

(R-2001-1470)

RESOLUTION NUMBER R-294664

ADOPTED ON MARCH 20, 2001

WHEREAS, D. R. Horton, Applicant, and Hunsaker and Associates, Engineer, submitted an application to the City of San Diego for a 161-lot tentative map and street vacation, Tentative Map No. 99-1087 for the Barczewski project, located at 6559 Black Mountain Road, and legally described as Parcel 1, Map No. 12337, filed September 24, 1982, excepting therefrom that portion lying northerly and northwesterly of the center line of that certain easement described in deed to the City of San Diego, filed September 1, 1982, as File No. 82-271464 of official record, also excepting therefrom that portion lying within Rancho Del Sol, Unit No. 1, according to Map No. 12477, filed October 18, 1989 in the Pacific Highlands Ranch Subarea III Plan, in the AR-1-1 zone (previously referred to as the A-1-10 zone), which is proposed to be rezoned to the RX-1-2 zone (previously referred to as the R-1-5,000/SLO zone); and

WHEREAS, on January 25, 2001, the Planning Commission of the City of San Diego considered Tentative Map No. 99-1087, and pursuant to Resolution No. 3079-PC voted to recommend City Council approval of the map; and

WHEREAS, the matter was set for public hearing on March 20, 2001, 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. 99-1087:

1. The map proposes the subdivision of a 26.3-acre site into 161 lots (comprised of a maximum of 110 residential lots, 4 private driveway lots, 39 building restricted easement lots, 1 remainder lot and 7 passive recreation lots) for residential development. This type of development is consistent with the City of San Diego Progress Guide and General Plan and the Pacific Highlands Ranch Subarea III Plan, which designate the area for residential use. The proposed map will retain the community's character by encouraging orderly, sequential development compatible in its intensity with surrounding existing and future land development.
2. The design and proposed improvements for the map are consistent with the zoning and development regulations of the RX-1-2 zone (previously referred to as the R1-5000/SLO zone) 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 RX-1-2 zone (previously referred to as the R1-5000/SLO zone), 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.
 - d. Development of the site is controlled by Planned Residential Development/Resource Protection Ordinance [PRD/RPO] Permit No. 99-1087.
3. The design and proposed improvements for the subdivision are consistent with California Government Code section 66473.1 and San Diego Municipal Code [SDMC] section 125.0440(g) regarding the design of the subdivision for future passive or natural heating or cooling opportunities.
4. The site is physically suitable for residential development. The harmony in scale, height, bulk, density, and coverage of development creates a compatible physical relationship to surrounding properties for which this area has been planned.
5. The site is physically suitable for the proposed density of development. This is consistent with the community plan, which provides for residential use.

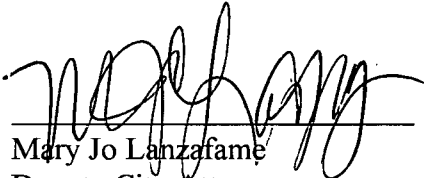
6. The City of San Diego, as Lead Agency, has determined that the proposed Barczewski Property (LDR No. 99-1087) would have no additional significant effect on the environment, as defined in Public Resources Code section 21158(d) that was not identified in the Master Environmental Impact Report LDR No. 96-7918/SCH No. 97111077 [MEIR] and that no new or additional mitigation measures or alternatives are required. The subsequent project is therefore within the scope of the project covered by the MEIR and no new environmental document nor findings are required pursuant to Public Resources Code section 21081.
7. The design of the subdivision and the type of improvements will not likely cause serious public health problems, in as much as needed public services and facilities are available or required by condition of this map to provide for water and sewage facilities, as well as other related public services.
8. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision, as demonstrated by the City Engineer's request for public dedications and adequate improvement on the proposed subdivision map.
9. The Council has reviewed the adopted Housing Element of the Progress Guide and General Plan of the City of San Diego and finds pursuant to Government Code section 66412.3 that the housing needs of the region are being met because residential development has been planned for the area and public services programmed for installation, as determined by the City Engineer, are in accordance with financing and environmental policies of the Council.
10. The property contains a right-of-way which must be vacated to implement the final map in accordance with SDMC section 125.0430.

