subarea IV Plan area, in the A-1-10,000 zone (proposed R-1-8000, R-1-5000, R-1500, CN and OS zones); and

WHEREAS, on September 2, 1999, the Planning Commission of The City of San Diego considered Tentative Map No. 98-0250 for the Torrey Del Mar project, and voted to recommend City Council approval of the map; and

WHEREAS, the matter was set for public hearing on September 14, 1999, 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. 98-0250:

1. The map proposes the subdivision of a 176.3-acre site into 347 lots for residential development (320 single family, 1 day care, 2 commercial, 1 private recreation, 12 building restricted, 3 open space, 1 neighborhood park, 1 freeway, 2 remainders, 1 multi-family, 2 street lots, and 1 future reconveyance). This type of development is consistent with the General Plan and the Torrey Highlands Subarea IV Plan which designate the area for residential and commercial 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 R-1-8000, R-1-5000, R-1500, CN and OS zones in that:

a. All lots have minimum frontage on a dedicated street which is open to and usable by vehicular traffic, as allowed under a Planned Residential Development [PRD] permit.

b. All lots meet the minimum dimension requirements of the R-1-8000, R-1-5000, R-1500, CN and OS zones, as allowed under a PRD 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 permit.

d. Development of the site is controlled by Planned Residential Development/Resource Protection Ordinance Permit No. 98-0250.

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 and commercial 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 Mitigate Negative Declaration [MND] No. 98-0250, 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 MND No. 98-0250.

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 pursuant to California Government Code section 66499.20 1/2, a portion of Black Mountain Road, located in the Torrey Highlands Subarea IV Plan area, as shown on Tentative Map No. 98-0250, shall be vacated, contingent upon the recordation of the approved final map for the Torrey Del Mar project.

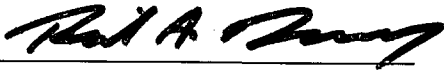
BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Tentative Map No. 98-0250 is hereby granted, with the additional conditions listed below, to D.R. Horton San Diego No. 21, Inc., Applicant, and Hunsaker & Associates, Engineer, subject to the conditions attached hereto and made a part hereof.

1. That all sidewalks shall be made contiguous throughout the development where feasible (see Condition No. 22).

2. That Condition No. 19 shall read as follows: "A portion of the ultimate alignment of State Route 56 is located within the project. If the freeway construction starts before the development, the subdivider shall grant permission to grade for the construction of the freeways satisfactory to CalTrans."

APPROVED: CASEY GWINN, City Attorney

By

  
Richard A. Duvernay  
Deputy City Attorney

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10/25/99  
Or.Dept:Clerk  
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Reviewed by Robert Gentles

CITY COUNCIL CONDITIONS TO TENTATIVE MAP NO. 98-0250  
ADOPTED BY RESOLUTION NO. R-292179 ON SEPTEMBER 14, 1999

1. This tentative map will become effective on the effective date of the rezone and expire three years thereafter. Should the rezone or street vacations be denied then this TM 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 Planned Residential Development/Resource Protection Ordinance Permit No. 98-0250.
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.

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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. § 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. 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.
10. 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.
11. The subdivider shall provide evidence to ensure that an affirmative marketing program is established.
12. 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.
13. 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.
14. 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.

15. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration No. 98-0250 (LDR No. 98-0250), to the satisfaction of the City Manager and the City Engineer. Prior to the issuance of the first grading permit and/or recordation of the first final map, all mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

- a. Noise
- b. Water Conservation
- c. Transportation/Circulation
- d. Public Services/Utilities.
- e. Land Use/MHPA
- f. Biological Resources
- g. Historical Resources

16. The subdivider shall obtain a bonded grading permit from the City Engineer (referred to as an "engineering permit") for the grading proposed for this project. All grading shall conform to requirements in accordance with Sections 62.0401 - 62.0423 of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
17. This project proposes to export 112,000 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow processing and sale of the export material. All such activities require a separate Conditional Use Permit.
18. This project shall comply with the Torrey Highlands (Subarea IV) Transportation Phasing Plan and the final Environmental Impact Report traffic study dated June 1996.
19. A portion of the ultimate alignment for SR-56 is located within this project. If the freeway construction starts before the development, the subdivider shall grant permission to grade for the construction of the freeway to the satisfaction of CalTrans.

