

(R-99-18)

RESOLUTION NUMBER R- 290512

ADOPTED ON JUL 28 1998

WHEREAS, amendments to the Robinhood Ridge Precise Plan, Otay Mesa Community Plan and City of San Diego Progress Guide and General Plan and a rezone were initiated as a result of efforts to implement the Multiple Species Conservation Program Subarea Plan; and

WHEREAS, the proposal 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 July 28, 1998; and

WHEREAS, the Council of The City of San Diego considered the issues discussed in Environmental Impact Report No. 98-0189; NOW, THEREFORE,


BE IT RESOLVED, by the Council of The City of San Diego, that it is certified that Environmental Impact Report No. 98-0189, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (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 the amendments to Robinhood Ridge Precise Plan, Otay Mesa Community Plan and City of San Diego Progress Guide and General Plan and a rezone.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081 and California Code of Regulations section 15091, the City Council 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 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 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 and incorporated herein by reference.

APPROVED: CASEY GWINN, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

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Or.Dept:Comm.&Eco.Dev.
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**MITIGATION, MONITORING AND REPORTING PROGRAM
FOR THE
ROBINHOOD RIDGE PROJECT**

LDR NO. 98-0189

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. A record of the Mitigation, Monitoring and Reporting Program will be maintained at the offices of the Development Services Department, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in the Environmental Impact Report (LDR No. 98-0189) shall be made conditions of Vesting Tentative Map/Planned Residential Development Permit No. 86-1014 as may be further described below.

Biological Resources

1. Prior to the recordation of the first Final Map and/or the issuance of the first grading permit under VTM/PRD No. 86-1014, the City Manager shall verify that the following requirements have been met:
 - a. The subdivider shall dedicate in fee title to the City of San Diego the approximately 92.7-acre portion of the VTM Area that is within the adjusted MHPA boundaries (not to include any required brush management areas), plus an additional 9.80 acres of Tier I-III habitat either elsewhere within the City of San Diego MHPA or immediately north of the subject property within the City of Chula Vista. Where dedication in fee title is not appropriate, the above-described lands or portions thereof may be encumbered by a perpetual conservation easement in a form acceptable to the City Manager.
 - b. The subdivider shall enter into a bonded biological mitigation and monitoring agreement with the City for the revegetation of 21.39 acres of on-site manufactured slopes within the MHPA and for the revegetation of 18.36 acres of disturbed on- and off- site areas within the MHPA; required brush management areas shall not be counted towards these revegetation requirements. The revegetation of these areas with Diegan coastal sage scrub habitat shall be monitored for a period of five years, in accordance with the provisions of a revegetation plan approved by the City Manager. At a minimum, the revegetation plan shall address the following: (1) revegetation sites; (2) site preparation; (3) planting specifications; (4) maintenance; (5) monitoring; and (6) success criteria.
2. Prior to the recordation of the first Final Map and/or the issuance of the first grading permit under VTM/PRD No. 86-1014, the City Manager shall verify that the subdivider has prepared a Vernal Pool Mitigation Plan to the satisfaction of the City, ACOE, and USFWS, has satisfied the applicable pre-grading elements of the Plan, and has obtained a Section 404 Permit from the ACOE, authorizing the destruction of 404 square feet of

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vernal pools and 2,669 square feet of road pools on the subject property.

