

RESOLUTION NUMBER R-289450

ADOPTED ON NOVEMBER 18, 1997

WHEREAS, on November 14, 1995, General Dynamics submitted an application to the Development Services Business Center for a General Plan Amendment, Community Plan Amendment, Rezone, Vesting Tentative Map, Planned Industrial Development/Resource Protection Ordinance Permit and Planned Commercial Development/Resource Protection Ordinance Permit; and

WHEREAS, the permit was set for a public hearing to be conducted by the Council of the City of San Diego; and

WHEREAS, the issue was heard by the Council on November 18, 1997; and

WHEREAS, the Council of the City of San Diego considered the issues discussed in Environmental Impact Report No. 96-0165; NOW THEREFORE,

BE IT RESOLVED, by the Council that it be, and it is hereby certified, that Environmental Impact Report No. 96-0165, in connection with the General Plan Amendment, Community Plan Amendment, Rezone, Vesting Tentative Map, Planned Industrial Development/Resource Protection Ordinance Permit No. 96-0165 and Planned Commercial Development/Resource Protection Ordinance Permit No. 96-0165 has been completed in compliance with the California Environmental Quality Act of 1970 (California Code of Regulations section 15000 et seq.), that the report reflects the independent judgment of The City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by this

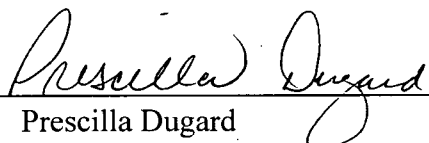
Council in connection with the approval of New Century Center Development Plan.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081 and California Code of Regulations section 15091, the City Council hereby adopts the findings made with respect to the project, a copy of which is on file in the office of the City Clerk and incorporated herein by reference.

BE IT FURTHER RESOLVED, that pursuant to California Code of Regulations section 15093, the City Council hereby adopts the Statement of Overriding Considerations, a copy of which is on file in the office of the City Clerk and incorporated herein by reference, with respect to the project.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference.

APPROVED: CASEY GWINN, City Attorney

By 
Prescilla Dugard
Deputy City Attorney

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**MITIGATION MONITORING AND REPORTING PROGRAM
NEW CENTURY CENTER PROJECT**

The California Environmental Quality Act (CEQA), Section 21081.6, requires that a Mitigation Monitoring and Reporting Program be adopted upon certification of an environmental impact report (EIR) in order to ensure that the mitigation measures are carried out. The Mitigation Monitoring and Reporting Program should specify the entity responsible for monitoring the program, what the mitigation is, and when in the process it should be accomplished.

The Mitigation Monitoring and Reporting Program for the New Century Center project falls under the jurisdiction of the City of San Diego. The following is a description of the Mitigation Monitoring and Reporting Program to be completed for this project.

A. TRANSPORTATION AND CIRCULATION

1) Intersection Improvements

Mitigation

1. Prior to the approval of any site plan that would increase the aggregate square footage developed within the project site beyond the redevelopment increment (3,160 p.m. peak hour trips) ("Redevelopment Increment Site Plan"), the applicant shall submit to the City of San Diego Development Services Department, a Transportation System Phasing Plan identifying which of the potentially impacted intersections identified as Intersection Improvements A through F are operating at LOS E or F or when such improvements would need to be implemented in order to maintain LOS D or better conditions. The Phasing Plan shall be subject to review and approval by the City.

Although the project's fair share (the percentage of the total additional traffic contributing to the need for the identified improvement) is less than 100 percent of the improvement costs, to fully mitigate the project's direct and cumulative impacts (except cumulative freeway impacts), the project applicant has agreed to construct the improvements as subdivider improvements.

