

RESOLUTION NUMBER R-295405

ADOPTED ON AUGUST 7, 2001.

WHEREAS, Sycamore Estates II, LLC, Applicant, and Nolte Consulting, Engineer, submitted by an application to the City of San Diego for a 319-lot vesting tentative map (Vesting Tentative Map No. 99-0295 for the Montecito project), easement and street vacation, located north easterly of Pomerado Road and Spring Canyon Road, and legally described as Portions of Sections 25 and 26, Township 14 South, Range 2 West, San Bernardino Meridian, in the City's Future Urbanizing Area, in the RS-1-8 zone (previously referred to as the R1-40,000 zone); and

WHEREAS, on July 19, 2001, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 99-0295, and pursuant to Resolution No. 3161-4-PC voted to recommend City Council 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 it adopts the following findings with respect to Vesting Tentative Map No. 99-0295:

1. The map proposes the subdivision of a 278.09-acre site into 319 lots for residential development (277 new residential, 1 existing residence, 1 sewer pump station, 40 open space). This type of development is consistent with the City of San Diego's Progress Guide and General Plan and the City Future Urbanizing Area 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 RS-1-8 zone (previously referred to as the R1-40,000 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 RS-1-8 zone (previously referred to as the R1-40,000 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 PRD/RPO Permit No. 99-0295.

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 based upon the findings of Environmental Impact Report [EIR], LDR No. 99-1094, 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 EIR.

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.

11. The right-of-way and public easements are no longer needed for the public purpose for which they were acquired.

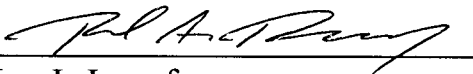
The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that pursuant to (Old Code) Municipal Code section 102.0307 (Land Development Code section 125.0430) and California Government Code section 66434(g), portions of Old Pomerado Road (Mission Road), part of the Montecito project, located within the project boundaries as shown in Vesting Tentative Map No. 99-0295, 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 with conditions, and Vesting Tentative Map No. 99-0295 is granted to Sycamore Estates II, LLC, Applicant, and Nolte Consulting, Engineer, subject to the conditions attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By


for Mary Jo Lanzafame
Deputy City Attorney

MJL:lc

10/30/01

11/05/01 COR.COPY

Or.Dept:Clerk

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Reviewed by Mike Westlake

**CITY COUNCIL CONDITIONS TO VESTING TENTATIVE MAP NO. 99-0295
MONTECITO
ADOPTED BY RESOLUTION NO. R-295405 ON AUGUST 7, 2001**

1. This tentative map will become effective on the effective date of the associated rezone and expire three years thereafter. Should the rezone be denied this vesting 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 90 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 Planned Residential Development/Resource Protection Ordinance [PRD/RPO] Permit No. 99-0295.
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.

R-295405

- 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 Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. section 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 Article 66456.1 of the Subdivision Map Act, the City Engineer shall retain the authority to review the areas of the tentative map the subdivider is including in each final map. The City Engineer may impose reasonable conditions relating to the filing of multiple final maps, in order to provide for orderly development, such as off-site public improvements, that shall become requirements of final map approval for a particular unit.
11. The subdivider is permitted to file up to 7 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 a geologic (geotechnical) investigation report on the subject property to discover and address potential geological hazards. The report must be prepared in accordance with the most recent edition of the City of San Diego "Technical Guidelines for Geotechnical Reports." All slopes shall be constructed in accordance with the provisions of San Diego Municipal Code Section 62.0415 et seq.
14. Undergrounding of existing and proposed public utility systems and service facilities is required according to San Diego Municipal Code Section 102.0404(2).
15. 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