3. The draft *Robinhood Ridge Vernal Pool Mitigation Plan, Biological Opinion/Conference for Robinhood Homes Residential Project (No. 97-20133-DAZ), Otay Mesa, City of San Diego, San Diego County, California (1-6-97-F-57)*, and *Update to Robinhood Ridge Biological Technical Report* identify the following vernal pool mitigation requirements (see Appendix A of this EIR):
 - a. A minimum of 404 square feet of vernal pools and 2,669 square feet of road pools will be preserved and a minimum of 404 square feet of vernal pools and 2,669 square feet of road pools will be restored, along with the preservation of adequate upland watershed. Mitigation will occur within two separate vernal pool preserve areas totaling approximately nine acres within the subject property. The preserve areas will be surrounded by fencing to prevent intrusion. Prior to the grading of the project site, the developer shall execute and record a perpetual conservation easement over the vernal pool preserve areas in a form acceptable to the USFWS for biological conservation purposes in favor of the USFWS, CDFG, or other conservation organization mutually acceptable to the USFWS and ACOE.
 - b. Grading activities within the vernal pool preserve areas shall be conducted during the late summer and fall to minimize soil compaction. Grading plans with 0.5-foot contours which specify the areas of existing habitat which are to remain unaffected by restoration activities shall be submitted to the USFWS and ACOE for approval prior to impacts. Avoidance areas shall be clearly delineated on grading plans. Avoidance areas shall be clearly delineated on grading plans. Pools to be avoided should be clearly marked with stakes, flagging, and/or rope or cord to minimize degradation or loss of adjacent habitats during facility construction. Indirect impacts to vernal pools shall be minimized through the construction of curbs along the edge of roads adjacent to the preserve areas to direct runoff away from the vernal pool watersheds. Silt fences shall be erected to prevent siltation of the preserved basins. Grading shall be conducted by a grading contractor with vernal pool restoration experience, under the direction of a qualified biologist with vernal pool restoration experience, using small-tracked dozers with ripping tines and slope boards and rubber-tired loaders. A sheep-foot shall be used for mound construction. The project biologist must be familiar with vernal pool habitats, have worked locally on vernal pool restoration projects for a minimum of three years, and possess the appropriate federal and state permits.
 - c. Any unauthorized loss of vernal pool basin areas will be offset at a 5:1 ratio (3:1 restoration and 2:1 preservation) and will be held to the same standards as the other mitigation efforts.
 - d. Vernal pool soil (inoculum) shall be collected when it is dry to avoid damage to fairy shrimp cysts. A hand trowel or similar instrument shall be used to collect the sediment. The trowel shall be used to pry up intact chunks of sediment, rather

than loosening the soil by rake and shoveling which can damage cysts. The active transport of propagules from donor sites into the restored pools will be accomplished through stockpiling and redistribution of topsoil containing seeds, spores, bulbs, eggs and other propagules from impacted pools on the subject property. The inoculum shall be stored in individually labeled bags or boxes that are adequately ventilated and kept out of direct sunlight. Soil containing fairy shrimp cysts shall not be introduced into pools that may already have populations of any species of shrimp. The restoration of vernal pool habitat shall require the reintroduction of plants and animals within the preserve areas. This can be accomplished by redistributing topsoil containing seeds, spores, bulbs, eggs, and other propagules from vernal pools to be impacted and by the translocation of the propagules of individual species from off-site habitats. Translocation of listed endangered vernal pool target species from off-site donor areas shall be postponed until an evaluation is made of the initial winter's hydrological and vegetation response. Following the first growing season, the initial monitoring report shall include specific recommendations for translocation from off-site to be approved by the USFWS.

- e. The target vegetation habitat of upland restoration within the preserve areas will be coastal sage scrub. Topsoil from impacted coastal sage scrub on the subject property will be salvaged for use within the preserve areas. In addition, seeds collected from impacted coastal sage scrub on the subject property or from other portions of coastal southern San Diego County will be hand broadcasted and raked into the soil in the preserve areas. To mitigate for potential impacts to the Quino checkerspot butterfly (*Euphydryas editha quino*), dot-seed plantain (*Plantago erecta*) and owl's clover (*Castilleja exserta* ssp. *exserta*), hosts for this species during its larval stage, will be incorporated into the broadcast seed mix.
 - f. A five-year monitoring program will be carried out to assess the progress of the restoration efforts and to determine any appropriate remedial measures. Monitoring of the preserve areas will consist of hydrological measurements, complete floral and fauna inventories, quantitative vegetation transects, and photo documentation. Inspections will be conducted monthly during the first year, every other month during the second year, and every three months during the remainder of the monitoring period. Reports will be prepared and submitted to the ACOE and USFWS by September of each year during the five-year monitoring program to ensure adequate time to make any necessary alterations to the preserve area during the dry season.
 - g. A five-year maintenance program will be carried out, involving removal of trash, weed control, hydrological/topographical modification, fence repair, and any remedial measures deemed necessary for the success of the mitigation program.
3. To mitigate for the loss of variegated dudleya individuals, prior to the recordation of the first Final Map and/or the issuance of the first grading permit under VTM/PRD No. 86-1014, the subdivider shall enter into a bonded biological mitigation and monitoring agreement with the City to ensure the successful implementation of the *Robinhood Ridge*