Intersections improvements A through F and the project's fair share traffic contribution to these improvements are as follows:

A. Clairemont Mesa Boulevard at Ruffin Road (87 percent fair share):

- Add one eastbound through lane
- Add one eastbound left-turn lane
- Add one westbound left-turn lane
- Add one northbound right-turn lane
- Add one northbound through lane

B. Clairemont Mesa Boulevard at Kearny Villa Road (70 percent fair share):

- Add one southbound left-turn lane
- Add one eastbound through lane
- Add one northbound left-turn lane
- Add one southbound through lane

C. Clairemont Mesa Boulevard at Shawline Street (41 percent fair share):

- Add one westbound right-turn lane
- Add one southbound through lane

D. Balboa Avenue at Ruffin Road (70 percent fair share):

- Add one southbound right-turn lane
- Add one northbound right-turn lane

E. Balboa Avenue at Convoy Street (68 percent fair share):

- Add one westbound right-turn lane
- Add one northbound right-turn lane

F. Kearny Villa Road/SR-163/Century Park (97 percent fair share):

- Add one southbound right-turn lane
- Restripe the eastbound approach to provide two left-turn lanes, one through lane, and one shared through/right-turn lane
- Restripe the westbound approach to provide two left turn lanes and one shared through/right-turn lane

Monitoring

The City of San Diego Development Services Department shall review and approve the Transportation System Phasing Plan submitted by the project applicant prior to approval of any site plan that would increase the aggregate square footage developed within the project site beyond the redevelopment increment (3,160 p.m. peak hour trips). Based on the Transportation System Phasing Plan, the City will determine which of the potentially impacted intersections are operating at LOS E or F or when improvements would need to be implemented to maintain LOS D or better conditions.

Mitigation

2. Prior to the approval of the Redevelopment Increment Site Plan, the applicant shall demonstrate with respect to each of the intersections identified as Intersection Improvements A through F that one of the following has occurred:
 - a. The above-referenced traffic improvements have been implemented; or,

- b. The Phasing Plan approved by the City reasonably demonstrates that LOS D or better conditions can be maintained until subsequent phases of project development at which time Intersection Improvements A through F, as applicable, shall be implemented.

Monitoring

Prior to the approval of the Redevelopment Increment Site Plan, the City of San Diego Development Services Department shall verify that intersection improvements have been implemented or that said improvements can be deferred to subsequent phases of project development.

2) Ramp Metering

Mitigation

3. Prior to any development above the Redevelopment Increment, in the event that traffic at the SR-163/Kearny Villa Road northbound onramp exceeds the meter rate during the p.m. peak hour, either Caltrans will increase the ramp meter rate to ensure that a significant impact does not occur to City streets; or a) in the event a significant impact will occur during the first phase of development above the Redevelopment Increment, the applicant will install, on a fair share basis, an HOV bypass lane to the satisfaction of Caltrans and the City Engineer; or b) in the event a significant impact will occur during subsequent phases of development, the applicant shall either install, on a fair share basis, an HOV bypass lane to the satisfaction of Caltrans and the City Engineer or shall post a bond or other security satisfactory to the City Engineer ensuring that the HOV bypass lane shall be constructed prior to such significant impact.

Monitoring

The City of San Diego Development Services Department shall verify that Caltrans has either increased the ramp meter rate or the applicant has installed additional improvements (fair share) if ramp meter rates have been exceeded.

3) Interchanges

Mitigation

4. Prior to any development above the Redevelopment Increment, and within 90 days after the City and Caltrans have approved the Project Study Report (PSR) for the SR-163/Clairemont Mesa Boulevard interchange and its associated construction budget, construction of the interchange improvements shall be assured to the satisfaction of the City Engineer.

Prior to any development above the Redevelopment Increment, the applicant shall demonstrate that the following has occurred:

- The City and Caltrans have approved a Project Study Report (PSR) that recommends "partial cloverleaf" improvements (without widening of the existing

structures) and a construction budget for the SR-163/Clairemont Mesa Boulevard interchange as described further in the Kimley-Horn and Associates Traffic Impact Analysis (see Figure 4.3-3 in Appendix B of the Program EIR), or any other alternative project sufficient to address the Year 2006 conditions identified through the PSR process. The City has initiated a Capital Improvement Program project for construction of the project approved through the PSR project. The applicant has advanced the funding for construction of the required improvements consistent with an approved construction budget. However, such sums shall be reduced by the amount of fair share contributions collected by the City of San Diego from other development projects which impact the SR-163/Clairemont Mesa Boulevard interchange and by any funds which have been specifically allocated to the construction of such improvements as set forth in the Kearny Mesa Community Facilities Financing Plan.

