

RESOLUTION NUMBER R- 299207

ADOPTED ON MAY 11 2004

WHEREAS, Pardee Homes, Applicant, and Latitude 33, Engineer, submitted an application to the City of San Diego for a 186-lot vesting tentative map (Vesting Tentative Map No. 25674) for the Shaw Lorenz project [Project], located easterly of Carmel Mountain Road and south of Little McGonigle Ranch Road, and legally described as Portions of Sections 22 and 28, Township 14 South, Range 3 West, San Bernardino Meridian, in the Del Mar Mesa Specific Plan area, in the AR-1-1 zone; and

WHEREAS, on March 11, 2004, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 25674, and pursuant to Resolution No. 3489-PC voted to recommend City Council approval of the project; and

WHEREAS, the matter was set for public hearing on MAY 11 2004, 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. 25674:

1. The map proposes the subdivision of a 277.96-acre site into 186 lots for residential development (139 residential, nine private driveways, three open space, four urban amenity and thirty-one Home Owner Association) for residential development and an 8.23-acre remainder lot). This type of development is consistent with the City of San Diego's Progress Guide and General Plan and the Del Mar Mesa Specific 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 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 Development Permit/Site Development Permit/Coastal Development Permit/Neighborhood Use Permit [PDP/SDP/CDP/NUP] permit.

b. All lots meet the minimum dimension requirements of the AR-1-1 zone, as allowed under a PDP/SDP/CDP/NUP 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 PDP/SDP permit.

d. Development of the site is controlled by Planned Development Permit No. 26575/Site Development Permit No. 25676/Coastal Development Permit No. 25677/Neighborhood Use Permit No. 76234.

3. The design and proposed improvements for the subdivision are consistent with California Government Code section 66473.1 and San Diego Municipal Code section 125.0444(g) 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 city of San Diego conducted an Initial Study in compliance with the California Environmental Quality Act which concluded that the project would result in significant direct environmental impacts in the following areas:

Aesthetics/Neighborhood Character/Landform Alteration, Biological Resources/Land Use, Light/Glare/Shading, Cultural Resources, Hydrology/Water Quality, Paleontology, Public Facilities and Services, and Transportation/Circulation. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects of the proposed project as identified in the Findings to Master Environmental Impact Report No. 95-30353 (Project No. 2873).

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 decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources in conformance with the Subdivision Map Act section 66412.3 and San Diego Municipal Code section 125.0440(h).

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.

BE IT FURTHER RESOLVED, that pursuant to California Government Code section 66434(g), the following rights-of-ways and public services easements, located within the project boundaries as shown in Vesting Tentative Map No. 25674, shall be vacated, contingent upon the recordation of the approved final map for the project.

An easement for a public road and incidental purposes in favor of the County of San Diego, recorded November 15, 1895, in Book 243, page 426 of deeds.

An easement for a public highway, and incidental purposes, known as RS 65, shown on New Survey 65, in favor of the County of San Diego, recorded August 22, 1896, in Book 257, page 32 of deeds.

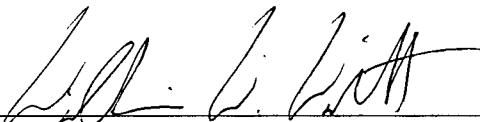
“Old Shaw Ridge Road” and “Old Vine Street,” unrecorded, unimproved roads used as public right of way.

A building restricted easement granted on Parcel Map 17083, recorded February 26, 1993.

An easement for a water main and the right of ingress and egress and incidental purposes in favor of the City of San Diego, recorded July 12, 1971 as file numbers 149167, 149169 and 149170, all of Official Records.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Vesting Tentative Map No. 25674 is granted to Pardee Homes, Applicant and Latitude 33, Engineer, subject to the attached conditions which are made a part of this resolution.