Dudleya Relocation Plan. This plan, contained in Appendix A of this EIR, identifies the following requirements:

- a. The receptor area to be used for the relocation of variegated dudleya consists of the proposed vernal pool preserve areas within the subject property totaling approximately nine acres.
- b. Prior to the relocation activities and when the plant is flowering and visible, the exact location of each plant will be marked with ground flags and mapped. All plants identified during the survey will be removed between September 1 and October 1 to coincide with their dormant period. Corms will be dug up and stored in brown paper bags in a cool, dry place for at least four weeks prior to transplantation to allow for calluses to develop on any cut or damaged surfaces.
- c. The depth and spacing recorded from the original site will be used as a guide for the transplantation of corms within the receptor area. The location of each transplanted dudleya will be marked for future monitoring activities.
- d. A five-year monitoring program, to be carried out under the direction of the revegetation specialist, will assess the progress of the transplantation effort and ensure the identification of any appropriate remedial measures. In conjunction with the vernal/road pool monitoring program, inspections of the restoration and maintenance efforts will be conducted monthly during the first year, every other month during the second year, and every three months during the remainder of the monitoring period. Botanical monitoring of the dudleya will occur annually during the five-year monitoring program. Reports will be prepared and submitted to the City by September of each year during the five-year monitoring program to ensure adequate time to make any necessary alterations to the preserve area during the dry season.
- e. A five-year maintenance program involving removal of trash, weed control, fence repair, and any remedial measures deemed necessary for the success for the relocation program will be carried out.
- f. Success of the dudleya relocation program will be determined by survivorship and will be assessed by the revegetation specialist. Complete, or 100 percent, survivorship is required at the end of the five-year monitoring program. All dead plants must be replaced. Obtaining required replacement stock will be the responsibility of the subdivider.
- g. The subdivider shall notify the City of completion of the mitigation effort through the submittal of the final monitoring report, to include all monitoring data from the annual monitoring reports and a summary of the overall success of the relocation program. After receipt of the final monitoring report, the City may inspect the mitigation area to determine the success of the program.

4. To mitigate for the loss of Otay tarplant and decumbent goldenbush individuals, prior to the recordation of the first Final Map and/or the issuance of the first grading permit under VTM/PRD No. 86-1014, the subdivider shall enter into a bonded biological mitigation and monitoring agreement with the City to ensure the successful implementation of the following mitigation plan:
- a. The general strategy will be to sow harvested Otay tarplant and decumbent goldenbush seeds into disturbed upland areas primarily within the two vernal pool preserves. This will result in Otay tarplant and decumbent goldenbush being seeded into roads and OHV paths through coastal sage scrub and in areas of disturbed habitat. Ripe Otay tarplant and decumbent goldenbush seeds will be harvested in the summer of 1998. For decumbent goldenbush, a secondary strategy will be to also transplant shrubs of this species into the same areas. Decumbent goldenbush plants will be salvaged in the late fall.
 - b. Site preparation for this planting will be one of two types based on current existing conditions. Areas that currently do not support any vegetation because of compaction by OHV's will be mechanically decompacted and seeded with Otay tarplant, decumbent goldenbush and other coastal sage scrub species. Areas with weed infested soil will have their soil replaced with soil from existing dense patches of Otay tarplant. These areas will also be seeded with Otay tarplant, decumbent goldenbush and other coastal sage scrub species.
 - c. Areas with weed infested soil will be scraped to remove the top eight inches of soil. The upper eight inches of topsoil from impacted tarplant patches will be collected and spread in areas where the weed infested soil was removed. This soil salvage also attempts to salvage the hidden seed bank in the patches of Otay tarplant that are proposed for eradication.
 - d. A five-year maintenance and monitoring program will be conducted to assess the progress of the Otay tarplant and decumbent goldenbush translocation effort and to determine any appropriate remedial measures. Monitoring of the Otay tarplant will take place while it is flowering (May-June) for each of the five years of the monitoring program. Monitoring of the decumbent goldenbush may take place at the same time, but may be monitored at any other appropriate time of year at the discretion of the revegetation specialist.
 - e. During each monitoring event the size of individuals, number, distribution and overall health of each observed population will be recorded. A written memorandum will be prepared listing the results of the monitoring event and recommending any necessary remedial measures. At the end of each year an annual report will be prepared and submitted to the City of San Diego.
 - f. Success of the mitigation program will be measured by the population size of the target species that are established, and will be assessed by the revegetation specialist. Complete, or 100 percent, replacement is required at the end of the five-year monitoring program. All dead plants must be replaced. For Otay