Monitoring

Prior to any development above the Redevelopment Increment, the City of San Diego Development Services Department shall verify that the applicant has advanced funds for construction of improvements to the SR-163/Clairemont Mesa Boulevard interchange. The City will reimburse the applicant for funds in exceedance of fair share requirements.

4) Development Impact Fees

Mitigation

5. Upon issuance of each building permit subsequent to the approval of the Redevelopment Increment Site Plan, the applicant shall pay development impact fees as required by the Kearny Mesa Community Facilities Financing Plan. Note: to the extent that the applicant's construction of traffic improvements results in contributions in excess of the applicant's fair share, credits may be obtained against the payment of additional development impact fees for improvements to SR-163 and Clairemont Mesa Boulevard in accordance with the conditions of approval for Vesting Tentative Map 96-0165.

Monitoring

Upon issuance of each building permit, the City of San Diego Development Services Department shall verify that the applicant has paid any applicable development impact fees. Payment of fees shall be subject to credits as set forth in the Development Agreement and/or conditions of approval for VTM 96-0165.

5) Plan Amendments

Mitigation

6. The applicant shall apply for an amendment to the Kearny Mesa Community Facilities Financing Plan to include the "over and above" Community Plan

improvements identified as necessary at buildout in the Kimley-Horn and Associates Traffic Impact Analysis.

Monitoring

Prior to approval of the redevelopment increment site plan, the City of San Diego Development Services Department shall verify that the applicant has applied for an amendment to the Kearny Mesa Community Facilities Financing Plan.

B. BIOLOGICAL RESOURCES

1) Coastal Sage Scrub/Coastal California Gnatcatcher

Mitigation

1. Prior to issuance of grading permits for Planning Area 5A, 6A, 6C, or 6D, impacts to approximately 9.0 acres of coastal sage scrub shall be mitigated to the satisfaction of the City Manager, through one of the following: (a) payment of fees or (b) acquisition of off-site habitat.

(a) Mitigation monies will be deposited in the City of San Diego's Habitat Acquisition Fund (Fund #10571), as established by City Council Resolution R-275129, adopted on February 12, 1990. The process for determining the amount of mitigation monies deposited will be as follows:

Staff members from the Development Services Department will request from the Real Estate Assets Department an estimate of average cost of habitat land in the focused habitat acquisition area closest to the project site. Focused acquisition areas have been identified by the MSCP as large areas of habitat critical for biodiversity preservation and the success of the MSCP. The closest focused acquisition area to the proposed project is the East Elliot/Sycamore Canyon area. The Real Estates Assets Department will base the estimate on previous appraisals and comparable land costs of land within the focused acquisition area. The applicant will be required to contribute the estimated average per acre land cost multiplied by the required mitigation acreage plus an additional 10 percent to cover administration costs.

Based on today's approximate land value of \$15,000 per acre, the project applicant would be required to contribute \$148,500 ($\$15,000 \times 9.0 \text{ acres} + \$13,500$ administration cost). The actual payment amount would be determined 60 days prior to the issuance of a grading permit based upon the general land values at that time.

(b) Acquisition or dedication in fee title or conservation easement of 9.0 acres of off-site coastal sage scrub habitat for permanent preservation, such as other General Dynamics properties in the San Diego area. This would provide adequate mitigation for the coastal sage scrub-related impacts.

Monitoring

The City's Development Services Department shall verify that fees or acquisition of off-site coastal sage scrub habitat has been accomplished by the project applicant in a manner acceptable to the City Manager. This shall be accomplished prior to issuance of grading permits for Planning Area 5A, 6A, 6C, or 6D.

