

RESOLUTION NUMBER R-295387

ADOPTED ON AUGUST 7, 2001

WHEREAS, Sea Breeze Investment, LLC, Applicant, and RBF Consulting, Engineer, submitted an application to the City of San Diego for a 17-lot tentative map (Tentative Map No. 99-0729 and street vacation for the Duck Pond Ranch project), located on the east side of the extension of Carmel Mountain Road, south of the eastern terminus of Del Mar Mesa Road, and legally described as Portions of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter and the North Half of the Northeast Quarter of the Southwest Quarter of Section 22, Township 14 South, Range 3 West, San Bernardino Base Meridian, in the Del Mar Mesa Community Plan area, in the AR-1-1 zone (previously referred to as the A-1-10 zone); and

WHEREAS, on June 14, 2001, the Planning Commission of the City of San Diego considered Tentative Map No. 99-0729, and pursuant to Resolution No. 3152-3-PC voted to recommend approval of the map; and

WHEREAS, the matter was set for public hearing on August 7, 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. 99-0729:

1. The map proposes the subdivision of a 30.9-acre site into 17 lots for residential development (12 residential, 1 open space, 2 private driveways, 1 future park, and 1 urban amenity lots). This type of development is consistent with the City of San Diego's Progress Guide and General Plan and the Del Mar Mesa Subarea V 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 AR-1-1 zone (previously referred to as the A1-10 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/Resource Protection Ordinance [PRD/RPO] permit.

b. All lots meet the minimum dimension requirements of the AR-1-1 zone (previously referred to as the A1-10 zone), as allowed under a PRD/RPO 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/RPO permit.

d. Development of the site is controlled by Planned Residential Development/Resource Protection Ordinance Permit No. 99-0729.

3. The design and proposed improvements for the subdivision are consistent with California Government Code section 66473.1 regarding the design of the subdivision for future passive or natural heating and cooling opportunities.

4. The site is physically suitable for residential development. The harmony in scale, height, bulk, density, and coverage of development creates a compatible physical relationship to surrounding properties for which this area has been planned.

5. The site is physically suitable for the proposed density of development. This is consistent with the community plan, which provides for residential uses.

6. The design of the subdivision and the proposed improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. However, the project as revised now avoids or mitigates the potentially significant environmental effects based upon Findings No. 99-0729 to the Del Mar Mesa Specific Plan Master Environmental Impact Report No. 95-0353, which are included herein by this reference.

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 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.

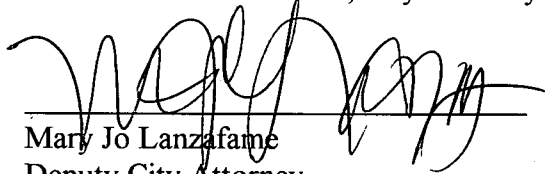
10. The property contains a right-of-way which must be vacated to implement the final map in accordance with San Diego Municipal Code section 125.0430.

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

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Tentative Map No. 99-0729 is granted to Sea Breeze Investment, LLC, Applicant, and RBF Consulting, Engineer, subject to the conditions attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By

  
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Mary Jo Lanzafame  
Deputy City Attorney

MJL/mdw/lc

10/18/01

Or.Dept:Clerk

R-2002-439

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Reviewed by Robert Gentles

CITY COUNCIL CONDITIONS TO TENTATIVE MAP NO. 99-0729  
DUCK POND RANCH  
ADOPTED BY RESOLUTION NO. R-295387 ON AUGUST 7, 2001

1. This tentative map will expire on August 7, 2004.
2. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the 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 vesting tentative map, may protest the imposition within ninety days of the approval of this vesting 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 Planned Residential Development Permit No. 99-0729.
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. The 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

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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 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).
10. 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 [SDMC] section 62.0415 *et seq.*
11. Undergrounding of existing and proposed public utility systems and service facilities is required according to SDMC section 102.0404(2).
12. The subdivider shall comply with the Mitigation, Monitoring, and Reporting Program [MMRP] as specified in the Findings No. 99-0729 to the Del Mar Mesa Specific Plan Master EIR No. 95-0353, to the satisfaction of the Environmental Review Manager of Land Development Review. Prior to issuance of any grading and building permit, all mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas: Transportation/Circulation, Biological Resources, Hydrology/Water Quality, Landform Alteration/Visual Quality, Historical and Paleontological Resources, Public Facilities and Services, and Public Safety.
13. 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.
14. The subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
15. Prior to the filing of the first final map or the issuance of a grading permit, or any other permit, the subdivider shall provide evidence of compliance with the affordable housing requirements of the North City Future Urbanizing Area Framework Plan and the Del Mar Mesa Specific Plan, in a manner satisfactory to the City Manager, and the Executive

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Director of the Housing Authority. Such evidence of compliance shall include execution of An Affordable Housing Agreement with the Executive Director of the Housing Authority that provides security for performance. The subdivider's project is eligible under the in-lieu fee option of the Del Mar Mesa Specific Plan to meet the affordable housing requirement in this manner, and the Subdivider has stated its intent to pay the then current in-lieu fee for Del Mar Mesa as required, at the time of issuance of building permits.