tarplant, the success of the program will take into account normal yearly fluctuations in population sizes of this species by comparing the mitigation site to off-site control populations. It may be necessary to extend the five-year monitoring period for Otay tarplant if unfavorable weather conditions limit the detectability of this species (verified in control populations). Obtaining required replacement stock or seed will be the responsibility of the subdivider.

- g. The subdivider shall notify the City of completion of the mitigation effort through the submittal of the final monitoring report, to include all monitoring data from the annual monitoring reports and a summary of the overall success of the relocation program. After receipt of the final monitoring report, the City may inspect the mitigation area to determine the success of the program.
5. Prior to the issuance of any grading permits under VTM/PRD No. 86-1014, the City Manager shall verify that the final brush management plan does not permit any Brush Management Zone 1 areas within the MHPA or the use of any non-native plant species in Brush Management Zone 2 areas within the MHPA.

Transportation/Circulation

1. Prior to the recordation of the Final Map for the last phase of VTM/PRD No. 86-1014, the subdivider shall pay its fair share contribution towards an additional southbound left turn lane at the Otay Mesa Road/Heritage Road intersection, to the satisfaction of the City Engineer.
2. Prior to the recordation of the Final Map for the last phase of VTM/PRD No. 86-1014, the subdivider shall assure the provision of a traffic signal at the Robinhood Ridge Drive intersection with Otay Valley Road, to the satisfaction of the City Engineer.

Neighborhood Character/Landform Alteration/Visual Quality

1. Prior to the issuance of any grading permits under VTM/PRD No. 86-1014, the City Manager shall ensure that proposed grading would implement the grading guidelines of the Otay Mesa Community Plan and the Robinhood Ridge Precise Plan to the maximum extent feasible, including rounded tops and toes of slopes, contour grading, and blending manufactured slopes with adjacent natural slopes.

Noise

1. Prior to the issuance of any building permits for habitable residential structures within the area covered by VTM/PRD Permit No. 86-1014, the City Manager shall ensure that such structures will be equipped with mechanical ventilation systems which are sufficient to allow for the closure of all windows.

