

(R-93-1174)

RESOLUTION NUMBER R-281340

ADOPTED ON JANUARY 12, 1993

WHEREAS, on October 15, 1992, the Planning Commission recommended approval of Planned Industrial Development Permit No. 88-0565 (Allred-Collins Business and Industrial Park East) submitted by Douglas Allred Company/Collins Development Company, Owner, and Safino Butcher and Ormonde, Inc., Permittee, to construct and operate up to approximately 370,300 square feet of light industrial, professional office and accessory commercial uses on a 22-acre site, located on the west side of Convoy Street between State Route 52 Freeway and Copley Park Place and described as a portion of Lot 78, Rancho Mission of San Diego, Map No. 348, in the Serra Mesa Community Plan area, in the M-1B Zone (proposed M-1A/M-1B zone); and

WHEREAS, the matter was set for public hearing on January 12, 1993, 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 Planned Industrial Development Permit No. 88-0565:

1. The proposed use will fulfill an individual and/or community need and will not adversely affect the neighborhood, the General Plan or the Serra Mesa Community Plan. This development proposes light manufacturing as the primary use in

the business park, with commercial permitted under a master plan. The plan is consistent with the Serra Mesa Community Plan, which encourages "low-intensity industrial-warehousing-distributive" uses for parcels south of State Route 52. The project as proposed is also consistent with the draft Kearny Mesa Community Plan, which identifies the project site as Industrial/Business Park.


2. The proposed use, because of the conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity. The proposed project will be beneficial to the Serra Mesa community by creating employment opportunities for residents. The design guidelines incorporated into the project in conjunction with the mitigation monitoring conditions guard against any detrimental affects to the community. Various traffic improvements are being required as a condition of this tentative map. Conditions are also included for the removal/excavation of hazardous materials from the site.

3. The proposed use will comply with the relevant regulations in the Municipal Code. The project, as proposed, complies with all current relevant regulations in the Municipal Code, including all M-1B and M-1A zones, parking and Citywide landscape requirements.

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 Planned Industrial Development Permit No. 88-0565 is hereby granted to Douglas Allred Company/Collins Development Company, Owner, and Safino Butcher and Ormonde, Inc., Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By 
Harold O. Valderhaug
Chief Deputy City Attorney

HOV:lc
03/18/93
Or.Dept:Clerk
R-93-1174
Form=r.permit

PLANNED INDUSTRIAL PERMIT NO. 88-0565
ALLRED COLLINS BUSINESS AND INDUSTRIAL PARK
CITY COUNCIL

This Planned Industrial Development ("PID") Permit is granted by the Council of The City of San Diego to NAS CONVOY PARTNERSHIP, Owner/Permittee, pursuant to Section 101.0920 of the Municipal Code of The City of San Diego.

1. Permission is hereby granted to Owner/Permittee to construct a Planned Industrial Development located south of State Route 52, between Copley Drive and Convoy Street, described as a portion of Lot 78 of Rancho Mission of San Diego, in the City of San Diego, County of San Diego, State of California, according to the partition thereof made in the action entitled Juan M. Luco, et al., v. The Commercial Bank of San Diego, et al., on file in the office of the County Clerk of San Diego County, in the M-1B (proposed M-1B/M-1A) Zone of the Serra Mesa Community (proposed Kearny Mesa Community) plan area.
2. The facility shall consist of the following:
 - a. Five developable lots (totaling no more than 370,300 square feet - if Lot No.5 is developed as a commercial use the total project square footage shall total no more than 354,600), roadways, easements, and infrastructure. Based on traffic generation, no more than 50 percent of the total allowable square footage on the project will be permitted in light industrial businesses and services. The remainder of the project may be corporate offices, manufacturing, or industrial commercial uses.
 - b. Landscaping;
 - c. Off-street parking; and
 - d. Accessory uses as may be determined incidental and approved by the Planning Director.
3. The effective date of this permit shall be the date of final action following all appeal dates and proceedings. The amended permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time to the permit has been granted by the Planning Director, as set forth in Section 101.0920(M) of the Municipal Code. Any such extension of time must meet all of the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the Planning Director.

Development under this Planned Industrial Development Permit must meet all conditions and standards of the PID document marked "Exhibit "A," dated January 12, 1993, on file in the office of the Planning Department.

4. No permit for construction of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:
 - a. The Permittee signs and returns the permit to the Planning Department;
 - b. The Planned Industrial Development Permit is recorded in the office of the County Recorder.
5. After establishment of the project, the property shall not be used for any other purposes unless:
 - a. Authorized by the Planning Director by means of an Administrative Review or a PID Amendment; or
 - b. The permit has been revoked by the City.
6. Construction of and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.
7. Prior to the issuance of building permits, a final subdivision map shall be recorded on the subject property. Rezoning of the subject property shall be approved by the City Council and become effective with the recordation of the subdivision map.
8. Prior to the recordation of the final map, the developer must provide a hydrological study to the State Department of Transportation of approval.
9. Development under this Planned Industrial Development Permit must meet all conditions and standards of the PID document marked "Exhibit "A," dated January 12, 1993, on file in the office of the Planning Department.
10. Individual lots must have conceptual building and landscape plans submitted and approved through the "Substantial Conformance" process, including any and all applicable fees/deposits that are in place at the time of such review. Each "Substantial Conformance" application submitted to the City must be accompanied by a current tabulation for all project uses and associated square footages in addition to all the plans requested by the application. Additionally, substantial conformance plans shall be reviewed and approved by the Fire Department to determine site specific conformance with Fire Department standards. These standards shall include, but not be limited to:

- a. On-site hydrant locations.
 - b. Access road widths and turn radius.
 - c. Curb signing and painting.
 - d. Specialty requirements concerning gas stations.
 - e. Street name changes.
11. Site plans for individual lots shall be reviewed to assure that all usable open space areas are set back outside the 70 CNEL contour, or that lot noise mitigation is proposed. If proposed office buildings are located inside the 70 CNEL noise contour, an interior noise study must be prepared to assure that interior noise levels do not exceed 50 CNEL.
 12. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated January 12, 1993, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.
 13. Before issuance of any grading or building permits, a complete landscape plan, including permanent irrigation system, shall be submitted to the Planning Director for approval. This landscape plan shall include temporary erosion control plans, etc. The plan shall be in substantial conformity to Exhibit "A," dated January 12, 1993, on file in the office of the Planning Department. Where "Exhibit "A" does not address landscape concepts, the landscape plan shall be to the satisfaction of the Planning Department in accordance with approved policies and regulations. Approved planting shall be installed before issuance of any occupancy permit on any building. In the case of erosion control plantings, landscape shall be installed immediately after grading, prior to bond release. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease, weed and litter-free condition at all times.
 14. Parking shall be in accordance with the Allred/Collins PID Permit No. 88-0565 marked "Exhibit "A," dated January 12, 1993, on file in the office of the Planning Department. Parking spaces shall be consistent with San Diego Municipal Code Chapter X, Article 1, Division 8, and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to Planning Department standards. Parking spaces shall be clearly marked at all times. Landscaping located in or adjacent to

any parking area shall be permanently maintained and not converted for any other use.

15. Permanent and/or temporary signs shall be approved by the Planning Director and shall be consistent with the criteria established by the sign plan, Appendix "E" of PID Permit No. 88-0565 marked Exhibit "A," dated January 12, 1993, on file in the office of the Planning Department.
16. Approved planting shall be installed prior to issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended, and is to be maintained in a disease, weed, and litter-free condition at all times.
17. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.
18. The use of textured or enhanced paving shall be permitted only with the approval of the City Engineer and Planning Director, and shall meet the standards of these departments as to location, noise and friction values, and any other applicable criteria.
19. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.
20. The project shall conform to all applicable provisions of the City's Transportation Demand Management ("TDM") Ordinance per the TDM plan approved for this site.
21. Together with other current and future development projects in the Kearny Mesa community area, the applicant will participate on a fair-share basis in the cost of capital improvements to the community facilities such as Hickman Field.

These costs would include, but would not be limited to the following:

- a. Preparation of a concept plan for Hickman Field.
- b. Necessary environmental studies for Hickman Field.
- c. Impact fees.

Any monies spent by the applicant on preparation of the Hickman Field conceptual plans, Hickman Field environmental studies, and the east-west-access road extension required to route the road from the west to the east side for the Air National Guard site, would be applied to impact fees for

capital improvements in accordance with the financing plan for that area.

22. Prior to the issuance of building permits the applicant shall provide evidence that all mutual-access driveway(s) shall be designed to the satisfaction of the City Engineer.
23. Prior to the issuance of any building permits, the applicant shall assure that all structures are provided with pedestrian access (walkways) to a public street.
24. Prior to the issuance of building permits, individual site development plans shall be submitted and approved by City TDM staff. Plans shall address:
 - a. Orientation of the buildings on the site to accommodate pedestrians.
 - b. The presence of sidewalks and walkways to provide convenient and safe pedestrian access onto the site.
 - c. Shower and locker facilities.
 - d. Other support facilities on site such as, but not limited to, food services or a banking machine.
25. Prior to the issuance of building permits, the developer for each lot shall illustrate on the site and landscape plans:
 - a. Bike racks for the facility.
 - b. Outdoor seating areas for developments employing more than ten people; those with more than 100 employees must provide additional facilities for outdoor activity satisfactory to the TDM Administrator.
 - c. Lots with building area greater than 25,000 square feet shall designate 10 percent of the total approved parking as car pool/van pool parking.
26. Prior to obtaining building permits for any structures within this Planned Industrial Development, the applicant/permittee shall obtain approval from the FAA and shall provide proof of the approval to the Planning Department.
27. The project shall provide transit contributions to serve the project area. The applicant shall work with the City and Metropolitan Transit Development Board ("MTDB") to determine the nature of these fair-share contributions prior to the issuance of building permits.
28. 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, on file in the office of the City Clerk as Document No. 769635.

29. "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).
30. "California Coordinate System" means the coordinate system as defined in California Public Resources Code sections 8801 through 8819. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
31. 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, as published in the County of San Diego's Horizontal Control book. 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.
32. The subdivider must provide a geological report on the subject property to determine the stability of the soil. All slopes shall be constructed in accordance with the provisions of San Diego Municipal Code section 62.0410 et seq.
33. Undergrounding of existing and/or proposed public utility systems and service facilities is required according to San Diego Municipal Code section 102.0404, Subsection 2.

34. This property is subject to payment of a park fee prior to the filing of the final subdivision map in accordance with San Diego Municipal Code section 96.0401 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.
35. Prior to recordation of the final map, the subdivider shall dedicate additional right-of-way on Convoy Street to allow for half-width of 66 feet to accommodate dual-left-turn lanes from southbound to eastbound and provide the necessary improvements, satisfactory to the City Engineer.
36. Prior to recordation of the final map, the subdivider shall dedicate additional right-of-way on Frontage Road to allow for half-width of 51 feet to accommodate dual-left-turn lanes from eastbound to northbound and provide the necessary improvements, satisfactory to the City Engineer.
37. Prior to recordation of the final map, the subdivider shall dedicate additional right-of-way to allow for a 20-foot right-of-way radius for the northwest corner of Convoy Street and Frontage Road.
38. Prior to recordation of the final map, the subdivider shall dedicate additional right-of-way on Convoy Street on the west side between Convoy Court and Frontage Road to allow for a half-width of 53 feet, satisfactory to the City Engineer.
39. The subdivider shall provide approved traffic studies for this development, satisfactory to the City Engineer.
40. The subdivider shall install all facilities recommended in the approved traffic studies for the Allred-Collins Business Park, satisfactory to the City Engineer. The phasing of these facilities shall be determined by the City Engineer.
41. The subdivider shall provide a traffic signal system at the intersection of Convoy Street and Copley Park Place, satisfactory to the City Engineer.
42. The drainage system proposed for this subdivision, as shown on the approved tentative map, is subject to approval by the City Engineer.
43. Water Requirements:
 - a. The developer shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.
 - b. The developer shall install all necessary facilities as required in the approved "Water System Analysis for the

Allred-Collins Development" by Boyle Engineering, dated October 1989, with City comments dated November 8, 1989, satisfactory to the Water Utilities Director.