APPROVED: CASEY GWINN, City Attorney

By   
William W. Witt  
Deputy City Attorney

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04/19/04  
Or.Dept: DSD  
R-2004-1101

CITY COUNCIL CONDITIONS FOR VESTING TENTATIVE MAP NO. 25674  
SHAW LORENZ PROJECT  
ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON \_\_\_\_\_

1. This vesting tentative map will expire on (to be three years from the date of approval by City Council).

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 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 maps shall conform to the provisions of Planned Development Permit No. 26575/Site Development Permit No. 25676/Coastal Development Permit No. 25677/Neighborhood Use Permit No. 76234.

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 Sections 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.

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 Subdivider shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the Findings to Environmental Impact Report, LDR NO. 2873 satisfactory to the City Manager and City Engineer. Prior to issuance of the first grading permit and/or recording of the first final map and/or issuance of a building permit, as such timing is described in the MMRP, all conditions of the MMRP shall be adhered to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

- Aesthetics/Neighborhood Character/Landform Alteration
- Biological Resources
- Biological Resources/Land Use
- Cultural Resources
- Light/Glare/Shading
- Hydrology/Water Quality
- Paleontological Resources
- Public Facilities and Services
- Transportation/Circulation

10. 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.).

11. The design of the subdivision shall include private easements, if any, serving parcels of land outside the subdivision boundary or such easements must be removed from the title of the subdivided lands prior to filing any parcel or final map encumbered by these easements.

12. 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.

13. The subdivider is permitted to file up to eight (8) 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.

14. Pursuant to City Council Policy 600-20, the subdivider shall provide evidence to ensure that an affirmative marketing program is established.

15. 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.

16. Prior to issuance of grading permits, a geotechnical investigation report shall be required that specifically addresses the proposed grading plans and cites the City's Work Order and Drawing No. The geotechnical investigation shall provide specific geotechnical grading recommendations and include geotechnical maps, using the grading plan as a base, that depict recommended location of subdrains, location of outlet headwalls, anticipated removal depth, anticipated over- excavation depth, and limits of remedial grading.

17. Undergrounding of existing and proposed public utility systems and service facilities is required according to the San Diego Municipal Code.

18. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

19. Prior to the issuance of any construction permits, the subdivider shall complete the improvement of Carmel Mountain Road from its terminus at Harvest Run Drive at Neighborhood 10 to the easterly boundary of Torrey Hills subdivision as identified by condition 18 and 19 of Tentative Map 91-0834 to the satisfaction of the City Engineer.

20. Carmel Mountain Road is classified as a two-lane collector with two-way left turn lane at the proposed access points as identified on the vesting tentative map, sheets 7 and 11. The subdivider shall dedicate 68 feet of right of way and shall provide 50 feet of pavement including curb, gutter and an eight to ten foot curb to property line distance, satisfactory to the City Engineer.

21. Carmel Mountain Road is classified as a two-lane collector where access is not required and as identified on the vesting tentative map, sheets 7 and 11. The

subdivider shall dedicate 58 feet of right of way and shall provide 40 feet of pavement including curb, gutter and an 8 to 10 foot curb to property line distance, satisfactory to the City Engineer.

22. The subdivider shall provide multi purpose decomposed granite trail on one side only along private driveways "AA" thru "II". The subdivider shall provide a minimum of 28 feet of pavement within 44 feet of parkway including a four-foot multi purpose trail, satisfactory to the City Engineer.

23. Carmel Mountain Road northerly end shall have no public connection to Del Mesa Road prior to the completion of Camino Santa Fe between Del Mar Mesa Road and State Route 56, satisfactory to the City Engineer, in accordance with the Transportation Phasing Plan of the Del Mar Mesa Facilities Benefits Assessment.

24. The subdivider shall construct a traffic signal at the intersection of Carmel Country Road and Canyon Ridge Way/Craven Ridge Way, satisfactory to the City Engineer.

25. The subdivider shall construct a traffic signal at the intersection of Carmel Country Road and Cloverhurst Way, satisfactory to the City Engineer.

26. The subdivider shall provide a proper transition from the existing four lane major into the proposed two lane collector at the westerly end of Carmel Mountain Road.