Land Use

1. The following conditions shall be met to the satisfaction of the City Fire Marshal:
 - a. Prior to the issuance of the Certificate of Occupancy for the 101st single-family dwelling unit under VTM/PRD No. 86-1014, the developer shall construct an emergency access road to the northwesternmost corner of the VTM Area connecting to the adjacent roadway within the Denney Ranch Precise Plan area. The road shall be 20 feet wide, be constructed as an all-weather surface road of concrete treated base, and shall have a maximum grade of 15 percent. The road shall have one fire access gate installed at each end to limit public access, completed to the standards of the City of San Diego Fire Department for an approved vehicle strobe detector system. All dwellings shall have a paved street to City standards prior to the issuance of Certificates of Occupancy.
 - b. Prior to the issuance of the Certificate of Occupancy for the 339th single-family dwelling unit under VTM/PRD No. 86-1014, the above-described emergency access road shall be covered with asphalt paving from the intersection of Robinhood Ridge Drive and Street "F" to the westernmost point of Unit 3 (approximately 200 feet west of the intersection of Robinhood Ridge Drive and Street "Q").
 - c. Prior to the issuance of the Certificate of Occupancy for the 408th single-family dwelling unit under VTM/PRD No. 86-1014, the remainder of the above-described emergency access road shall be covered with asphalt paving to the northwesternmost corner of the VTM Area.
 - d. If the above-described access road cannot be constructed, an alternative emergency access road may be constructed, contingent upon the approval of the City Fire Marshal and the completion of subsequent environmental review in accordance with the provisions of the California Environmental Quality Act. If a viable emergency access road cannot be constructed, the option to sprinkle VTM Area dwellings to City of San Diego Fire Department standards will be available to the developer.
2. Prior to the issuance of any grading permit under VTM/PRD No. 86-1014, the City Manager shall verify that the MHPA boundaries are shown on all applicable grading plans and that the following special notes are included on all grading plans:

SPECIAL NOTE: NO CLEARING, GRUBBING, OR GRADING ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15 UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET:

Grading Activities Adjacent to the MHPA

A qualified biologist shall survey those areas within the MHPA that would be subject to construction noise levels exceeding 65 dBA for the presence of the coastal California

gnatcatcher. If any gnatcatchers are present, then one of the following conditions shall be met:

- a. No clearing, grubbing, or grading shall occur during the breeding season that would result in noise levels exceeding 65 dBA within portions of the MHPA occupied by gnatcatchers. Prior to the commencement of any of the above activities, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist.
- b. Under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from clearing, grubbing, or grading will not exceed 65 dBA within portions of the MHPA occupied by gnatcatchers. Immediately following the commencement of the above activities, the acoustician shall monitor those portions of the MHPA occupied by gnatcatchers to ensure that noise levels do not and will not exceed 65 dBA. If the techniques implemented are determined to be inadequate, then the above activities shall cease until such time that adequate noise attenuation is achieved.

Grading Activities Within the MHPA

A qualified biologist shall survey those portions of the MHPA approved for clearing, grubbing, or grading for the presence of the coastal California gnatcatcher. None of the above activities shall be conducted between March 1 and August 15 within any portion of the MHPA that is occupied by gnatcatchers.

3. Prior to the issuance of building permits under VTM/PRD No. 86-1014, plans shall be submitted which depict all known public and private exterior light fixtures proposed adjacent to the MHPA for the immediate phase of development that is proposed. The City Manager shall ensure that all exterior lighting would be directed away from the MHPA and, where necessary, adequate shielding would be provided with non-invasive plant materials (preferably native species), berming, and/or other appropriate methods to protect the MHPA and sensitive species from night lighting. To prevent potential impacts associated with exterior lighting that may be installed on private property in the future, the City Manager shall ensure that the above lighting restrictions will be incorporated into CC&R's in place within those portions of the VTM Area which are adjacent to the MHPA.
4. Prior to the issuance of building permits under VTM/PRD No. 86-1014, plans shall be submitted which depict barriers (e.g., non-invasive vegetation, rocks/boulders, fences, walls, signage) adjacent to the MHPA to direct public access to appropriate locations and reduce domestic animal predation for the immediate phase of development that is proposed as well as a conceptual plan for the remainder of the VTM Area. The City Manager shall ensure that adequate protection of the MHPA would be provided.