44. Sewer Requirements:

- a. The subdivider shall provide a sewer study, satisfactory to the Water Utilities Director, for the sizing of gravity sewer mains and to show that the grade of the mains will provide adequate capacity and cleansing velocities. The study shall also cover the Kearny Mesa Trunk Sewer.
- b. The subdivider shall install all facilities as required by the approved sewer study.

45. Water and Sewer Requirements:

- a. The developer shall provide evidence, satisfactory to the Water Utilities Director, showing that each lot will have its own water service and sewer lateral.
- b. All common areas and/or open spaces that require irrigation shall be irrigated with reclaimed water, as specified in City Council Ordinance No. O-17327. The subdivider shall design and install a reclaimed water distribution system within the subdivision, in accordance with "Rules and Regulations for Reclaimed Water Use and Distribution within the City of San Diego." The irrigation system shall initially be supplied from the potable water system shall be designed to allow the conversion from potable to reclaimed water service and avoid any cross connections between the two systems.

46. 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.

47. This subdivision 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 Building Inspection Director.

48. This community may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.

49. The subdivider shall provide sidewalks on all streets satisfactory to the City Engineer. The sidewalks shall be

in a dedicated right-of-way or within a pedestrian and non-motor vehicle right-of-way, in conformance with Exhibit 10 ("Sidewalk Exhibit") in the PID, which illustrates a meandering sidewalk.

All signing and pavement markings associated with the bike lanes along Copley Park Place, as well as any proposed restriction of parking along this facility shall be done to the satisfaction of the City Engineer.

50. All street trees shall be placed in consideration of sight distance visibility, satisfactory to the City Engineer. The draft PID Permit shall be modified to include this condition, satisfactory to the City Engineer.

51. **MITIGATION, MONITORING AND REPORTING PROGRAM**

This Mitigation, Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. All mitigation measures contained in the Environmental Impact Report (DEP No. 88-0565) shall be made conditions of the Planned Industrial Development Permit and Tentative Subdivision Map as may be further described below.

Biological Resources

Significant impacts to wetland habitats, including vernal pools would require mitigation. A mitigation agreement has been proposed which would help protect natural vernal pool habitat off-site as mitigation for the loss of 0.1 acre of artificial vernal pool habitat on-site. If the landfill excavation and relocation option is selected, the vernal pool mitigation would be expanded accordingly. Off-site mitigation for the loss of the remaining 0.75 acre of wetland habitats is proposed to be mitigated by the protection of high quality wetland habitat or the revegetation and/or enhancement of 2.25 acres of such habitat. Implementation of mitigation plans shall be in place prior to recordation of the final map. A "Conceptual Wetlands Mitigation Plan" is included as Attachment D in Appendix B. Loss of wetland habitats is discussed in more detail below. No specific mitigation measures are proposed for the incremental, cumulative impacts to raptor foraging habitat and potential habitat reduction for declining sensitive reptile species.

Vernal Pool Habitat

The proposed development of the project site would result in the loss of 0.1 acre of vernal pools that exist on top the on-site landfill. The nature of these pools has been discussed with the U.S. Fish and Wildlife Service ("USFWS")

and a number of equitable mitigation alternatives shall be pursued; however, given the unique circumstances of the on-site pools, it is the intention of the USFWS that project development can commence while the final mitigation solution is determined. Ongoing discussions with the USFWS have led to the approval of an 18-month time frame (and an equitable performance bond payment) within which the project proponent must demonstrate due diligence of the pursuit of one or several of the vernal pool mitigation alternatives (personal communication, Nancy Gilbert, USFWS; June 1990). Because of the variety of land ownerships and pool availability among the alternatives, it is anticipated that several of the alternatives will need to be investigated simultaneously to demonstrate adequate pursuit of mitigation to the resource agencies and increase the likelihood of successfully purchasing off-site land for mitigation within the stated reasonable time frame. If, however, after appropriate pursuit of the alternatives, no solution is forthcoming, the entirety of the performance bond shall be forfeited for general use in vernal pool preservation in San Diego County.

Because the pools occur on recently altered land and currently support no sensitive plant species, acceptable appropriate mitigation ratios may be lower than ratios typically required for natural systems. The quality and number of the pools to be preserved off-site would be considered in the mitigation resolution; however, it is also anticipated that preservation of any natural vernal pool system would be an upgrade from the artificial pools on the subject property. A mitigation ratio of 1:1 vernal pool basin area is proposed to reduce the level of impact from the loss of the subject pools to below a level of significance. Therefore, preservation of a total of 0.1 acre of cumulative vernal pool basin area, plus an associated watershed and buffer, would be pursued for purchase on one of the alternative off-site mitigation areas. Resolution of the mitigation would be pursued both individually and as part of a collaborative effort between other developers.

The adequate pursuit of the following alternatives plus the posting of the bond monies would reduce the anticipated direct impact to the artificial vernal pools to below a level of significance and would allow the issuance of Conditional Nationwide Permit No. 26 pursuant to the Army Corps of Engineer ("ACOE") regulatory program with advisory authority by the USFWS. The off-site mitigation alternatives that would be pursued may include all of the following known areas wherein vernal pool habitat may be available for purchase and protection. Alternative No. 1 has been designated as a preferred priority by the USFWS; however, each of the areas for proposed preservation are considered acceptable mitigation alternatives and may be pursued simultaneously as indicated above.