R-295405

easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

16. 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.
17. The subdivider shall provide adequate sight distance at all street intersections, specifically but not limited to Street O/A, Street C/A and Street T/U. The subdivider shall provide sight visibility easements. No trees, slopes, landscape or any other object that would prohibit visibility will be permitted within the easement area.
18. Prior to the recordation of the first final map for a residential lot sales, the subdivider shall assure by permit and bond the construction of a northbound right-turn lane and a southbound left-turn lane at the intersection of Rancho Encantada Parkway and Pomerado Road, satisfactory to the City Engineer.
19. Prior to the recordation of the first final map for a residential lot sales, the subdivider shall construct a traffic signal interconnect system on Spring Canyon Road between Scripps Ranch Boulevard and Pomerado Road, satisfactory to the City Engineer.
20. Prior to the recordation of the first final map for a residential lot sales, the subdivider shall construct traffic signals at the following locations:
 - a. Ranch Encantada Parkway and Pomerado Road.
 - b. Pomerado Road and Stonemill Drive.
 - c. Spring Canyon Road and Spruce Run Drive.
 - d. Spring Canyon and Sunset Ridge Drive.
 - e. Spring Canyon and Semillon Boulevard.
 - f. Spring Canyon and Scripps Creek Drive.
21. Prior to the recordation of the first final map for a residential lot sales, the subdivider shall construct an additional northbound left-turn lane and an additional westbound left-turn lane at the intersection of Scripps Poway Parkway and Pomerado Road, satisfactory to the City Engineer.
22. Prior to the recordation of the first final map for a residential lot sales, the subdivider shall construct an additional lane for the northbound off-ramp at I-15 and Pomerado Road, satisfactory to the City Engineer.

R- 295405

23. Prior to the recordation of the first final map for a residential lot sales, the subdivider shall construct an additional lane along Pomerado Road between US Navy/Marine Reserve driveway and USIU secondary driveway to improve the eastbound merging for the I-15 northbound off-ramp, satisfactory to the City Engineer.
24. Prior to the recordation of the first final map for a residential lot sales, the subdivider shall construct a High Occupancy Vehicle Lane (HOV) at I-15 and Pomerado Road westbound to southbound on-ramp, satisfactory to the City Engineer.

As an alternative the subdivider may contribute an equivalent cost (estimated as \$500,000) of the proposed on-ramp widening to the improvement program proposed by Caltrans, specifically the southbound auxiliary lane on I-15 from Mira Mesa Boulevard to Miramar Way.

25. Prior to the recordation of the first final map for a residential lot sales, the subdivider shall construct median improvements at the intersection of Spring Canyon Road with Semillon Boulevard, Sunset Ridge Drive, Scripps Creek Drive, Spruce Run Drive, Blue Cypress, and other locations along Spring Canyon Road needed to reduce cut-thru traffic on local collector street in the Scripps Miramar Ranch community, satisfactory to the City Engineer.
26. The subdivider shall construct Pomerado Road as a modified four-lane major street with a minimum pavement width of 78' within 88'-98' right-of-way from Spring Canyon Road to the project's northern boundary and with appropriate transitions to the north, satisfactory to the City Engineer.
27. Street "A" is classified as a modified four-lane urban collector street from Pomerado Road to Street "O" with appropriate transitions. The subdivider shall dedicate a 108 foot right-of-way and provide a minimum of 78 feet of pavement, curb, gutter and 4 foot wide sidewalk within a 15 foot curb-to-property-line distance, satisfactory to the City Engineer.
28. Street "A" is classified as a two-lane collector street with two-way left-turn lane, from Street "U" to the eastern project boundary. The subdivider shall grant an 80 foot right-of-way and provide 50 feet of pavement, with an 8 foot meandering sidewalk within a 20 foot curb-to-property-line distance on the northside of the street and a 4 foot wide sidewalk within a 10 foot curb-to-property-line distance on the southside of the street, satisfactory to the City Engineer.
29. Street "C" and Street "U" are classified as two-lane residential local streets then transition to two-lane single loaded residential local streets. The subdivider shall dedicate 54-48 feet of rights-of-way and shall provide 34-28 feet of pavement including curb, gutter and 4