Geology/Soils

1. Prior to the issuance of the first grading permit and/or the recordation of the first Final Map under VTM/PRD No. 86-1014, a detailed geologic investigation report, based on the proposed grading plans, shall be approved by the City Engineer. This report shall include a determination of the precise age and location of the on-site fault identified in *Preliminary Geotechnical Investigation for Robinhood Ridge* (Geocon Incorporated, February 1988) and an analysis of the adequacy of the proposed fault buffer zone. The City Manager shall verify that the geotechnical consultant has reviewed and signed all grading plans, the on-site fault and fault buffer zone are shown on all applicable grading plans, and all recommendations of the approved geologic investigation report are required as conditions of grading permits issued under VTM/PRD No. 86-1014, except where such recommendations are superceded by report updates approved by the City Engineer.
2. Prior to the issuance of any grading permits under VTM/PRD No. 86-1014, the City Manager shall verify that adequate erosion control measures are required as conditions of the grading permit including, but not limited to, the following:
 - a. Rapid revegetation of all disturbed areas.
 - b. Control of sediment production from grading operations with perimeter berms, jute matting, sandbags, bladed ditches, or other appropriate methods.
 - c. Implementation of all erosion control measures specified in the NPDES Stormwater Pollution Prevention Plan (SWPPP) for the project, as approved by the City Engineer.
 - d. Required drainage facilities, such as storm drains, retention basins, sediment basins, and energy dissipaters, shall be constructed on-site concurrently with grading operations, to the satisfaction of the City Engineer.

Paleontological Resources

1. Prior to the issuance of any grading permit under VTM/PRD No. 86-1014, the applicant shall provide a letter of verification to the Environmental Review Manager of Land Development Review (LDR) stating that a qualified paleontologist and/or paleontological monitor has been retained to implement the monitoring program. The requirement for paleontological monitoring shall be noted on the grading plans. ALL PERSONS INVOLVED IN THE PALEONTOLOGICAL MONITORING OF THE PROJECT SHALL BE APPROVED BY LDR PRIOR TO THE START OF CONSTRUCTION.
 - a. The qualified paleontologist shall attend any preconstruction meeting to discuss grading plans with the grading and excavation contractor.
 - b. The paleontologist or paleontological monitor shall be on-site full-time during the initial cutting of previously undisturbed areas. Monitoring may be increased or

decreased at the discretion of the qualified paleontologist, in consultation with LDR, and will depend on the rate of excavation, the materials excavated, and the abundance of fossils.

- c. The paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. THE PALEONTOLOGIST SHALL IMMEDIATELY NOTIFY LDR STAFF OF SUCH FINDING AT THE TIME OF DISCOVERY. LDR shall approve salvaging procedures to be performed before construction activities are allowed to resume.
- d. The qualified paleontologist shall be responsible for the preparation of fossils to a point of identification as defined in the City of San Diego Paleontological Guidelines and for the submittal of a letter of acceptance from a local qualified curation facility. Any discovered fossil sites shall be recorded by the paleontologist at the San Diego Natural History Museum.
- e. Prior to the issuance of any certificate of occupancy, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the paleontological monitoring program shall be submitted to LDR for approval.

Public Services and Facilities

1. Prior to the issuance of any building permits under VTM/PRD No. 86-1014, the applicant shall demonstrate that agreements have been reached with the affected public school districts regarding the provision of adequate public elementary and junior and senior high school facilities.
2. Prior to the recordation of the first Final Map under VTM/PRD No. 86-1014, the subdivider shall enter into a developer agreement acceptable to the City Manager that provides for the grading and deeding of a 6.2-acre neighborhood park facility within the Robinhood Ridge Precise Plan area to the City of San Diego and the complete construction of adjacent public improvements.
3. The following conditions shall be met to the satisfaction of the City Fire Marshal:
 - a. Prior to the issuance of the Certificate of Occupancy for the 101st single-family dwelling unit under VTM/PRD No. 86-1014, the developer shall construct an emergency access road to the northwesternmost corner of the VTM Area connecting to the adjacent roadway within the Dennery Ranch Precise Plan area. The road shall be 20 feet wide, be constructed as an all-weather surface road of concrete treated base, and shall have a maximum grade of 15 percent. The road shall have one fire access gate installed at each end to limit public access, completed to the standards of the City of San Diego Fire Department for an approved vehicle strobe detector system. All dwellings shall have a paved street to City standards prior to the issuance of Certificates of Occupancy.