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 66434(g), portions of Rancho Santa Fe Farms Road located within the project boundaries as shown on Tentative Map No. 99-1087, shall be vacated, contingent upon the recordation of the approved final map for the project.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Tentative Map No. 99-1087 is granted to D. R. Horton, Applicant, and Hunsaker and Associates, Engineer, subject to the conditions attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By 
Mary Jo Lanzafame
Deputy City Attorney

MJL:mdw:lc
06/07/01
Or. Dept:Clerk
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Reviewed by John Fisher

CITY COUNCIL CONDITIONS TO TENTATIVE MAP NO. 99-1087
BARCZEWSKI PROPERTY
ADOPTED BY RESOLUTION NO. R-294664 ON MARCH 20, 2001

1. This tentative map will become effective on the effective date of the associated rezone and expire three years thereafter. Should either the rezone or street vacation be denied then 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. Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this tentative map, may protest the imposition within ninety days of the approval of this tentative map by filing a written protest with the City Clerk pursuant to California Government Code section 66020.
4. The final map shall conform to the provisions of the Planned Residential Development/Resource Protection Ordinance [PRD/RPO] Permit No. 99-1087.
5. 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.

6. "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).
7. "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."
8. 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.

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- 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.
9. 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 Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. §§ 1531 *et seq.*).
10. The subdivider has reserved the right to record multiple final maps over the area shown on the approved tentative map. In accordance with California Government Code section 66456.1, 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 two final maps. The subdivider has requested approval to file final maps out of numerical sequence. This request is approved, subject to the provision that the City Engineer can review the off-site improvements in connection with each unit.
12. The subdivider shall provide evidence to ensure that an affirmative marketing program is established.
13. The subdivider must provide an updated 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.

Prior to issuance of any grading permit, the grading plans shall indicate the location and suitable outlet/tie in for the proposed canyon subdrains as shown in the Geotechnical Investigation for the Barczewski Property, prepared by Geocon Inc., dated May 15, 2000.
14. Undergrounding of existing and proposed public utility systems and service facilities is required according to SDMC section 102.0404(2).

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15. The subdivider shall comply with the Mitigation, Monitoring, and Reporting Project [MMRP] as specified in the Barczewski Residence Findings (LDR No.99-1087) per the Master Environmental Impact Report [MEIR] for Pacific Highlands Ranch Subarea III Specific Plan in the North City Future Urbanizing Area [NCFUA](LDR No. 96-7918/SCH No. 97111077), satisfactory to the City Manager and the City Engineer. Prior to 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:

- Transportation/Traffic circulation
- Hydrology/Water quality
- Land form alteration
- Geology/Soils/Erosion
- Paleontological resources
- Noise
- Public services/facilities
- Water and sewer facilities
- Solid waste
- Water conservation
- Public safety

16. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the subdivider to provide the rights-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.
17. All existing structures that conflict with proposed rights-of-way or lot lines shall be removed.
18. The final map and grading plans shall be submitted to Caltrans for review. The subdivider shall submit a letter of project assessment from Caltrans. This letter shall address any requirements for temporary construction easements and Irrevocable Offer to Dedicate right-of-way for construction of State Route 56 [SR56 right-of-way]. The subdivider shall grant to the City an irrevocable offer of dedication for all the areas over and beyond the land which is the subject of acquisition for the freeway as shown on the approved tentative map.

This irrevocable offer of dedication will be granted to the City with the understanding that when the freeway construction is completed the irrevocable offer of dedication will be reverted back to the subdivider at no cost to the subdivider upon development of the project within the irrevocable offer of dedication area.