R- 295405

- foot sidewalks within 10 foot curb to property line distance, satisfactory to the City Engineer.
30. Street "D" and Street "E" are classified as two-lane single loaded residential local streets. The subdivider shall dedicate a 48 foot of right-of-way and shall provide 28 feet of pavement including curb, gutter and 4 foot sidewalk within 10 foot curb to property line distance, satisfactory to the City Engineer.
 31. Streets " B", "O", "P", "X", "V", "W" and "Z" are classified as two-lane residential local streets. The subdivider shall dedicate 56 foot of rights-of-way and shall provide 36 feet of pavement including curb, gutter and 4 foot sidewalk within 10 foot curb to property line distance, satisfactory to the City Engineer.
 32. Streets "F", "G", "R", "S" and "Y" are classified as two-lane residential local streets. The subdivider shall dedicate 54 foot rights-of-way and shall provide 34 feet of pavement including curb, gutter and 4 foot sidewalk within 10 foot curb to property line distance, satisfactory to the City Engineer.
 33. Should the Lot Line Adjustment Map be approved, an interim Parcel Map may be recorded, subject to the City Engineer approval.
 34. Water Requirements:
 - a. Prior to the approval of any public improvement drawings, the subdivider shall provide an acceptable water study satisfactory to the Water Department Director. The study shall plan the pressure zone(s) and water facilities necessary to serve this development. The study shall include a phasing plan consistent with the proposed phasing of construction and indicating how redundancy will be maintained.
 - b. The subdivider shall design and construct all public water facilities as required in the accepted water study, necessary to serve this development and extending to the subdivision boundary in a manner satisfactory to the Water Department Director and the City Engineer. Water facilities, as shown on the approved tentative map, will require modification based on the accepted water studies.
 - c. If the Scripps Poway Parkway Pump Station (SPPPS) has not been assured, by permit and bond, then the subdivider shall construct the SPPPS in accordance with the approved SPPPS public improvement plans in a manner satisfactory to the Water Department Director and the City Engineer.

- d. The subdivider shall install fire hydrants at locations satisfactory to the Fire Department, the Water Department Director and the City Engineer. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead-end main then the subdivider shall install a redundant water system satisfactory to the Water Department Director.
- e. The subdivider agrees to design and construct all proposed public water facilities, including services, meters, and easements, in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards, and practices pertaining thereto. Proposed facilities that do not meet the current standards for construction, operation, maintenance and access, shall be private or redesigned.
- f. The subdivider shall grant adequate water easements, including vehicular access to each appurtenance (meters, blow offs, valves, fire hydrants, etc.), for all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Water Department Director. Easements shall be located within single lots, when possible, and not split longitudinally. Vehicular access roadbeds shall be a minimum of 20-feet wide and surfaced with suitable approved material satisfactory to the Water Department Director and the City Engineer.
- g. Grants of water easements shall have the following minimum widths: water mains with no appurtenances including valves - 15 feet; water mains with services or fire hydrants - 30 feet with 24 feet of paving and full height curbs. Fire hydrants within easements having no curbs/rolled curbs shall have protective posts per SDW-102. Easements, as shown on the approved tentative map, will require modification based on standards and final engineering.
- h. The subdivider shall process encroachment maintenance and removal agreements for all acceptable encroachments, including, but not limited to, structures, enhanced paving, or landscaping, into any easement. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.
- i. If any portion of the subdivision will have gated access, then the subdivider shall provide keyed access to the Water Operations Division in a manner satisfactory to the Water Department Director. The City will not be held responsible for any issues that may arise relative to the availability of keys.
- j. The subdivider shall provide evidence, satisfactory to the Water Department Director, 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. Public school and park sites shall be served by public water systems.

- k. 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, will become off-site improvements required for this development.

35. Sewer Requirements:

- a. A gravity sewer system through the City of Poway shall be required to serve the proposed development, unless it is determined that this is not feasible.
- b. Prior to the submittal of any public improvement drawings, the subdivider shall submit 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.
- c. 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.
- d. 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.
- e. 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 Metropolitan Wastewater Department Director. Vehicular access roadbeds shall be a minimum of 20 feet wide and surfaced with suitable approved material satisfactory to the Metropolitan Wastewater Department Director. An additional 5 feet width per additional utility, is required for easements carrying more than one utility. For sewer mains more than 10 feet deep, two feet of additional easement width for each one foot of depth over 10 feet, will also be required. The easements shall be located within

single lots. No structures or landscaping of any kind shall be installed in or over any easement prior to the applicant obtaining an encroachment removal agreement.