2) Vernal Pools and Associated Species

Mitigation

Two alternatives exist for compensatory vernal pool mitigation: on-site preservation and enhancement of the vernal pools in the 4.3-acre vernal pool preserve established in the Southern Section, and/or off-site mitigation through the preservation of off-site habitat.

2. Prior to issuance of a grading permit for Planning Areas 5A, 6A, or 6C containing vernal pools, the following conditions will be met to the satisfaction of the City Manager:
 - a. Preservation of 0.4 acre of high quality vernal pool habitat within the 4.3-acre vernal pool preserve, including the elimination of Electronics Way contiguous to the habitat. A conservation easement or property title shall be given to the City or a mutually agreed upon third party for the 0.4 acre of vernal pool habitat.
 - b. Creation of (at a minimum) 1,500 square feet of new vernal pool basin area, within portions of the vernal pool preserve. The new basin area shall be inoculated with San Diego mesa mint, San Diego button-celery, and San Diego fairy shrimp, and monitored for five years. A plan identifying the location, methodology, and success criteria will be submitted for approval by the City of San Diego, U.S. Army Corps of Engineers, and U.S. Fish and Wildlife Service. The created habitat and the vernal pool preserve shall be subject to a conservation easement, or deeded in fee to the City, or mutually agreed upon third party. (Note: creation of 1,500 square feet of vernal pool basin area will increase the total area of vernal pool habitat within the conservation bank from 17,461 to 18,961 square feet.)
 - c. Enhancement of existing vernal pool habitat through removal of various types of trash and debris from the vernal pool preserve area including a number of vernal pool basins.
 - d. Permanent protection through installation of exclusion fencing along with planting of a native plant buffer to prevent damage to the vernal pool ecosystem (including watershed areas) from incursion by vehicles or foot traffic.
 - e. Preparation of a Management and Reporting Program, including the identification of a long-term management entity.

-or-

- 3a. Prior to issuance of a grading permit on Planning Areas 5A, 6A, or 6C containing vernal pools, the following conditions shall be met to the satisfaction of the City Manager:
- a. The habitat identified off-site must be superior to that present within the Southern Section. Among other factors which may be considered would be the presence of greater numbers of vernal pool indicator species, other sensitive species, and/or endangered species.
 - b. The approximate 496 square feet of vernal pool basin which supports San Diego mesa mint shall be mitigated at a 4:1 ratio (e.g., approximately 1,984 square feet of vernal pool basin) and can only be mitigated with vernal pool habitat which contains San Diego mesa mint. In the event no such pools can be identified within the MSCP planning area, the property owner shall be required to mitigate impacts to the endangered species pools in accordance with the on-site mitigation program described above.
 - c. All remaining vernal pool basins within the Eastern Section (totaling approximately 8,395 square feet) shall be mitigated off-site at a ratio of 2:1, resulting in an aggregate off-site mitigation requirement of approximately 16,790 square feet of vernal pool basin within the MSCP planning area. In the event off-site vernal pools meeting the criteria set forth in this mitigation program and totaling the aggregate square footage required to be mitigated cannot be located, any remaining mitigation requirements must be satisfied through the on-site mitigation program described above.
 - d. In addition to preserving the vernal pool basins, a sufficient amount of watershed must be preserved in order to maintain the viability of the targeted vernal pools and the City and resource agencies must otherwise be satisfied that these off-site mitigation parcels are capable of being preserved and managed in the long term.
 - e. For each square foot of vernal pool basin within the Eastern Section lost as a result of development, at least 1-square-foot of the off-site basin area described in measures b. and c. above must be restored or enhanced pursuant to a vernal pool enhancement plan approved by the City and the resource agencies.
 - f. Preparation of a Management and Reporting Program, including identification of a long-term management entity.