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19. The 100 foot buffer requirements adjacent to SR56 are not approved as shown on the tentative map [TM]. The 100 foot buffer requirements are subject to Caltrans approval. Any redesign may result in the loss of residential units.
20. There shall be notes added to the grading plans stating the following: (a) all grading within SR56 right-of-way shall conform to section 19 of the California Standard Specifications, and (b) the subdivider shall contact Caltrans prior the start of grading for this subdivision.
21. The drainage system within Caltrans right-of-way is not approved. All utilities within the SR56 right-of-way shall be designed satisfactory to Caltrans and the City Engineer.
22. The subdivider shall install all utilities within SR56 right-of-way, before SR56 is paved. If Caltrans proceeds prior to the development of this subdivision, the subdivider shall coordinate the construction of the utilities with Caltrans.
23. The approval of this tentative map does not constitute the approval of SR56 alignment and grade. The final alignment and grade may have an impact on the subject development.
24. The project shall conform to the Pacific Highlands Ranch Subarea III Plan and the Pacific Highland Ranch Transportation Phasing Plan and the approved traffic study in the final EIR for the Pacific Highland Ranch Subarea.
25. The subdivider shall assure the construction of a traffic signal at the ultimate intersection of Carmel Valley Road and Rancho Santa Fe Farms Road, prior to any building permit within phase 2 as defined in the Transportation Phasing Plan for Pacific Highlands Ranch, Subarea III, satisfactory to the City Engineer.
26. Carmel Valley Road is classified as a four-lane modified major street with a 55 mph design speed. The subdivider shall dedicate a 122 foot right-of-way and shall provide 64 feet of pavement, including a 38-foot-wide median, curb, gutter and a 5-foot-wide sidewalk within a ten foot curb to property line and provide a five-foot-wide general utility easement on the south side of the road, satisfactory to the City Engineer.

The ultimate alignment and grade for Carmel Valley Road has not been approved yet and a portion of this subdivision is fronting the proposed alignment for Carmel Valley Road. The subdivider shall select one of the following alternatives:

- a. Record the final map after the ultimate alignment and grade for the road from the westerly boundary of Torrey Del Mar Map No. 13978 westerly to Del Mar Heights Road has been established by a certified environmental document;

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- b. Provide a certified environmental document for alignment and grade for Carmel Valley Road; or
 - c. Phase the final map so that the portion of the subdivision fronting Carmel Valley Road is recorded after the alignment and grade for the road has been established through a certified environmental document.
27. Dedication of the right-of-way for Carmel Valley Road and provision of full width improvements along the project frontage may be phased as follows:
- a. Prior to recordation of the final map, the subdivider shall dedicate 61 feet of right-of-way and shall provide a minimum half-street improvement consisting of 44 feet of pavement, curb, gutter and a 5-foot-wide sidewalk within a 10 foot curb to property line and provide a 5-foot-wide general utility easement on the south side of the road. Temporary AC berms and a 7 foot shoulder shall be included on the north side of the road and traffic signal modification at Rancho Santa Fe Farms Road. In addition, should the final approved alignment of the road extend more than 61 feet into the property, the subdivider shall be required to provide additional improvements onsite to the satisfaction of the City Engineer; or
 - b. Prior to obtaining any building permit within Phase 2 as defined in the Transportation Phasing Plan for Pacific Highlands Ranch, Subarea III Plan, the subdivider shall obtain the remainder of the right-of-way abutting the on-site dedication, and widen Carmel Valley Road for full-width improvements.
28. Public Street "A" is classified as a modified two-lane single-loaded residential local street. The subdivider shall dedicate a 50 foot right-of-way and shall provide 30 feet of pavement, curb, gutter, and a 5-foot-wide non-contiguous sidewalk within a 10 foot curb to property line distance and provide a 5-foot-wide general utility easement on the south side of the road satisfactory to the City Engineer.
29. Rancho Santa Fe Farms Road is classified as a two-lane collector street. The subdivider shall dedicate a 60 foot right-of-way and shall provide 40 feet of pavement, curb, gutter and a 5-foot-wide non-contiguous sidewalk within a ten foot curb to property line and provide a 5-foot-wide general utility easement on both sides of the street satisfactory to the City Engineer.
30. The subdivider may enter into an agreement with the City to defer the improvement of Rancho Santa Fe Farms Road south of State Route 56 and a portion of Street "B" between the new alignment of Rancho Santa Fe Farms Road and the existing road. The agreement may address the responsibility for the construction cost.