- f. The subdivider shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each lot will have its own sewer lateral or provide CC&Rs for the operation and maintenance of on-site private sewer facilities that serve more than one ownership.
36. 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 in a public street shall be private.
37. The existing 10 foot drainage easement in proposed Lot 315 shall be vacated at the fair market value undetermined by Real Estate Assets Department. The new proposed system shall be private.
38. The subdivider 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.
39. 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.

40. Prior to the issuance of any grading permits, the subdivider shall deposit \$7,200 with the Environmental Analysis Section of the Development Services Department to cover the

R- 295405

City's costs associated with ensuring the implementation of the Mitigation, Monitoring, and Reporting Program.

41. The subdivider shall comply with the Mitigation, Monitoring, and Reporting Program MMRP for the Montecito sub-project specified in the Rancho Encantada Environmental Impact Report (LDR No. 99-1094) to the satisfaction of the Environmental Review Manager and/or the City Engineer in the following issue areas: Landform/Visual Quality, Biological Resources, Geology/Soils, Hydrology/Water Quality, Transportation, Noise, Air Quality, Paleontological Resources, Public Services, and Water Conservation.
42. Prior to the recordation of the (parcel/final map), 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 (if applicable) 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," dated August 7, 2001, Landscape Concept Plan, on file in the Development Services Department. The applicant shall assure by permit and bond the installation of landscaping per landscape construction documents.
43. Prior to recordation of the (parcel/final map), the subdivider or subsequent Owner/Developer shall identify on a separate sheet titled '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 Land Development Code."
44. The subdivider shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A," dated August 7, 2001, Brush Management Program/Landscape Concept Plan, on file in the Development Services Department.
 - A. Prior to issuance of any engineering permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A," dated August 7, 2001, on file in the Development Services Department.
 - B. Prior to issuance of any building permits, a complete set of brush management construction documents shall be submitted for approval to the City Manager and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit "A," dated August 7, 2001, on file in the Development Services

Department, and shall comply with the Uniform Fire Code (SDMC § 55.0889.0201), the Landscape Standards and the SDMC section 142.0412 (Ordinance No. O-18451) as well as the natural slope restoration program which has been modified to exclude supplemental irrigation.

C. The Brush Management Program shall consist of two zones consistent with the Brush Management regulations of the SDMC section 142.0412 as follows:

Lot #	All West of I-805	Zone One	Zone Two
1-13		35'	50'
89-94		35'	50'
95-99		35'	40'
100-109		35'	50'
110-117		35'	50'
118-122		35'	40'
146		35'	40'
170-17		35'	40'
172-180		35'	50'
181-182		35'	40'
183-187		35'	50'
219-220		35'	50'
221-222		35'	***
223 *		35'	50'
224		35'	50'
238		35'	50'
239		35'	**
240		35'	50'
241-243		35'	***
244-246		35'	50'
247-248		35'	50'
249-256		35'	40'
266-267		35'	50'
270-276		35'	50'
277		35'	40'

* = No Zone 2 on south side of property line with the addition of a 6 foot, 1-hour rated fire wall.

** = No Zone 2 with the addition of a 6 foot, 1-hour rated fire wall.

*** = No Zone 2 required, 30 foot irrigated Zone 1 on permanent irrigated slope.

- D. The construction documents shall conform to the Architectural features as described in SDMC section 142.0412(d).
 - E. Within Zone One combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc) are not permitted while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshall and the City Manager's approval.
 - F. Provide the following note on the Brush Management Construction Documents:
"It shall be the responsibility of the Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."
 - G. In Zone Two, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Section and the Environmental Analysis Section of the Development Services Department.
 - H. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.
45. The right-of-way and public easements shall be vacated in accordance with the Subdivision Map Act.
46. 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 Director of the Development Services Department. 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 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 SDMC section 96.0401 et seq.

R- 295405

- 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 vesting 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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R- 295405