- a. San Marcos. Preservation of a portion of the L 1-6 pools in San Marcos at a 1:1 pool area ratio plus an ecologically defensible watershed as determined by the ACOE in consultation with the USFWS. Preservation may also be pursued as a collaborative effort together with another developer or developers needing joint monies to purchase adequate land for the long-term preservation of these San Marcos pools.
- b. Carroll Mesa. Efforts are underway to preserve the majority of the five-eight pools, 49-96 north of Carroll Canyon on Carroll Mesa. A few pools at the eastern end of the vernal pool preserve site may be available for purchase separately or in conjunction with the City which would enable preservation of an adequate area for mitigation (1:1 pool area and watershed) and would expand the area of the proposed preserve.
- c. Del Mar Mesa. Preservation of a portion of the H-series pools on Del Mar Mesa at a 1:1 pool area ratio plus an ecologically defensible watershed as determined by the ACOE in consultation with the USFWS. Again, preservation may also be pursued as a collaborative effort together with the City or another developer or developers.
- d. Ramona. Preservation of a portion of the T-series vernal pools in Ramona at a 1:1 pool area ratio plus an appropriate watershed as described above.
- e. Lopez Ridge--Pipefitters Parcel. An area of land known as the Pipefitters Parcel, while not containing vernal pool habitat, is strategically located between the existing CALTRANS vernal pool preserve and the City of San Diego vernal pool preserve, both on Lopez Ridge. Purchase of this property or contribution to the purchase of this property and protection through the dedication of a biological open space easement would provide an important link between the two preserves.

Documented failure of the pursuit of all of the off-site preservation alternatives must be provided before forfeiture of the bond monies. This documentation may include written owner refusal or property appraisals. Documentation of the results of the pursuit of mitigation shall be provided to the City, ACOE, CDFG and USFWS.

Acquisition of any of the alternatives would necessitate that preserve area be placed within a permanent biological open space easement. Mitigation shall include providing protection by fencing, posting with appropriate signs, and site improvement by trash and debris removal if warranted.

Wetland Habitat

Appropriate mitigation for loss of wetlands on this property would take the form of off-site riparian habitat creation and enhancement. The ultimate goal of riparian mitigation is the creation or enhancement of habitat value rather than simple acreage replacement. The quality of riparian habitat on-site is considered low to moderate due to its isolated occurrence and unsuitable structure for potential sensitive riparian dependent species.

An off-site wetland mitigation area has been identified along Garrison Creek in the City of Oceanside. An estimated 12.1 acres of riparian woodland and marsh habitat currently exists along a 0.75 mile contiguous band of habitat. Of this total, 7.6 acres of wetland habitat including 2.0 acres of marsh is present on Village 9 as shown on Figure 4-2. An easement would be placed over the required acreage. The placement of a 3.0-acre easement allows for the low quality habitat on the Allred-Collins East project site to be compensated for at a 3:1 ratio (2.25 acres) with high quality habitat and allows for 0.75 acre of habitat expansion. The overall effect would be to secure existing higher quality habitat along with no net loss of wetland habitat. The habitat expansion would involve down-grading of disturbed upland habitat (not coastal sage scrub) peripheral to existing high quality habitat.

The federally endangered least Bell's vireo has been recorded in the downstream riparian habitat on the proposed mitigation site. In addition, the federally proposed California gnatcatcher has been recorded downstream on the adjacent coastal sage scrub-covered slope. Other sensitive species are expected in the riparian and upland scrub habitats. Any on-site improvements associated with the mitigation site such as grading would be completed outside the breeding season for these species.

The surrounding property is developed to the east and north of the mitigation site. The adjacent steep slopes to the south of the creek are designated as open space on the Rancho del Oro Specific Plan. The mitigation property is designated medium-density residential and the downstream property is also designated for mixed use and residential. The mitigation property is part of the larger U.S. Silica sand mining permit area.

An alternative for mitigating impacts to low quality riparian habitat by utilizing vernal pool credits has been discussed with the City of San Diego. This alternative would allow vernal pool and other wetland impacts to be mitigated through purchase by the applicant of vernal pool habitat on Carroll Mesa or on Del Mar Mesa. These potential

mitigation areas were included in the previous discussion of vernal pool mitigation options.

Design and Installation Guidelines

The following section details minimum design and installation requirements for the final conceptual riparian mitigation plan contained in Attachment D of Appendix B. This conceptual mitigation plan shall also be used as the basis for any required 404 or 1603 permit applications as well as for the preparation of any further required construction documents. Following the installation as outlined below, a five-year revegetation monitoring and reporting schedule shall be conducted as discussed in the following section.

- The applicant shall ensure that the revegetation is designed and that all installation shall be supervised by a qualified native plant revegetation designer, knowledgeable with riparian ecosystems in southern California, and using state-of-the-art native plant revegetation techniques.
- During project construction, all existing riparian vegetation shall be flagged by the revegetation designer and protected from grading and construction disturbance. In addition, sufficient water shall be supplied to this vegetation to sustain it during construction.
- The revegetation effort may focus on the establishment of several wetland communities: willow woodland, poplar woodland, sycamore woodland, oak woodland, riparian scrub and freshwater marsh using a combination of container plantings and seeding. A specific design shall be developed once an actual site has been selected.
- Supplemental irrigation shall be required to establish all plant material; however, it is the intention of this plan that irrigation would be withdrawn from the vegetation once it has sufficiently established. Irrigation would be cut back as deemed appropriate by the project biologist. The irrigation system shall be installed by the landscape contractor under direct supervision by the project revegetation designer. The layout shall receive final written approval by the project native plant revegetation designer. This designer shall also provide an irrigation schedule to the contractor.
- The landscape contractor shall be responsible for obtaining the appropriate number and species of plant materials specified, by signing a growing contract with

a nursery in advance of planting dates. Substitution of plant materials shall not be allowed without the consent of the project biologist. In no case, shall more than a 10 percent substitution of specified species be permitted. If sufficient plant materials are unavailable, the contractor shall wait until they are available and then plant them at an appropriate time approved by the project biologist. Pot bound plants with circling roots are unacceptable and shall be rejected.

- All plant and seed layout in the field shall be supervised by a qualified native plant revegetation designer.
- Planting should preferably be done during the fall and winter months from October to February.
- Container plants shall be planted in a hole twice the width of the container and the same depth as the container.
- Planting hole backfill shall consist of native soil approved by the revegetation designer mixed with seven pounds of Osmocote 18-6-12 per cubic yard.
- In addition, all container plantings shall receive two, 21-gram Agriform planting tabs placed in the planting hole at the time of planting for each one-gallon plant, three per five-gallon plant and five per 15-gallon plant.
- All container plants shall be planted so that their crowns are one inch above grade. Plants shall then be basined after planting.
- No pruning shall be done at the time of planting unless recommended by the revegetation designer.
- No plants shall be staked unless considered necessary by the revegetation designer.
- The landscape contractor shall guarantee the survival of all container plant materials for 120 days after planting. Long-term success shall be assured through the requisite revegetation monitoring as discussed in the following section. Dead materials shall be marked by the revegetation designer and must be replaced by the installation contractor within 120 days after planting with species and sizes originally planted.
- The landscape contractor shall guarantee 50 percent hydroseed coverage at 120 days and survival for

five years after seeding or will reseed as directed by the revegetation designer.