- b. Prior to the issuance of the Certificate of Occupancy for the 339th single-family dwelling unit under VTM/PRD No. 86-1014, the above-described emergency access road shall be covered with asphalt paving from the intersection of Robinhood Ridge Drive and Street "F" to the westernmost point of Unit 3 (approximately 200 feet west of the intersection of Robinhood Ridge Drive and Street "Q").
- c. Prior to the issuance of the Certificate of Occupancy for the 408th single-family dwelling unit under VTM/PRD No. 86-1014, the remainder of the above-described emergency access road shall be covered with asphalt paving to the northwesternmost corner of the VTM Area.
- d. If the above-described access road cannot be constructed, an alternative emergency access road may be constructed, contingent upon the approval of the City Fire Marshal and the completion of subsequent environmental review in accordance with the provisions of the California Environmental Quality Act. If a viable emergency access road cannot be constructed, the option to sprinkle VTM Area dwellings to City of San Diego Fire Department standards will be available to the developer.

Utilities

1. Prior to the recordation of the first Final Map under VTM/PRD No. 86-1014, the subdivider shall provide water and sewer studies to the satisfaction of the City Engineer. The subdivider shall grant adequate water, sewer, and/or access easements, including vehicular access to each appurtenance, for all public water and sewer facilities that are not located within public rights-of-way, satisfactory to the City Engineer. Prior to the issuance of any building permits under VTM/PRD No. 86-1014, the developer shall assure the provision of those on- and off-site facilities identified in the approved water and sewer studies. Subsequent environmental review per the provisions of CEQA may be required prior to the construction of any required on- and/or off-site improvements not adequately addressed in previously adopted environmental documents.
2. Prior to the recordation of the first Final Map under VTM/PRD No. 86-1014, the subdivider shall provide the development's pro rata share of the water plan's interim facilities identified in the findings and conclusions of the accepted South San Diego/Otay Mesa Water Study, satisfactory to the City Engineer.
3. Prior to the issuance of any building permits under VTM/PRD No. 86-1014, the City Engineer shall verify that the water and sewer facilities required to be constructed as conditions of VTM No. 88-0785 (Dennery Ranch Precise Plan area) and VTM No. 86-1032 (California Terraces Precise Plan area) which are required to serve this development have been constructed. If these facilities have not been constructed, they will become off-site improvement requirements of this development and the developer shall assure the provision of these facilities prior to the issuance of any building permits. Subsequent environmental review per the provisions of CEQA may be required prior to the construction of any required on- and/or off-site improvements not adequately

addressed in previously adopted environmental documents.

4. Prior to the issuance of any building permits under VTM/PRD No. 86-1014, a Waste Management Plan submitted by the applicant shall be approved by the City Manager. The plan shall address the type and quantity of waste materials expected to enter the waste stream, source separation techniques and on-site storage areas for recyclables in accordance with San Diego Municipal Code Section 101.2001, the method of transport and destination of waste materials, and the implementation of buy-recycled programs when economically feasible.

Hydrology/Water Quality

1. Prior to the recordation of the first Final Map and/or the issuance of any grading permits under VTM/PRD No. 86-1014, the subdivider shall prepare a comprehensive drainage study to the satisfaction of the City Engineer, the requirements of which shall be made conditions of project development.
2. Prior to the issuance of any grading permits under VTM/PRD No. 86-1014, the City Manager shall verify that all Best Management Practices (BMP's) identified in the Storm Water Pollution Prevention Plan, approved by the City Engineer as part of the NPDES permit process, are identified on the grading plans as site improvement requirements.

Cultural Resources

1. Prior to the issuance of any grading permits under VTM/PRD No. 86-1014, the City Manager shall determine if the proposed grading would impact any additional off-site lands not addressed in EIR No. 98-0189. If any additional off-site grading would result, then the City Manager shall assess the potential for such grading to result in significant impacts to cultural resources and no grading permit shall be issued until the appropriate level of analysis, and subsequent documentation if necessary, has been completed in accordance with the provisions of CEQA.