16. The subdivider shall conform to the Del Mar Mesa/Subarea V Specific Plan, Transportation Phasing Plan and Public Facilities Financing Plan.
17. The project shall be connected to SR-56 by a network of improved public streets based on the approved transportation plan for Del Mar Mesa/Subarea V.
18. The alignment and grade for Carmel Mountain Road shall be in agreement with Shaw Lorenz TM No. 40-0669.
19. Carmel Mountain Road is classified as a two lane modified collector with a two way left turn lane transitioning to a two lane collector street. The subdivider shall dedicate a 74 foot right-of-way and provide 50 feet of pavement from the southerly boundary transitioning to a 64 foot right-of-way with 40 feet of pavement to the intersection of Del Mar Mesa Rd/Del Vino Ct.(future). The subdivider shall provide curb, gutter with an eight foot curb to property line distance on the west side of the road and a multi-use trail within a 15 foot curb to property line distance with a 5 foot general utility easement on the east side of the road, satisfactory to the City Engineer.  
  
The subdivider shall start the transition of Carmel Mountain Road from 50 feet to 40 feet of pavement north of the access to Pardee's 16 Lot subdivision, Shaw Lorenz VTM No. 40-0669. The subdivider shall maintain a 10 foot curb to property line distance for the northerly offsite construction/transition of Carmel Valley Road to Del Vino Court.
20. The subdivider shall provide a 30 foot wide driveway at the project's access point off Carmel Mountain Road. The driveway shall be constructed in accordance with City Standard Drawings SDG-100, G-14a and G-16.
21. The subdivider shall provide reciprocal access easements as necessary, satisfactory to the City Engineer.
22. Vehicular access to the dwelling units within this planned development shall be by private driveways that are, non-dedicated, privately maintained and constructed in a manner, satisfactory to the City Engineer.

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23. Providing streets for this subdivision is dependent upon the prior construction of certain streets in previously approved developments in this area. If they have not been constructed when required for this subdivision, then the construction of certain portions of these previously approved streets, as required by the City Engineer, will become off-site improvement requirements for this subdivision.

24. **WATER REQUIREMENTS:**

- a. The subdivider shall design and construct minimum 8-inch diameter public water facilities in Private Drive "A" from Carmel Mountain Road to the easterly limits of grading, in a manner satisfactory to the Director of the Water Department and the City Engineer.
- b. The subdivider shall design and construct a minimum 8-inch diameter public water main connecting to the main in Private Drive "A" and extending through an easement connecting to water mains in Mesa Verde Estates, in a manner satisfactory to the Director of the Water Department and the City Engineer.
- c. The subdivider shall install fire hydrants at locations satisfactory to the Fire Department, the Director of the Water Department and the City Engineer.
- d. The subdivider shall grant minimum 24-foot-wide, fully paved, water easements over all public water facilities not located within fully improved public rights-of-way in a manner satisfactory to the Director of the Water Department. Easements shall be located within single lots. Easements containing public water facilities with services shall be a minimum of 30-feet-wide.
- e. The subdivider shall grant an easement over Lot 13, adjacent to Lots 9 through 12, from the southerly lot line of Lot 13 to the northerly subdivision boundary in a manner satisfactory to the Director of the Water Department and the City Engineer.
- f. The subdivider shall install water meters behind full height curb in a manner satisfactory to the Director of the Water Department.
- g. The subdivider agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Design Guide and City regulations, standards and practices pertaining thereto.
- h. If the development is gated, then the subdivider shall provide keyed access to the Water Operations Division in a manner 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.

- i. Providing water for this development is dependent upon prior construction of certain water facilities in previously approved TM Nos. 89-1296, 96-0625, 96-7286, and 91-0834 in this area. If facilities, including but not limited to a water pump station and approximately 1,500 lineal feet of 8-inch pipe or approximately 15,000 lineal feet of minimum diameter 30-inch pipeline, have not been constructed when required for this development, then the construction of certain portions of these previously approved public water facilities, as required by the City Engineer, will become off-site improvements required for this development in a manner satisfactory to the Director of the Water Department and the City Engineer.