31. The improvement of Rancho Santa Fe Farms Road south of State Route 56 and a portion of Street "B" between the new alignment of Rancho Santa Fe Farms Road and the existing road are "offsite improvements" required by this map.
32. Public Street "B" is classified as a 2 lane collector street. The subdivider shall dedicate a 60 foot right-of-way within the boundary of this tentative map. The transition from Public Street "B" on Caminito Mendiola is subject to approval of the City Engineer.
33. The subdivider shall enter into an agreement to vacate the excess portions of Black Mountain Road after the alignment and grade for Carmel Valley Road has been approved.
34. The subdivider shall install pedestrian ramps at all street intersections.
35. The private driveways from Street "A" and Rancho Santa Fe Farms Road shall have City standard driveways. Curb returns are not permitted.
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. **WATER REQUIREMENTS:**
 - a. Prior to the approval of any public improvement drawings, the subdivider shall provide a water study satisfactory to the Director of the Water Department. The study shall plan the pressure zone(s) and water facilities necessary to serve this development including redundancy and easements and shall be consistent with the accepted Pacific Highlands Ranch Water Master Plan. The study shall include a phasing plan consistent with the proposed phasing of construction with the affordable housing site included within the first phase.
 - b. The subdivider shall design and construct all water facilities as required in the accepted water studies necessary to serve this development. Water facilities, as shown on the approved tentative map, may require modification based on the accepted water studies.
 - c. The subdivider shall relocate and upsize to a 36-inch pipe the Del Mar Heights Pipeline into Carmel Valley Road in a manner satisfactory to the Director of the Water Department and the City Engineer.

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- d. 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.
- e. The subdivider shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. If more than two fire hydrants or thirty dwelling units are located on a dead-end main, then the subdivider shall design and construct a redundant water system satisfactory to the Director of the Water Department.
- f. The subdivider agrees to design and construct all public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Design Guide, as well as City regulations, standards and practices pertaining thereto. Proposed facilities that do not meet the current standards shall be redesigned. Existing public water facilities, including easements, to which this development proposes connections, must be brought up to current standards.
- g. The subdivider shall grant adequate water, and access easements, including vehicular access to each appurtenance (meters, blow offs, air valves, manholes, etc.), for all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Director of the Water Department and the City Engineer. The minimum easement widths for water mains with services or fire hydrants is 30 feet with 24 feet of pavement. No structures or landscaping 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 easement utilized for vehicular access.
- h. The subdivider shall provide evidence satisfactory to the Director of the Water Department indicating that each lot will have its own water service or provide covenants, conditions and restrictions [CC&Rs] for the operation and maintenance of on-site private water facilities that serve or traverse more than one lot.
- i. If on-site water facilities are to be public and if it is a gated community, then the Water Operations Division shall have keyed access satisfactory to the Director of the Water Department. The City will not be held responsible for any issues that may arise relative to the availability of keys.
- j. Providing water for this development is dependent upon prior construction of certain water 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 facilities, as

required by the City Engineer and the Director of the Water Department, will become off-site improvements required for this development.

38. SEWER REQUIREMENTS:

- a. The subdivider shall provide a letter from CALTRANS indicating that the proposed relocation of sewer facilities beneath SR-56, associated with the relocation of Rancho Santa Fe Farms Road, is acceptable.
- b. The developer shall construct their fair share of the Carmel Valley Trunk Sewer and enter into a Reimbursement Agreement with all developments that construct more than their fair share of the Carmel Valley Trunk Sewer.
- c. Prior to the submittal of any public improvement drawings, including grading plans, the subdivider shall submit a sewer study satisfactory to the Director of the Metropolitan Wastewater Department, 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, the drainage basin in which it lies, and adjacent areas that cannot gravity sewer to an existing sewer system.
- d. The subdivider shall install all facilities, as required by the accepted sewer study, necessary to serve the proposed development. Sewer facilities, as shown on the approved tentative map, may require modification based on the accepted sewer study.
- e. The subdivider shall design all proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide. Proposed facilities that do not meet the current standards shall be re-designed satisfactory to the Director of the Metropolitan Wastewater Department.
- f. The subdivider shall grant adequate sewer, and/or access easements, including vehicular access to each manhole for all public sewer facilities that are not located within public rights-of-way satisfactory to the Director of the Metropolitan Wastewater Department. The minimum easement width for sewer mains with manholes is 20 feet. The easements shall be located within single lots. Vehicular access roadbeds shall be a minimum of 20 feet wide and surfaced with suitable approved material satisfactory to the Director of the Metropolitan Wastewater Department. Vehicular access roadbeds to sewer mains with laterals shall be a minimum 24 feet wide and paved full width.