27. Little McGonigle Ranch Road is classified as a two lane collector street. The subdivider shall dedicate 65 feet of right of way and shall provide 44 feet of pavement including curb, gutter and an eight to ten foot curb to property line distance, satisfactory to the City Engineer.

28. The subdivider shall dedicate from 70 to 82 feet of right of way for all private streets entrances "A", "C", "G", "H" and "I" and shall provide 40 feet of pavement, 12 to 24-foot-wide median, curb, gutter and a five (5)-foot decomposed granite sidewalk within 10-foot curb to property line distance.

29. The subdivider shall provide additional widening on Carmel Mountain Road to accommodate a left turn pocket at the intersection with Street "H" to the satisfaction of the City Engineer, as shown on sheets 7 and 11.

30. The subdivider shall dedicate 45-foot radius right-of-way for public cul-de-sac's for entrances "A", "C", "G", "H" and "I" and shall provide 35-foot radius of pavement, curb, gutter and a five (5)-foot-wide decomposed granite sidewalk within 10-foot curb to property line distance.

31. Water Requirement



- a. Prior to the submittal for any engineering permits, the Subdivider shall provide an acceptable potable water study satisfactory to the Water Department Director. The study shall plan the pressure zone(s) and public water facilities necessary to serve this development, including redundancy, consistent with previously accepted studies in this area. If phasing of the development is proposed, then a phasing plan shall be included in the study.
- b. The Subdivider shall design and construct all public water facilities, as required in the accepted water studies for Del Mar Mesa Subarea V, necessary to serve this development including, but not limited to, the minimum 30-inch 610 HGL water transmission pipeline within the Carmel Mountain Road right-of-way (ultimate diameter to be determined at final engineering). Water facilities, as shown on the approved tentative map, shall be modified based on the accepted water studies and to maintain redundancy throughout construction phasing at final engineering.
- c. The Subdivider shall locate all public water mains a minimum of five (5) feet from the face of any curb or edge of pavement, and a minimum of ten (10) feet from any other utility or structure (unless otherwise designed for), in a manner satisfactory to the Water Department Director and City Engineer.
- d. The Subdivider shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead end main then the Subdivider shall install a redundant water system in a manner satisfactory to the Water Department Director and the City Engineer. All fire hydrants shall be connected to distribution facilities, not transmission pipelines.
- e. The Subdivider shall vacate the existing 30-foot wide water, easement traversing the property, in its entirety in a manner satisfactory to the Water Department Director and the City Engineer. Public right-of-way vacations, as shown on the approved tentative map, shall be modified on the final map(s) at final engineering to comply with this requirement.
- 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 and over entire drive aisles where appropriate.
- g. Grants of water easements shall have the following minimum widths: water mains with services or fire hydrants - 32 feet with 24 feet of paving and full height curbs. All paving shall conform to schedule "J" or better. Water easements, as shown on the approved tentative map, will require modification based on standards at final engineering in a manner satisfactory to the Water Department Director and the City Engineer.

h. 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 modified at final engineering to comply with standards.

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 shall not be held responsible for any issues that may arise relative to the availability of keys.

j. The Subdivider shall provide CC&Rs for the operation and maintenance of on site private water facilities that serve or traverse more than one lot or dwelling unit.

k. Providing water for this development is dependent upon prior construction of certain water facilities in previously approved developments in this area. If facilities 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.

## 32. Wastewater Requirements

a. Prior to the submittal of any public improvement drawings, including grading plans, the developer 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 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 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.