Monitoring

The City's Development Services Department shall verify that the mitigation program for the Southern Section vernal pool preserve area has been initiated to the satisfaction of the City Manager, U.S. Army Corps of Engineers, and U.S. Fish and Wildlife Service prior to the issuance of a grading permit for Planning Areas 5A, 6A, or 6C. Management and monitoring requirements shall be specified and conducted for a period of five years.

Mitigation

- 3b. Mitigation for the loss of vernal pools within the Eastern Section would be achieved as follows: the vernal pools in the Eastern Section which support San Diego mesa mint, consisting of approximately 496 square feet, will require mitigation from the vernal pool preserve at a ratio of 3 square feet for every 1 foot of basin area impacted (an aggregate of approximately 1,488 square feet), and all other vernal pools within the Eastern Section (approximately 8,395 square feet) will be mitigated from the vernal pool preserve at a ratio of 2:1 (an aggregate of approximately 16,790 square feet).

Monitoring

The City's Development Services Department shall verify that the mitigation program has been initiated to the satisfaction of the City Manager, U.S. Army Corps of Engineers, and U.S. Fish and Wildlife Service prior to the issuance of a grading permit for Planning Areas 5A, 6A, or 6C. Management and monitoring requirements shall be specified and conducted for a period of five years.

3) San Diego Mesa Mint

Mitigation

4. Prior to issuance of a grading permit for Planning Area 6A, a restoration plan containing the following elements shall be approved by the City and the resource agencies:
- a. Areas of impacted basins supporting San Diego mesa mint shall be salvaged by removing approximately 2 to 3 centimeters of topsoil and aboveground biomass for translocation to created pools in the conservation bank area. For Basin S8, fairy shrimp inoculum shall be collected prior to collection of San Diego mesa mint inoculum;
 - b. The soil and plant material shall be stored in cardboard boxes in a cool dry place until compensatory vernal pool basins are created in the Southern Section vernal pool preserve. Vernal pool creation shall be conducted between July 1 and November 1 in order to avoid the rainy season;
 - c. Inoculum from the affected pools shall be distributed to the created basins. In addition, inoculum from existing pools in the Southern Section, supporting San Diego mesa mint, shall be collected by a biologist approved by USFWS (no more than 2 percent from any basin) and distributed in the created basins. Collection shall be conducted between September 1 and November 1 and all inoculum shall be distributed to the created basins between October 1 and November 1.

Monitoring

The City's Development Services Department shall verify that the mitigation program has been initiated to the satisfaction of the City Manager and U.S. Fish and Wildlife Service prior to the issuance of a grading permit for Planning Area 6A.

4) **San Diego Fairy Shrimp Mitigation**

Mitigation

5. Prior to issuance of a grading permit for Planning Areas 5A and 6A, a restoration plan containing the following elements shall be approved by the resource agencies. Fairy shrimp inoculum for each created vernal pool basin shall be obtained from vernal pool basins S6, S7, and S8 (see Mitigation Measure 4a above) prior to grading. Inoculum shall be collected between July 1 and November 1 by collecting chunks of soil approximately 3 to 4 inches across and approximately 3 inches in depth. Inoculum shall be collected by individuals familiar with the ecology of fairy shrimp and shall generally be collected from the center of the basins. Inoculum shall be placed in the created basins between October 1 and November 1.

Monitoring

The City's Development Services Department shall verify that the restoration plan has been initiated to the satisfaction of the City Manager and U.S. Fish and Wildlife Service prior to the issuance of a grading permit for Planning Areas 5A and 6A.