If this project is to start before the freeway construction, then prior to the issuance of the grading permit, the subdivider shall enter into an agreement with the City and CalTrans for the purpose of right-of-way acquisition, construction,

slope easements and landscape maintenance, to the satisfaction of the City Engineer

20. 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.
21. Carmel Valley Road is classified as a 4 lane major street with a 132 foot right-of-way. The subdivider shall dedicate right-of-way and provide half width improvements of pavements; curb, gutter, median and a 5 foot wide sidewalk within a 20 foot curb to property line distance. The subdivider shall provide offsite transitions from 4 lanes to two lanes satisfactory to the City Engineer.
22. Non-contiguous sidewalks, where feasible, shall be provided throughout the development as approved by the City Engineer.
23. Streets "A", "B", "C", "D", "E" ( between Streets I, north and south), Street "F" (between Street J and the end of the cul-de-sac), "G" (between Streets H and E), "H", "I" and "J" are classified as residential streets. The subdivider shall dedicate 54 foot rights-of-way and provide 34 feet of pavement, curb, gutter and 5 foot wide sidewalks within a 10 foot curb to property line distance.
24. Streets "E" ( between streets I and G), "F" (between Streets B and J) and "G" (between Streets E and F) are classified as 2 lane sub-collector streets. The subdivider shall dedicate 60 foot rights-of-way and provide 36 feet of pavement, curb, gutter and 5 foot wide sidewalks within a 12 foot curb to property line distance.
25. Street "E" ( between Streets F and G) is classified as 2 lane collector street. The subdivider shall dedicate a 74 foot right-of-way and provide 40 feet of pavement, curb, gutter, and 5 foot wide sidewalks within a 17 foot curb to property line distance.
26. Street "E" ( between Carmel Valley Rd. and Street F) is classified as a 2 lane collector street with a two way left turn lane. The subdivider shall dedicate an 86 foot right of way and provide 50 feet of pavement, curb, gutter, and 5 foot wide sidewalks with in an 18 foot curb to property line distance.
27. The subdivider shall provide half width improvements to Via Abertura and Mira Zanja Court consisting of pavement, curb, gutter and a 5 foot wide sidewalk within a minimum 10 foot curb to property line distance. The subdivider may enter into a bonded deferred improvement agreement for said improvements. All satisfactory to the City Engineer.
28. The subdivider shall install a traffic signal at the intersection of Carmel Valley Road and Street "E" , satisfactory to the City Engineer.

29. The subdivder shall submit a letter of approval from CalTrans.
30. All driveways and curb openings shall comply with the City of San Diego Standard Drawing Nos. G-14a, G-16 and SDG-100.
31. All structures that conflict with the proposed lot lines and public streets shall be removed.
32. The subdivider shall provide reciprocal access easements as required.
33. Lot 327 is a non-conforming lot and shall be designate not a building site.
34. The landscape and brush management shall be designed and constructed in accordance with the City's Landscape Technical Manual.
35. The Unit 1 residential development north of Carmel Valley Rd. will be served by a system of privately maintained, non-dedicated private driveways, constructed in a manner satisfactory to the City Engineer. The curb returns are not approved. The subdivider shall provide a standard driveway per City Standard Drawing Nos. G-14a, G-16 and SDG-100.
36. 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.
37. Prior to issuance of any grading permits, interim landscape and erosion control measures, including hydroseeding of all disturbed land (all slopes and pads), shall be submitted to the satisfaction of the City Manager (including the Environmental Section) and City Engineer. All plans shall be in substantial conformance to the approved Exhibit 'A,' on file in the Office of Development Services and all other applicable conditions of related permits.
38. The subdivider shall submit complete landscape construction documents, including plans, details and specifications (including a permanent automatic irrigation system unless otherwise approved), for the required street tree improvements and the erosion control for new slope areas. The landscape construction documents shall be in substantial conformance with the approved Exhibit "A", Landscape Concept Plan, on file in the Office of Planning and Development Review.
39. WATER REQUIREMENTS:
  - h. The subdivider shall relocate the Del Mar Heights Pipeline into Carmel Valley Road in a manner satisfactory to the Water Department Director.



- i. Prior to the submittal of any public improvement drawings, the subdivider shall provide a water study satisfactory to the Water Department Director. The study shall plan the pressure zone(s) and water facilities necessary to serve this development.
- j. The subdivider shall install all water facilities as required in the accepted water study, necessary to serve this development and extending to the subdivision boundary. Water facilities, as shown on the approved tentative map, will require modification based on the accepted water study and relocation.
- k. 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 necessary facilities to provide a redundant water supply.
- l. The subdivider agrees to assume full responsibility for any damage caused to or by the Del Mar Heights Pipeline as a result of the construction activities associated with this development.

40. SEWER REQUIREMENTS:

- a. Prior to the submittal of any public improvement drawings, the subdivider shall provide a sewer study, satisfactory to the Metropolitan Wastewater Department Director, 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 drainage basin in which it lies. No connections to the Carmel Valley Trunk Sewer will be allowed within the SR 56 right-of-way. The study shall identify appropriate easements and vehicular access.
- b. The subdivider shall install all sewer facilities as required by the accepted sewer study necessary to serve this development and extending to the subdivision boundary, including vehicular access roadways within easements. Sewer facilities, as shown on the approved tentative map, will require modification based on the accepted sewer study.