26. **SEWER REQUIREMENTS:**

- a. Prior to the submittal of any public improvement drawings, including grading plans, the developer 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 and the drainage basin in which it lies and adjacent areas that cannot gravity sewer to an existing sewer system.
- b. 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, will require modification based on the accepted sewer study.
- c. 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 private or re-designed.
- d. 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 foot wide and paved full width. An additional 5 feet of easement width per additional utility is required for easements carrying more than one utility. Sewer mains greater than 8



feet deep will require an additional 2 feet of easement width for each additional foot of depth beyond 8 feet.

- e. No structures or landscaping that would inhibit or prevent access shall be installed in or over any sewer access easement.
  - f. 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.
  - g. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.
  - h. 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 Covenants, Conditions and Restrictions [CC&Rs] for the operation and maintenance of on-site private sewer mains that serve more than one lot.
  - i. Providing sewer for this development is dependent upon prior construction of certain sewer facilities in previously approved TM No. 96-0625. If they have not been constructed when required for this development, then the construction of certain portions of these previously approved sewer facilities, as required by the City Engineer, will become off-site improvements required for this development.
  - 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. The subdivider shall construct their fair share of the Carmel Valley Trunk Sewer, as identified in the Del Mar Mesa Facilities Financing Plan, and may enter into a Reimbursement Agreement for all development that exceeds their fair share of the Carmel Valley Trunk Sewer.
27. In accordance with the Del Mar Mesa Specific Plan Subarea V, the subdivider shall, prior to or concurrently with the recordation of the first final map within Subarea V, prepare a Master Drainage Plan. The plan shall address sizing and siting of facilities required to mitigate potential impact to downstream facilities from increases in runoff and erosion, as a result of the specific plan. The plan shall be comprehensive, covering the entire Subarea V area.

28. The drainage system proposed for this subdivision shall be private and is subject to approval by the City Engineer.
29. 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.

30. 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 improvements, slope revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the City Manager. The landscape construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated August 7, 2001, on file in the Development Services Department. The subdivider shall assure by permit and bond the installation of landscaping per landscape construction documents.
31. 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 August 7, 2001, on file in the Development Services Department. The approved bonded landscape maintenance agreement shall be recorded prior to recordation of the final map.
32. The subdivider shall identify on a separate sheet entitled Non-title Sheet the brush management areas in substantial conformance with Exhibit "A," dated August 7, 2001, on file in the Development Services Department. These brush management areas shall be identified with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the Non-title sheet to identify the hatched areas: "Indicates fire hazard zone(s) per Section 142.0412 of the San Diego Municipal Code."

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33. Lots 15 and 16 shall be granted, at no cost, to the City for open space. Said lots shall be free and clear of all private easements, private encroachments, private agreements or private liens.
34. Lots 7 through 11 shall have a covenant of easement as shown on the tentative map to protect the Multiple Habitat Planning Area [MHPA] lands on private property.
35. Any perimeter fencing for Lot 17 shall be designed as post and rail and not to exceed four (4) feet in height.
36. Lot 17 shall be reserved for a future park in accordance with the provisions of the Subdivision Map Act. In the event that Lot 17 is not purchased for public park purposes an amendment to this Planned Development Permit shall be submitted to reflect land uses that are consistent with the provisions of the Del Mar Mesa Specific Plan. Additional residential density will only be considered from a site within Del Mar Mesa that is designated for resource based open space that would no longer have density associated with it and would be conserved by dedication to the city.
37. **PARK REQUIREMENTS:**
  - a. The park site at Lot 17, of the Duck Pond Ranch Tentative Map is reserved in accordance with Section 66479 et seq. of the California Subdivision Map Act. Provisions of that Act require that the Developer/Owner shall, at the time of the recordation of the first final map within this subdivision, enter into an agreement, acceptable to the City Manager, for the City to acquire the park site within two (2) years after the completion and acceptance of all public improvements, unless such period of time is extended by mutual agreement. The purchase price shall be the market value of the raw unsubdivided land thereof at the time of the filing of the first substantially complete map of July 30, 1999, plus the taxes against such reserved area from the date of reservation, and any other costs incurred by the developer in the maintenance of such reserved area, including interest costs incurred on any loan covering such reserved areas. In the event the City does not exercise its option to acquire the park site, the reservation shall automatically terminate.
  - b. Subdivider shall select a qualified professional independent real estate appraiser from the City's list of approved appraisers to value said property. If the appraisal for said property is not acceptable to the City, the City will hire its own appraiser to value the land parcel. If the two appraisers are unable to resolve the price difference between themselves they may select a third qualified professional independent real estate appraiser from City list, which third appraiser will be employed to determine the