5) **Vernal Pool/San Diego Mesa Mint/San Diego Fairy Shrimp**

Mitigation

6. Prior to issuance of a grading permit for Planning Areas 5A, 6A, or 6C, the project applicant shall:
 - a. Provide the City Manager with a copy of a Conservation Bank Agreement with respect to the Southern Section, duly executed by the resource agencies and the developer or other evidence of compliance with the requirements of the federal and state Endangered Species Act and Section 404 of the Clean Water Act, as satisfactory to the Development Services Department.
 - b. Provide the City Manager with either (1) reasonable evidence that conservation credits from the vernal pool preserve have been applied to offset impacts to the Eastern Section at the mitigation ratios described above, or (2) reasonable evidence that the resource agencies have accepted off-site mitigation for the loss of vernal pools, San Diego mesa mint and San Diego fairy shrimp habitat as provided above, or (3) reasonable evidence that a combination of (1) and (2) have occurred such that all vernal pool basins within the Eastern Section have been fully mitigated through application of credits from the vernal pool preserve and preservation of off-site vernal pool basins meeting the mitigation criteria set forth herein.

Monitoring

The City's Development Services Department shall verify compliance with the federal and state Endangered Species Acts and Section 404 of the Clean Water Act to the satisfaction of the City Manager, the U.S. Fish and Wildlife Service, and U.S. Army

Corps of Engineers prior to the issuance of a grading permit for Planning Areas 5A, 6A, or 6C.

C. NOISE

1) Construction Noise

Mitigation

1. Prior to the recordation of the first final map, the following condition shall be shown on grading plans to the satisfaction of the City Manager:
 - a. Wherever possible, noise-generating construction equipment shall be shielded from nearby businesses by noise-attenuating buffers such as temporary fencing or structures:
 - b. Construction equipment shall be properly outfitted and maintained with noise reduction devices to minimize construction-generated noise.

Monitoring

The City's Development Services Department and/or the City's Noise Abatement Office of Building Inspection will verify that conditions have been placed on grading plans prior to the recordation of the first final map. The conditions will be satisfactory to the City Manager.

Mitigation

2. Prior to issuance of building permits, the applicant shall show setbacks and/or sound walls and/or berms and/or other design features on building plans to the satisfaction of the City Manager so that the proposed project's exterior use areas for offices along Ruffin Road, Electronics Way east of Kearny Villa Road, and Convair Drive east of Kearny Villa Road are not exposed to noise levels greater than 70 CNEL. If the applicant decides only to use setbacks, the recommended setbacks from the roadway centerline distances are provided in Table 4.10-4 of the New Century Center EIR.

Prior to issuance of certificates of occupancy, the City Manager shall verify compliance with building plans.

Monitoring

The City's Development Services Department and/or the City's Noise Abatement Office of Building Inspection will verify that noise abatement measures (structural and/or non-structural) are identified on building plans prior to the issuance of building permits for offices along Ruffin Road, Electronics Way east of Kearny Villa Road, and Convair Drive east of Kearny Villa Road. The abatement program will be satisfactory to the City Manager. The City's building inspector would then inspect the site to ensure conformance with the approved plans.

D. PALEONTOLOGICAL RESOURCES

Mitigation

1. Prior to issuance of a grading permit, the applicant shall submit a soils report with each grading plan to determine the locations of Lindavista and/or Friars Formations on-site. If the soils report identifies the presence of these formations and the grading plan shows cutting where they are located, the applicant shall retain a qualified paleontologist to implement a monitoring program with the provisions specified below.
2. The applicant shall provide verification that a qualified paleontologist and/or paleontological monitor has been retained to implement the monitoring program. Verification shall be in the form of a letter from the applicant to the City Manager. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, and who is a recognized expert in the application of paleontological procedures and techniques such as screen-washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials, and who is working under the direction of a qualified paleontologist. All persons involved in the paleontological monitoring program shall be approved by EAS prior to any pre-construction meeting.

Monitoring

The City's Development Services Department will verify that a soils report has been submitted. If project grading will cut into the Lindavista and/or Friars Formations, the City will verify that a qualified paleontologist has been retained prior to the issuance of a grading permit.

Mitigation

3. The qualified paleontologist shall attend any pre-construction meetings to discuss grading plans with the excavation contractor. The requirement for paleontological monitoring shall be noted on the grading plans.