41. WATER AND SEWER REQUIREMENTS:

- a. The subdivider agrees to design and construct all proposed public water and sewer facilities, including easements, in accordance with established criteria in 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 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 fully improved public rights-of-way, satisfactory to the Water and Metropolitan Wastewater Departments' Directors. Vehicular access roadbeds shall be a minimum of 20 feet wide and surfaced with suitable approved material satisfactory to the appropriate Department Director. 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 structures or landscaping of any kind shall be installed in or over any access easement.
  - c. The subdivider shall provide evidence, satisfactory to the Water and Metropolitan Wastewater Departments' Directors, indicating that each dwelling 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 facilities that serve more than one unit.
  - d. If on site water or sewer facilities are to be public and if it is a gated community, the Water Operation and Wastewater Collection Divisions shall have keyed access satisfactory to the Water and Metropolitan Wastewater Departments' Directors. 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 88-1041, 95-0173 and 87-0115 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.
42. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer. Drainage facilities not located within a public street shall be privately maintained facilities.
43. 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.
44. 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.

45. Portions of the project are located in the floodplain of McGonigle Canyon Creek, as delineated on Panel 1333 of the Flood Insurance Rate Map (FIRM) for the City of San Diego. These maps are prepared by the Federal Emergency Management Agency (FEMA). In connection with the approval of this TM:
- a. The developer shall submit a Hydraulic and Hydrologic Study of the area within the floodway for approval by the City Engineer.
  - b. Any development within the floodplain fringe area will require either the property to be graded to an elevation two feet above the 100-year frequency flood elevation or provide floodproofing of all structures to that same elevation.
  - c. The developer shall grant a flowage easement, satisfactory to the City Engineer, over the property within the floodway.
  - d. The developer shall denote on the final map and the improvement plans "Subject to Inundation" for those areas at an elevation lower than the 100-year frequency flood elevation plus one foot.
  - e. The developer shall provide slope protection, as required by the City Engineer, where the flow velocity exceeds 5 FPS.
  - f. Permits or exemptions must be obtained from the California Department of Fish and Game and the U.S. Army Corps of Engineers before City permits will be issued for work within the floodplain fringe areas.
  - g. No permits shall be issued for grading or other work in the floodplain of McGonigle Canyon Creek until the developer obtains a Conditional Letter of Map Amendment (Conditional LOMA) or Conditional Letter of Map Revision (Conditional LOMR) from FEMA. The request for the Conditional LOMA or Conditional LOMR must be submitted through the Floodplain Management Section of the City of San Diego's Development

Services. The developer must provide all documentation, engineering calculations, and fees which are required by FEMA.

- h. When as-built grading and public improvement plans are available, the developer must submit a request for a Final LOMA or Final LOMR to FEMA via the Floodplain Management Section of the City of San Diego's Development Services. The developer must provide all documentation, engineering calculations, and fees which are required by FEMA.
- i. The bond for this project will not be released until the Final LOMA or Final LOMR is issued by FEMA. The Floodplain Management Section of the City of San Diego's Public Works/Engineering and Capital Projects will notify the Development Services of such issuance as soon as it is informed by FEMA.
- j. Notes provided by the Floodplain Management Section of the City of San Diego's Public Works/Engineering and Capital Projects concerning work in designated floodplains shall be included in all grading and improvement plans.

#### 46. PARK AND RECREATION REQUIREMENTS

Prior to the first Final Map, the applicant shall provide for the acquisition and development of the 5 acre park site in accordance with the provisions of the Park Site Purchase Agreement Document No. OO-18602, dated November 10, 1998 and the provisions of the Torrey Highlands Subarea IV Plan adopted by the City council on August 5, 1996, Resolution No. R-287749.

- 47. Lots I, M, Q shall be accepted as Open Space Lots on the Final Map at no cost to the City. Said lots shall be free and clear of any private agreements, liens, or encroachments.

#### AFFORDABLE HOUSING REQUIREMENTS

- 48. The Affordable Housing Requirements of Planned Residential Development Permit/Resource Protection Ordinance Permit No. 98-0250 on file with the Office of Planning and Development Review, is hereby incorporated by reference into this tentative map. The subdivider shall comply with the affordable housing element of the Torrey Highlands Subarea Plan. Prior to the recordation of the Final Map, the subdivider shall enter into an agreement with the Executive Director of the Housing Authority of the City of San Diego, or designee, and the City Manager of the City of San Diego. The Affordable Housing Requirements of Planned Residential Development Permit/Resource Protection Ordinance Permit No. 98-0250 shall apply whether or not the permit is utilized or expires.
- 49. This subdivision is in a Community Plan area designated in the General Plan as Future 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.

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 Torrey Highlands Subarea 4 Community Plan area.
- 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 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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