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. The minimum easement width for sewer mains with manholes is 20 feet. The easements shall be located within single lots.

f. Vehicular access roadbeds shall be a minimum of 20 feet wide and surfaced with suitable approved material satisfactory to the Metropolitan Wastewater Department Director. Vehicular access roadbeds to sewer mains with laterals shall be a minimum 24 foot wide and paved full width. An additional five (5) feet of width per additional utility is required for easements containing more than one utility. For sewer mains more than 10 feet deep, two feet of additional easement width for each foot of depth over 10 feet shall be required.

g. No structures or landscaping that would inhibit or prevent access shall be installed in or over any sewer access easement.

h. 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 Maintenance and Removal Agreement.

i. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.

j. 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&R's for the operation and maintenance of on-site private sewer mains that serve more than one lot.

k. Providing sewer for this development is dependent upon prior construction of certain sewer facilities in previously approved developments in the area. 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.

l. For public on-site sewer facilities located within a gated community, the developer shall provide the Wastewater Collection Divisions with keyed access satisfactory to the Metropolitan Wastewater Department Director. The City will not be held responsible for any issues that may arise relative to possession of the keys.

33. The medians of the private driveways shall not extend into the public street right of way.

34. The drainage system proposed for this subdivision, as shown on the approved tentative map, is private and subject to approval by the City Engineer.

35. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), 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 implemented concurrently with the commencement of grading activities, and a 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. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ.

36. Prior to the issuance of any construction permit, the Subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

37. Prior to the issuance of any construction permit, the Subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

38. Prior to the issuance of any construction permit the Subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.

39. The subdivider shall grant the City a flowage easement for the flood plain in Lot "A" as shown on Panel 1341 of the Federal Insurance Rate maps, dated June 19, 1997.

40. Lots "D", "E" and "F" shall have open space easements and be owned and maintenance by the Home Owners Association.

41. Lots "A", "B" and "C" shall be granted in fee to the City of San Diego, at no cost, for open space. Said lots shall be free and clear of all private easements, private encroachments, and private agreements and private liens.

42. Access and any type of gate shall be prohibited from private lots to fee owned open space lots. A barrier or fence is required. Within any fee owned lots, the location of the barrier or fence, its height, type of material, etcetera, shall be satisfactory to the Deputy Director of the Open Space Division, Parks and Recreation Department in conformance with Vesting Tentative Map, Sheet 21 of 33.

43. Prior to issuance of any grading permit, all litter and hazardous materials accessible from existing dirt roads or disturbed areas shall be removed.

44. Prior to issuance of any grading permit, revegetated slopes adjacent to or in Lots A", "B" and "C" shall be planted and maintained in accordance with the Biology Guidelines and Guidelines for Conducting Biological Surveys for a period of five years or until a healthy, vigorous coverage of eighty percent is achieved. A separate performance bond for these slopes shall be posted. Temporary irrigation shall be removed and the Deputy Director of the Open Space Division, Parks and Recreation Department shall be notified when the eighty percent coverage is achieved. Upon Park and Recreation Department staff field verification that the success criteria has been met, the performance bond for all such work shall be released.

45. All lots with storm drain pipes discharging into the open space area shall be extended to the bottom of the canyon.

46. City will not take ownership of detention basins. All detention basins shall become a separate lot and have access easements from a public street or existing access easements.

47. Prior to recordation of the final map, the Permittee or subsequent Owner/Developer shall identify on a separate sheet titled 'Non-title Sheet' the brush management areas in substantial conformance with Exhibit 'A.' 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 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. 274506, and any other building code regulations."

48. This tentative map is a vesting tentative map. As such, the subdivider shall pay an additional \$300 fee to the Planning & Development Review Department for each final map processed in connection with this vesting tentative map.

49. This subdivision is in a community plan area designated in the General Plan as Future Urbanizing. As such, special financing plans have been, or will be, established to finance the public facilities required for the community plan area.

Therefore, in connection with Council approval of the final map, the subdivider shall comply with the provisions of the financing plan then in effect for this community plan area, in a manner satisfactory to the Development Services Manager. This compliance shall be achieved by entering into an agreement for the payment of the assessment, paying a Facilities Benefit Assessment (FBA) or such other means as may have been established by the City Council.

FOR INFORMATION:

- This development may be subject to payment of a park fee prior to the filing of the final subdivision map in accordance with San Diego Municipal Code. This property is also subject to a building permit park fee in accordance with San Diego Municipal Code.
- This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by Education Code section 17620, in accordance with procedures established by the Director of Building Inspection.
- This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.
- 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.