- The installation contractor shall provide 120 days of maintenance. At completion, a landscape maintenance contractor will be hired to implement all applicable requirements for long-term maintenance (five years) as specified in Section 6.3 of the Wetlands Mitigation Plan and Monitoring, Monitoring Program dated February 1992.

Vehicular traffic shall be kept at a minimum during construction. No employee cars shall be parked in the revegetation area during construction except to deliver materials or perform grading activities.

- The entire mitigation plan shall be completed by the applicant within one year of receipt of the Streambed Alteration Agreement from the California Department of Fish and Game. Planting shall occur as soon as possible following final grading of the mitigation areas.

The wetland mitigation and requisite five-year monitoring and reporting program shall follow the same approximate schedule of the vernal pool mitigation plan. A qualified biologist shall be responsible for monitoring program shall identify inspection requirements, targeted coverage, and schedule of annual progress reports to be submitted to the City. If the goals of the plan have not been achieved after the end of the five-year monitoring period, the maintenance program shall be extended an additional year or until the goals of the plan have been met. A 100 percent performance bond shall also be required as a condition of the approval of the mitigation plan. An outline of mitigation monitoring for the wetland mitigation plan is contained in Attachment D of Appendix B.

The foregoing measures shall be implemented through conditions of approval of the proposed Tentative Map ("TM") and Planned Industrial Development ("PID"). The measures shall be noted on the grading plans (TM). Prior to the issuance of the grading permit, the City Environmental Analysis Section ("EAS"), Planning Department, shall review the plans to ensure implementation of these measures.

Traffic Circulation/Transit

The following road and traffic signal modifications/improvements would be conditions of the PID and TM. Improvements 8 and 9 are needed for the community plan buildout level of development and the Business Park East project would contribute its fair share toward these improvements through the City's assessment program. Improvements 1-4 and 7 are conditions of approval for the final

map for Allred/Collins Business Park West. The improvement drawings have been approved, bonds posted and construction is underway. Improvements 5 and 6 (and 8 and 9 on a fair-share basis) are conditions of approval for Allred/Collins Business Park East.

- a. Construct Ruffner Street between Copley Park Place and Convoy Court as a modified four-lane major street (56 feet of pavement within a 70-foot, right-of-way).
- b. Install traffic signal at the intersection of Convoy Street and Copley Park Place. This signal is to be interconnected with the signals at Convoy Court and the future freeway ramps.
- c. Design and construct dual left turn lanes on eastbound Copley Park Place at Convoy Street.
- d. Design and construct the improvement of Copley Park Place as a four-lane collector street between Ruffner Street and Convoy Street (92 feet of pavement within a 102-foot, right-of-way).
- e. Design and construct the improvement of Convoy Street between SR-52 and Convoy Court as a four-lane major street, with necessary intersection improvements.
- f. Design and construct the improvement of Convoy Street as a four-lane major street between Convoy Court and Clairemont Mesa Boulevard, with necessary intersection improvements.
- g. Design and construct the improvement of Ruffner Street as a four-lane modified major street between Convoy Court and Clairemont Mesa Boulevard (56 feet of pavement within a 70-foot, right-of-way).
- h. Contribute to a fee program for the addition of a second southbound right-turn lane at the intersection of Clairemont Mesa Boulevard and Shawline Street.
- i. Contribute to a fee program for the improvement of Shawline Street as a four-lane collector street, with special treatment, between Convoy Court and Clairemont Mesa Boulevard.

The above-described street improvements shall be made conditions of project approval, and shall be carried out under the direction of the City's Transportation Planning Division, Engineering and Development Department. The foregoing measures shall be implemented through conditions of approval of the proposed TM and PID. The measures shall be noted on the grading and building plans. Prior to the issuance of building permits, the EAS and Transportation Planning Division shall review the plans to ensure implementation of these measures.

Air Quality

Landfill Retention Mitigation

- The flare destruction unit design shall incorporate control measures such as an afterburner or co-firing with natural gas, propane, or other flammable gas to ensure complete combustion of toxic gases.
- The flare destruction unit shall be monitored by the Air Pollution Control District ("APCD") before construction of the Business Park East begins to determine the actual destruction efficiency of toxic gases.
- Integration sampling shall be conducted around the perimeter of the closed landfill and over the closed landfill before construction of the Business Park East begins to determine the rates and concentrations of fugitive toxic emissions.
- A health risk assessment shall be conducted by the applicant prior to construction of the Business Park East, which incorporates monitoring data from the flare destruction unit and sampling data of the fugitive toxic emissions, to determine the actual excess cancer risk.
- Perimeter vapor monitoring wells shall be installed to determine if toxic gases are migrating from the landfill and, if so, what the constituents are.

Landfill Excavation Mitigation

- Within 30 minutes of the deposition of excavated refuse at the designated disposal site, the excavated refuse shall be completely covered with a minimum of 12 inches of clean soil or commingled with incoming refuse, or as the City of San Diego Department of Waste Management deems necessary to reduce odors to an acceptable level.
- All exposed refuse shall be completely covered with either a minimum of 12 inches of clean fill material, heavy-duty plastic sheeting, or other dust emission suppression measures whenever the excavation is not actively in progress, including periods when a dump truck is not available to receive the refuse and at the end of each working day.
- During excavation, if complaints are received, all work shall cease and no further excavation shall take place until proposed mitigation measures have been approved by the APCD and other appropriate regulatory agencies.

