

RESOLUTION NUMBER R-300615

ADOPTED ON JUNE 28, 2005

WHEREAS, Petco Animal Supplies, Inc., Owner/Permittee, filed an application with the City of San Diego for a site development permit and an easement vacation to abandon an existing easement and to construct a 394,670 square-foot 4-level parking garage and a 189,700 square-foot office building for Petco Headquarters on an approximate 12.197-acre site known as the Petco Headquarters Project, located at 8925 Recho Road, and legally described as being a lot-line adjustment of the property line between Parcel 1 of Parcel Map No. 15845 in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, October 29, 1989 and Parcel 2 of Parcel Map No. 13275, in the City of San Diego, County of San Diego, State of California according to the Map thereof filed in the Office of the County Recorder May 14, 1984, together with a portion of Recho Road as dedicated to public use, in the Mira Mesa Community Plan area, in the IL-2-1 zone (previously referred to as the M-1B zone); and

WHEREAS, on May 26, 2005, the Planning Commission of the City of San Diego considered Site Development Permit [SDP] No. 139480 and Easement Abandonment No. 219692, and pursuant to Resolution No. 3771-PC voted to recommend City Council approval of the Permit; and

WHEREAS, the matter was set for public hearing on June 28, 2005, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 139480:

A. **SITE DEVELOPMENT PERMIT SAN DIEGO MUNICIPAL CODE [SDMC]  
SECTION 126.0504**

1. **Findings for all Site Development Permits:**

a. **The proposed development will not adversely affect the applicable land use plan.** The Mira Mesa Community Plan designates the site as light industrial. The proposed project conforms to this designated use as recommended by the community plan. The proposed corporate headquarters have been designed to incorporate the community plan recommendations for development in industrial areas, including noise attenuation, landscaping, and building design. The project as currently proposed would continue to implement the applicable land use plan and therefore, would not adversely affect the applicable land use plan.

b. **The proposed development will not be detrimental to the public health, safety, and welfare.** The proposed project has been designed and would be constructed to meet all applicable zoning codes, environmental, building, fire and other regulations applicable to this type of development as imposed by the City, the State, and all federal agencies. The project would require a building permit which would require the project be built to current public health standards for water quality, sanitation, air quality and structural safety according to the California Building Code. Additionally, the project was reviewed in accordance with the California Environmental Quality Act [CEQA] Guidelines, whereby an Environmental Initial Study determined that the project could have a significant effect on the environment. A Mitigation Monitoring and Reporting Program [MMRP] has been prepared and would be implemented which would reduce any potential impacts identified within the environmental review process to below a level of significance. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

c. **The proposed development will comply with the applicable regulations of the Land Development Code.** The proposed project will comply with the regulations of the Land Development Code and in particular the standards contained within the IL-2-1 zone. Additionally, the project does not propose any deviation from the development regulations. The project requires an Easement Vacation and Site Development Permit for development within Environmentally Sensitive Lands. The permit includes various conditions and exhibits of approval relevant to achieving compliance with the regulations of the Land Development Code.

2. **Supplemental Findings – Environmentally Sensitive Lands**

a. **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.** The subject property is located within an industrial area and is completely surrounded by industrial development. Portions of the site have been developed with the majority of the site having been previously graded. It was determined during the review of the project that

the slopes on the site do not qualify as steep slopes as defined by the Land Development Code and therefore would not be considered Environmentally Sensitive Lands. The new office building would be sited on the existing developed pad and the associated parking structure would be partially buried to minimize the visual and geologic impact. A biological report was performed on the site which determined that the project as proposed would impact approximately 3.66 acres of habitat considered sensitive by the City of San Diego. The project would incorporate mitigation which would reduce these impacts to below a level of significance. The design of the proposed project groups the development on the site and maintains a continuous area of vegetation.