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- g. No structures or landscaping, including private sewer facilities and enhanced paving, shall be installed in or over any easement prior to the applicant obtaining an encroachment removal agreement.
 - h. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.
 - i. The subdivider shall provide evidence, satisfactory to the Director of the Metropolitan Wastewater Department, indicating that each lot will have its own sewer lateral or provide CC&Rs for the operation and maintenance of on-site private sewer mains that serve more than one lot.
 - j. For public on-site sewer facilities located within a gated community, the subdivider shall provide the Wastewater Collection Divisions with keyed access satisfactory to the Director of the Metropolitan Wastewater Department. The City will not be held responsible for any issues that may arise relative to possession of the keys.
 - k. All proposed private sewer facilities, including sewer laterals to the property line, that serve more than one lot shall have pipe sizes and slopes designed per the California Uniform Plumbing Code but shall be constructed per the most current City of San Diego Sewer Design Guide.
 - l. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check. In addition, the subdivider shall submit calculations, satisfactory to the Director of the Metropolitan Wastewater Department, for sizing of the proposed sewer lateral from the property line to its connection with the public sewer main.
39. The Subdivider shall obtain a bonded grading permit for the grading proposed with this project. All grading shall conform to requirements in accordance with the SDMC.
40. The drainage system proposed for this subdivision, as shown on the approved tentative map is subject to approval by the City Engineer. All drainage systems not located within the public right-of-way shall be private.
41. 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

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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.

42. 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 right-of-way and median improvements, slope revegetation and hydroseeding of all disturbed land in accordance with the Landscape Technical Manual and to the satisfaction of the City Manager. The landscape construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated March 20, 2001, on file in the Development Services Department. The subdivider shall assure by permit and bond the installation of landscaping per landscape construction documents.
43. The subdivider shall submit signed, authorized, and approved letters from abutting property owners to perform and maintain off-site brush management.
44. The subdivider shall submit for review, a bonded landscape maintenance agreement for all landscape improvements within the public right-of-way area consistent with Exhibit "A," dated March 20, 2001, on file in the Development Services Department.
45. The subdivider shall identify on a separate sheet titled Non-title Sheet the brush management areas in substantial conformance with Exhibit "A," dated March 20, 2001, on file in the Development Services Department. These brush management areas shall be identified with a hatched symbol with no specific dimensions or zones called out. The following shall be provided on the non-title sheet to identify the hatched areas: "Indicates fire hazard reduction zone per Section 6 of the City of San Diego Landscape Technical Manual approved by the Planning Commission on March 16, 1989 as Resolution No. 0480-PC, and approved by the City Council on October 3, 1989 as Resolution No. R-274506, and any other building code regulations."
46. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Technical Manual, section 6, appendix C.

47. The Affordable Housing Requirements of PRD Permit No. 99-1087 on file with the Development Services Department are hereby incorporated by reference into this tentative map. The subdivider shall comply with the affordable housing element of the Pacific Highlands Ranch Subarea III 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 his designee and the City Manager of the City of San Diego, or his designee. The Affordable Housing Requirements are more thoroughly described through conditions of the accompanying PRD Permit No. 99-1087, such Permit becoming utilized upon recordation of this Vesting Tentative Map.
48. 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 Planning Director. 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.

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