- During excavation, monitoring for methane shall be conducted continuously at the site face. If the methane concentration exceeds the Lower Explosive Limit (LEL), an on-site foam generation unit shall be used to cover the exposed material and all removal operations shall cease until the level has dropped below the LEL. Personnel conducting the monitoring shall wear appropriate protective equipment.
- Monitoring for air toxics of concern shall be performed for two weeks prior to excavation, during excavation, and for two weeks after excavation. A minimum of three (two upwind, one downwind) sorbent media and/or canister devices shall be used.
- During the excavation and all pre- and post-monitoring activities, a wind speed and direction monitor with a recorder shall be located at a site approved by the APCD. Continuous monitoring and recording of the wind speed and direction shall be conducted on any day when excavation operations are in progress.
- If a distinct odor resulting from the excavation is detected at or beyond the property line, the excavation must cease and the approved mitigation measures implemented immediately. Odor levels shall be determined by APCD personnel or an on-site safety coordinator in the absence of APCD personnel.
- Heavy-duty construction equipment with modified combustion/fuel injection systems for emissions control shall be utilized during excavation.
- Trucks hauling excavated material shall be properly covered.
- During excavation, access roads shall be cleaned daily or as necessary by a street sweeper. Unpaved roads shall be sprinkled twice a day or more as necessary to minimize dust generation.
- A 10-mile-per-hour speed limit shall be enforced on unpaved surfaces.

The foregoing measures shall be implemented through conditions of approval of the TM and PID. The measures shall be noted on the grading plan (TM). Prior to the issuance of land development permits, the EAS shall review the plans to ensure implementation of these measures. A final report summarizing the results of the landfill excavation shall be submitted and filed with the Development and Environmental Planning Division.

Hazardous Materials

The following measures shall be implemented to minimize the potential emissions from landfill excavation operations:

The contractor shall implement dust control measures such as watering, anchored plastic sheeting, 12 inches of clean fill material, or other emission or dust suppression measures. At the end of each work day, and as needed during excavation, the workface with exposed refuse shall be covered by the contractor with anchored plastic sheeting, 12 inches of clean fill material, or other emission or dust suppression measures. All areas of the workface not undergoing excavation at a given time shall be covered by the contractor with anchored plastic sheeting, 12 inches of clean fill material, or other emission or dust suppression measures.

The contractor shall utilize heavy equipment to remove the surface cover to within 6 to 12 inches of the buried waste. The landfill shall then be penetrated, with odor and dust controls in accordance with appropriate safety controls. Landfill material shall be placed in trucks that will be covered by a tarp provided by the hauler. This covering would control blowing of material and odors while enroute to the new landfill cell. When loading is completed and during transport, no material shall extend above the sides or rear of the truck or trailer which would haul the excavated material. Excavated refuse shall not be stockpiled at the excavation site. All excavated refuse shall be deposited directly into leak-resistant trucks and transported to the designated disposal area within 10 minutes after the truck is fully loaded. The trucks shall be decontaminated by the contractor prior to departing the disposal site by rinsing their exterior surfaces with water.

Other mitigation measures include the following:

- All materials listed as hazardous by any federal or state agency shall be considered as "hazardous materials" and treated accordingly.
- A designated safety officer shall be on-site at all times during the excavation operations.
- The excavation site shall be monitored for (at a minimum) wind speed and direction, total organics, odor, and leachate every day. If the on-site safety officer observes the existence of hazardous conditions as defined in the "Excavation Management Plan," (Woodward Clyde Consultants (WCC) 1990 and 1992), work shall temporarily cease and identified contingency measures shall be enacted.
- All monitors shall be calibrated daily
- The excavation site shall be available for inspection by APCD personnel between the start of operations,

7:00 a.m. and 6:00 p.m. The refuse disposal site would be available in accordance with City of San Diego operating schedules.

- Daily volume of excavated materials and all monitoring results shall be recorded in a log book.
- All records of the excavation operation shall be made available upon request by APCD personnel.
- Whenever conditions exist on-site which may pose an imminent life endangering threat to human beings, the applicant shall notify all necessary emergency response agencies, including the APCD and the San Diego County Department of Health Services, Hazardous Materials Management Division ("HMMD"), in accordance with the general procedures specified in the Emergency Contingency Plan dated September 11, 1990 on file with EAS.
- The applicant shall excavate buried waste, load transport trucks, and ship material at a rate and in a manner such that significant odors are not detectable beyond the property line which may cause or contribute to public nuisance conditions.
- The applicant shall submit detailed landfill gas monitoring protocols and obtain APCD corrections/approval prior to initiating waste excavation activities. The monitoring protocols shall be designed to detect trace quantities of hydrogen sulfide, benzene, and vinyl chloride in the immediate vicinity of the excavation area. The test protocols shall specify:
 - Detailed descriptions of the specific monitoring and testing equipment to be used on site (include operation and maintenance manuals);
 - The personnel and procedures to be used to calibrate, operate, and maintain this equipment during excavation activities;
 - The specific sampling locations, procedures and minimum frequencies for monitoring each trace toxic air contaminant; and
 - All proposed record keeping and reporting forms.
- During excavation operations, the applicant shall apply soil cover and/or odor suppressant foam to the exposed waste materials whenever hydrogen sulfide, benzene, or vinyl chloride are detected in the excavation area at

concentrations exceeding 1 ppmv as proposed in the revised Excavation Management Plan dated January 7, 1992 on file with the EAS.

- The applicant shall cease all excavation activities and completely cover all exposed waste if hydrogen sulfide, benzene, or vinyl chloride are detected in the excavation area at concentrations exceeding the TLV values specified in the revised Excavation Management Plan dated January 7, 1992 on file with the EAS. The applicant shall immediately notify the APCD whenever excavation activities are suspended because of toxic air contaminant emissions and obtain authorization to resume operations.
- The applicant shall not excavate waste materials from more than one (1) area or "cell" at any given time to minimize emissions of methane, organic gases, trace toxic air contaminants, particulate matter, and odors. Each area or "cell" shall consist of about 300 yd³ of material with approximate dimensions of 20 ft x 20 ft x 20 ft.
- The applicant shall limit the number of transport trucks on-site which contain excavated waste (>1 yd³) to no more than one (1) at a time. The APCD may allow an increase in the number of loaded vehicles on-site at one time and a corresponding increase in the rate of waste excavation if the excavation procedures and mitigation measures demonstrate sufficient control of methane, organic gas, trace toxic air contaminant, particulate matter, and odor emissions to prevent public nuisance conditions. All modifications to this condition will be specified by the APCD in written Start Up Authorizations issued for this project.
- The applicant shall not transport any excavated waste to the South Miramar landfill north of SR-52 or any other closed landfill in San Diego County until such facility has received APCD authorization to accept material in accordance with the provisions of APCD Rule 59.
- The applicant shall cover the excavated waste in loaded transport trucks with an appropriate odor suppressant material and a tarp prior to shipment to the final disposal site (West Miramar landfill).
- The applicant shall cease all excavation activities and completely cover all exposed trash if hazardous waste is detected in the landfilled material on site. The applicant shall immediately notify the IWMB, San Diego

County HMMMD and the APCD whenever hazardous waste is detected and obtain authorization to resume operations.