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market value of the property. In the event a mutually acceptable third appraiser is not agreed upon between the two selected appraisers within ten days, then the third appraiser will be appointed by the presiding judge of the Superior Court of the State of California, County of San Diego, acting in his or her individual capacity, upon application by either City or Developer/Owner with prior notice thereof to the other party. In the event that the Superior Court judge declines to make the appointment, the Parties agree that the third appraiser shall be promptly determined in accordance with the rules of the American Arbitration Association. The third appraiser shall complete the assignment within sixty days of appointment. To expedite the appraisal process each Party shall pay the cost of its own selected appraiser, and both City and Developer/Owner agree to equally share the cost of the third mutually selected or court-appointed appraiser.

Binding Appraisal Determination. City and subdivider agree to accept and be bound by the market value of the property determined by the third appraiser selected or appointed to complete the assignment.

Escrow. The conveyance of the property shall occur and be effected upon payment of the purchase price by City after receiving written notice thereof delivered by subdivider to the City Manager within sixty days after the appraiser determines the market value of the property as defined above. Promptly after such notice, Parties shall open an escrow with Chicago Title Insurance Company or equal to facilitate conveyance by subdivider of the property to City. Parties agree to enter into mutually acceptable escrow instructions. The escrow instructions shall contain all pertinent terms and conditions of the agreement. The escrow instructions shall set forth that City will pay the closing costs, document transfer taxes, prorated real estate taxes, title insurance policy premiums, and escrow fees associated with the purchase of the property. Subdivider shall convey title to the property to City free and clear of all liens and encumbrances except as to title exceptions which have received the prior written approval of City.

Non-delinquent City and county general and specific taxes. Taxes owed will be determined by the County Tax Assessor's Office at the time of conveyance to the City.

Any public improvement assessments imposed after the effective date of the agreement.

Any covenants, conditions, restrictions, reservations, and existing easements of record as of the date of the agreement or thereafter imposed and approved by the City, which approval will not be unreasonably withheld.

- c. City's Del Mar Mesa Public Facilities Financing Plan and Facilities Benefit Assessment [FBA] provides funding for the land acquisition, rough grading, associated public amenities, design and construction of the park and the reimbursement associated with this project. The Financing Plan is subject to annual review and updates by the City Council at which time the estimated FBA funding appropriate for acquisition, design and construction of the park site is subject to change. The actual cost of acquisition, rough grading, associated public amenities of the project shall be determined in accordance with the terms of the agreement.
- d. Subdivider agrees to accept funds from the FBA, as compensation for acquisition of the property, rough grading, adjacent public improvements and all costs associated with the design and grading of the project.
- e. Acquisition of Lot 17 by the City for a neighborhood park shall cause the removal of said lot from the control of any and all CC&Rs associated with this development including all recreational guidelines, design guidelines and review procedures.
- f. The grading and construction drawings for this project require review and approval by the Park and Recreation Department, Northern Parks Division, Park Planning Section.
- g. Upon execution of the agreement, subdivider shall be entitled to cash reimbursement or credit from the FBA, however subdivider shall not receive a cash reimbursement until there are sufficient funds to reimburse subdivider, in whole or in part. City hereby agrees that reimbursement to subdivider from the FBA for the project will take priority over any project added to the FBA subsequent to the effective date of the agreement.

Timing of Reimbursement. Although monthly reimbursement is required, City shall be responsible to reimburse Duck Pond Ranch the total project cost no later than one year after City's acceptance of the Project. At such time, if sufficient funds are unavailable in the FBA, City shall reimburse Duck Pond Ranch as funds accrue in the FBA. Duck Pond Ranch reimbursement will have priority over all other FBA expenditures, except those FBA projects for which design or construction contracts have been awarded by the City prior to the date of this Agreement. At Duck Pond Ranch sole and exclusive option it may elect to accept FBA credit in lieu of receiving payment for some portion or all of the total project cost.

- 38. This subdivision is in a community plan area designated in the City of San Diego Progress Guide and 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.

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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 Director of the Development Services Department. This compliance shall be achieved by entering into an agreement for the payment of the assessment, paying a FBA or such other means as may have been established by the City 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.

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