Monitoring

The City's Development Services Department will verify the attendance of a qualified paleontologist at pre-construction meetings. This requirement will be noted on the grading plans.

Mitigation

4. The paleontologist or paleontological monitor shall be on-site half-time during the original cutting of previously undisturbed sediments of the Lindavista Formation and on-site full-time during the original cutting of the Friars Formation to perform periodic inspections of excavations, and, if necessary, to salvage exposed fossils. The frequency of inspections will be determined by the paleontological monitor and

will depend on the rate of excavation, the materials excavated, and the abundance of fossils.

5. In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt grading activities in the area of discovery to allow evaluation and recovery of exposed fossils. At the time of discovery, the paleontologist shall immediately notify EAS staff of such finding. EAS shall approve salvaging procedures to be performed before construction activities are allowed to resume.
6. All collected fossil remains shall be cleaned, sorted, and cataloged following standard professional procedures. The collection should be donated to a scientific institution with a research interest in the materials (such as the San Diego Natural History Museum).
7. Mitigation Monitoring and Reporting Program requires that a monitoring results report shall be submitted to the City Manager prior to issuance of building permits. The monitoring results report, with appropriate graphics, shall summarize the results, analysis, and conclusions of the paleontological monitoring program, even if negative.

Monitoring

The City's Development Services Department will verify the implementation of the paleontological monitoring and data recovery program to the satisfaction of the City Manager.

E. PUBLIC UTILITIES

1) Solid Waste

Mitigation

1. Prior to the issuance of building permits, the project applicant shall prepare a waste management plan, subject to approval by the City of San Diego Environmental Services Department. The construction manager shall be involved in the development of the waste management plan for the construction and post-construction phases of the project consisting of the following elements, where appropriate:
 - type of materials expected to enter the waste stream
 - quantity of material
 - source separation techniques to be used
 - on-site storage of separated materials
 - method of transportation to be used
 - destination of materials
 - buy-recycled program to be implemented

The waste management plan shall include specific goals for waste reduction and recycling. It shall emphasize source separation, and specify material reuse and recycling, where possible.

These measures shall be noted as conditions of the Planned Commercial Development (PCD) permit and the Planned Industrial Development (PID) permit. EAS and the Environmental Services Department shall review grading and building plans to ensure that the notes have been provided.

~~2. Mitigation for the ongoing impacts of the proposed project shall include:~~

2. Prior to the issuance of building permits, the project applicant shall prepare a waste management plan, subject to approval by the City of San Diego Environmental Services Department. Development of the waste management plan for the ongoing solid waste impacts of the proposed project shall include:

- Source reduction, source separation and recycling measures shall focus on paper goods, yard waste, plastic, wood waste, and glass;
- "Buy-recycled" policies, such as price preferences for recycled products;
- Source reduction policies;
- Off-site composting;
- In-house recycling;
- Drop-off sites;
- Monetary compensation for equipment and service needs;
- Employee education;
- Customer education; and
- Manufacturing design modification to promote source reduction or recycling.

The waste management plan shall include specific goals for waste reduction and recycling. It shall emphasize source separation, and specify materials reuse and recycling, where possible.

These measures shall be noted as conditions of the PCD and PID permits. EAS and the Environmental Services Department shall review building plans to ensure the notes have been provided.

Monitoring

The City's EAS and Environmental Services Department will review building plans to verify that the measures are noted. These measures are conditions of the Planned Commercial Development and Planned Industrial Development permits.

2) Storm Water Drainage

Mitigation

1. Prior to recordation of a Final Map, a final drainage plan for the proposed project shall be submitted to the City Engineer demonstrating that analytical assumptions in the December 1996 drainage study are still valid and that post-development runoff rates are consistent with existing levels. Site design shall incorporate on-site

detention concepts to ensure that post-development stormwater discharges will not exceed existing levels.

Monitoring

The City Engineer will review a final drainage plan for the project prior to the recordation of a final map. On-site detention facilities will be shown in appropriate on-site locations subject to the approval of the City Engineer.