- The applicant shall not store excavated materials above ground except for hazardous waste and leachate contaminated substances which may be placed in sealed containers located in predesignated areas. Sufficient sealable storage containers and a well-marked storage area shall be present on-site prior to initiating excavation activities.
- The applicant shall maintain on-site, at all times, sufficient supplies of odor suppressant foam/spray, tarps, and fire suppression equipment to respond to minor emergencies.
- The applicant shall maintain the surface of the disposal site such that leachate is not allowed to reach any surface where odors, toxic air contaminants, or reactive organic compounds are evaporated into the atmosphere, except for small quantities (<5 gallons) in the excavation area. The applicant shall cease all excavation activities and completely cover all exposed waste if large quantities (<5 gallons) of leachate are detected in the excavation area. The applicant shall immediately notify the APCD whenever significant quantities of leachate are detected on-site and obtain authorization to resume operations.
- The applicant shall conduct excavation operations only during the hours that the West Miramar landfill is authorized to accept waste (approximately 7:00 a.m. to 5:00 p.m.).

The project applicant and its contractor shall be responsible for the proper removal and disposal of any materials listed as hazardous that are encountered during the excavation process. The applicant shall ensure that the contractor has the ability to identify and rectify potentially hazardous conditions. The contractor shall be responsible for the implementation and adequacy of dust, odor and emission control during excavation and grading. A qualified safety officer must be present at all times during excavation operations, and must be able to recognize hazardous conditions and have the ability to direct and verify mitigative operations. The applicant shall be responsible for ensuring that all monitors are calibrated daily, a record is kept of the calibrations, and that records of all monitoring results and excavation volumes are kept and available for review by the regulatory agencies.

The foregoing measures shall be implemented through conditions of approval for the proposed TM and PID. The measures shall be noted on the grading plans. Prior to the issuance of grading permits, the EAS shall review the plans to ensure implementation

of these measures. A report summarizing the mitigation program shall be filed with the Planning Department upon completion.

Geology/Soil Erosion

Landfill Retention Option

With the landfill retention option, the construction of buildings in the landfill area would require special site treatment and/or foundation design. WCC proposes Deep Dynamic Compaction "(DDC)" to improve the lots underlain by landfill material and alluvium. DDC is a ground modification process used to densify soil materials and reduce settlement. DDC consists of repeatedly dropping a heavy weight (20-36 tons) from a height of approximately 100 feet over a specific grid, thus compacting the fill material. Initial calculations estimate that DDC would compress the landfill material by approximately 15 percent of its present thickness. The upper three feet of soil would require recompaction after DDC is completed. Total post-treatment settlement of the site is estimated to be approximately two to three inches, with differential settlement on the order of one inch over a distance of 50 feet. The DDC option would provide relatively uniform improvement over the entire site area. Buildings and other improvements could then be sited anywhere on a lot and non-structure areas would probably not require complete resurfacing.

Given the potential for accumulation of vinyl chloride and other gases, a Landfill Gas Control System "(LGCS)" has been designed for installation at the site following DDC. LGCS piping shall be installed in shallow trenches within the upper portion of the final cover foundation layer. A blanket liner shall be installed above the foundation layer containing the LGCS, to prevent upward migration of landfill gas.

Seven groundwater monitoring wells shall be installed at the locations shown on Figure 4-10 in the EIR. Initially, four monitoring wells shall be installed to evaluate the stratigraphic correlation of the water-bearing units and groundwater elevations beneath the landfill. These wells shall be used to assess the direction and gradient of groundwater flows. The remaining wells shall be placed as necessary. At least two of the monitoring wells shall be placed upgradient of the landfill. All of the monitoring wells shall be completed at depths ranging from approximately 130 to 300 feet below ground surface and shall comply with CCR Title 23, Chapter 3, Subchapter 15, Article 5, Section 2555.

Groundwater sampling and analysis shall consist of background and detection monitoring. The background

monitoring program shall be designed to establish background groundwater quality characteristics near the landfill over a one-year period. At the end of the one-year background monitoring period, points of compliance, indicator groundwater quality parameters, and statistical method for evaluation of water quality data shall be selected for a detection monitoring program that would be implemented during the post-closure period. Points of compliance are the monitoring wells at which groundwater quality standards shall be applied. These shall include wells downgradient from the parcel.

Ten leachate monitoring wells shall be located as shown on Figure 4-10 in the EIR. The leachate wells shall be positioned based upon permeability associations between the highly permeable landfill materials and the less permeable geologic formation below the landfill. The leachate monitoring wells shall also be positioned to assess potential leachate accumulation in areas where the fill depth are greatest. The leachate wells shall be inspected for the presence of liquids on a quarterly basis. If sufficient liquid is present, samples shall be collected and analyzed for the same parameters as groundwater samples.

Twenty high-pressure/vacuum soil suction lysimeters shall be installed to evaluate the effectiveness of the landfill cover in reducing water infiltration. The proposed locations of the lysimeters are shown in Figure 4-9 in the EIR. The lysimeters shall be monitored at the same intervals as the groundwater. During the background monitoring period prior to site development, soil moisture data shall be collected to establish a baseline against which future measurements would be made.

Post-Closure. During the post landfill closure period it is necessary to maintain the final cover to correct for settlement and erosion and to operate the groundwater, unsaturated zone, and leachate monitoring systems.

A small amount of settlement is anticipated following the deep dynamic compaction. At least once a year, the site shall be inspected for settlement which adversely affects drainage or pavement. Those areas which have experienced significant settlement shall be leveled and repaired. The on-site monitoring systems shall be sampled and analyzed on a quarterly basis.

Landfill gas, leachate, groundwater and final cover monitoring must be conducted by the applicant's qualified consultant as required and the results made available to all applicable regulatory agencies. The qualified consultant shall inspect and maintain all wells and monitoring systems regularly to ensure viability and prepare an annual report,

to be submitted to the APCD, Regional Waster Quality Control Board (RWQCB), and County HMMD.

Landfill Excavation and Relocation Option

With the landfill excavation and relocation option, only limited gas and leachate monitoring would be required by the APCD, the RWQCB and the County Department of Health Services (HMMD) to ensure that no migration of gases, or leachate problems occur along the northern site boundary under SR-52. The buildings shall be designed to preclude any accumulation of landfill gases beneath the foundations.

Post-Closure. Post-closure landfill gas monitoring, if required, shall be performed in accordance with APCD permit conditions.

Building foundations on the site shall incorporate a gas migration control membrane or other passive control system.

During excavation associate with development of the site, if significant leachate is encountered, excavation shall cease immediately. All surface leachate shall be tested, and if appropriate, removed and/or stored in accordance with RWQCB regulations, removed by vacuum trucks and shall be transported to the leachate treatment facility at the landfill.

Mitigation monitoring for geotechnical hazards must be conducted to ensure the health and safety of site works, the nearby public and occupants of the Business Park East development. All excavation and construction must be conducted under the supervision of a qualified engineer or engineering geologist, and must conform to the measures outlined in the Uniform Building Code ("UBC") and all other applicable regulations. A safety coordinator shall be on-site during the excavation process and shall coordinate activities with APCD personnel as required.

The foregoing measures shall be implemented through conditions of approval for the proposed TM and PID. The measures shall be noted on the grading plan (TM) and on the building plans. Prior to the issuance of the grading permit, the EAS shall review the plans to ensure implementation of these measures.

Surface Hydrology/Flooding/Erosion

Landfill Retention Option

The following mitigation measures to control surface drainage at the site must be implemented:

- A subdrain system must be placed around the site perimeter to collect seepage that may migrate along the top of the liner system in the final cover. Subdrains must be installed beneath landscaped areas to convey infiltration to the perimeter subdrain system.
- Areas with slope gradients greater than 10 percent and surface drainage courses must be treated to prevent erosion. Upon development of the site, paved surfaces must have a slope of 0.5 percent on concrete swales and one percent elsewhere, which will drain to an underground drain system.
- Seepage collected at the site perimeter must be collected at a sump and pumped to an approved disposal site.

Excavation and Relocation Option

Business Park East 22-acre Site. Surface water shall be directed to drainage structures and conveyed to the existing culvert under SR-52. A slurry pump-grouted wall shall be installed along the northerly property line. This slurry mix would stabilize the landfill material gas migration. A poly membrane shall also be installed along the full length of the slurry wall.

South Miramar 33-acre Site. Required erosion and sediment control facilities included in the "*Report of Disposal Site Information*" (WCC 1991c) include the following:

- Temporary sediment basins shall be installed as needed at construction areas by excavating shallow depressions and placing berms or sandbags to contain water for sedimentation.
- Silt barriers, in the form of silt fences or a string of hay bales placed in a shallow trench, shall be positioned to intercept runoff and remove sediment.
- Vegetative cover to provide erosion control shall be established by seeding and fertilizing or hydroseeding completed landfill slopes and unlined ditches.

Additional measures that shall be incorporated into project design to mitigate potential hydrological impacts to below levels of significance include:

- To ensure efficient channel conveyance, a routine maintenance plan shall be implemented to clear ditches of silt and debris.

- Daily, intermediate and final soil covers must be applied to minimize infiltration of water into the underlying refuse, thereby reducing the production of leachate.
- The storm water drainage control and erosion control facilities shall be designed to carry the peak discharge resulting from a 100-year, 24-hour storm event.

The project applicant must ensure that erosion and surface drainage control measures are implemented and are adequate to meet the requirements of all applicable guidelines, procedures and regulatory agencies. The applicant must maintain in good working order all erosion and drainage control facilities, such as vegetation, ditches, basins, barriers and drains.

The foregoing measures shall be implemented through conditions of approval for the proposed TM and PID. The measures shall be noted on the grading plan (TM). Prior to the issuance of the land development permit, the EAS shall review the plans to ensure implementation of these measures.

Noise

Additional analysis would be required for business and professional office buildings. Upon preparation of final building plans for the project, an interior noise analysis shall be prepared to assess potential impacts and mitigation. Business and professional office buildings must be designed such that the interior noise level is limited to less than 50 dB (A) CNEL. In general, this can be accomplished by providing a closed window condition with mechanical ventilation. In addition, 1/4-inch laminate glass may be required as part of the project design. The analysis shall be submitted to the City of San Diego Building Inspection Department for review and approval.

The foregoing measures shall be implemented through conditions of the proposed PID. The measures shall be noted on the building plans. Prior to the issuance of building permits, the EAS shall review the plans to ensure implementation of these measures. Incorporation of these measures into the PID permit approval would mitigate potential noise impacts to below a level of significance.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure successful completion of the monitoring program.

52. This Planned Industrial Development Permit may be canceled or revoked if there is a material breach or default in any of the conditions of this permit. Cancellation or

revocation may be instituted by The City of San Diego or Permittee.

53. This Planned Industrial Development Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.
54. The property included within this Planned Industrial Development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Planning Director or the permit has been revoked by The City of San Diego.
55. In the event that any condition of this permit, on a legal challenge by the Owner/Permittee of this permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this permit shall be void.

APPROVED by the Council of The City of San Diego on January 12, 1993, by Resolution No. R-281340.

33011

JAN 12 1993

Passed and adopted by the Council of The City of San Diego on
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
George Stevens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
District 8 - VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

SUSAN GOLDING

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By *Blonda B. Burrell*, Deputy.

Office of the City Clerk, San Diego, California

Resolution **R-281340** JAN 12 1993
Number Adopted