b. **The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.** The proposed parking structure will be buried into the existing manufactured slope and as such will be sited on an area of less fill and more geologically stable than if placed on the top of the existing pad. A geotechnical site-specific investigation was performed on the subject property. It was determined that proper engineering design of all new structures would ensure that the potential for geologic impacts from regional hazards would not be significant. The project as proposed will collect storm water and direct it to the City's storm drain system. This will prevent water at the top of the slopes from draining down the slopes and causing any erosion. Additionally, the permit has been conditioned to require erosion control on all disturbed slopes that would occur as a result of the development. The project would be in compliance with the City's Stormwater Standards which contain measures to minimize flood hazards associated with development. A 50-foot Brush Management Zone 2 area would be provided to minimize the fuel load on the slope in the event of a fire. Brush Management Zone 1 is not required as the buildings would have sprinkling systems installed. Additionally the structures that are proposed are to be constructed of concrete. These factors would reduce the fire hazards associated with the project. Therefore, the proposed development would minimize the alteration of the natural land forms and would not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

c. **The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.** The proposed office building has been proposed to be constructed within the existing developed pad. The parking garage would result in impacts to biological resources. These impacts would be mitigated as part of the proposed project. Additionally the parking structure is located in an area that results in the grouping of the development on the site. This grouping would result in a continuous area of vegetation that would be left undisturbed following implementation of the project.

d. **The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program [MSCP] Subarea Plan.** The project is not located within, nor is it located adjacent to the Multiple-Habitat Planning Area of the MSCP Subarea Plan. Therefore, this finding does not apply to this project.

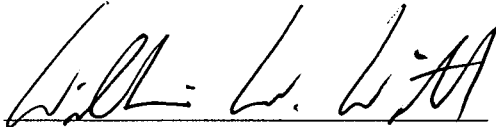
e. **The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.** The project is not located within close proximity to public beaches and would not result in adverse impacts to the local shoreline sand supply. Therefore, this finding does not apply to this project.

f. **The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.** The impacts that have been identified to sensitive habitat would be mitigated through measures and ratios which have been established within the City's Biological Guidelines. These impacts would be mitigated through the off-site preservation of upland habitats in conformance with these Biological Guidelines. The applicant would be required to provide this mitigation as a condition of the Site Development Permit.

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 Site Development Permit No. 139480 is granted to Petco Animal Supplies, Inc., Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By   
William W. Witt  
Deputy City Attorney

WWW:pev  
07/13/05  
Or.Dept:Clerks  
R-2006-20  
MMS #2102

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT  
PERMIT INTAKE, MAIL STATION 501

**WHEN RECORDED MAIL TO**  
**CITY CLERK**  
**MAIL STATION 2A**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER 423271

**SITE DEVELOPMENT PERMIT NO. 139480**  
**PETCO HEADQUARTERS**  
**CITY COUNCIL**

This Site Development Permit is granted by the Council of the City of San Diego to Petco Animal Supplies, Inc., Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0501. The 12.197 site is located at 8925 Recho Road in the IL-2-1 zone (previously referred to as the M-1B zone) of the Mira Mesa Community Plan area. The project site is legally described as being a lot-line adjustment of the property line between Parcel 1 of Parcel Map No. 15845 in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, October 29, 1989 and Parcel 2 of Parcel Map No. 13275, in the City of San Diego, County of San Diego, State of California according to the Map thereof filed in the Office of the County Recorder May 14, 1984, together with a portion of Recho Road as dedicated to public use.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to vacate an existing easement and to construct a 394,670 square-foot 4-level parking garage and a 189,700 square-foot office building for Petco Headquarters, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 28, 2005, on file in the Development Services Department.

The project or facility shall include:

- a. The construction of a 394,670 square-foot 4-level parking garage, a 189,700 square-foot 6-story office building, seven retaining walls, trash enclosure, mechanical equipment enclosure, and a terraced turf amphitheater with a tensile structure;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking facilities;

- d. Vacation of an existing easement and the construction of two new parallel on-site 12-inch diameter water mains within a new easement; and
- e. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

**STANDARD REQUIREMENTS:**

1. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein 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 Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.
4. This 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.
5. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA

and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO 18394. Third Party Beneficiary status is conferred upon Permittee by the City: (1) to grant Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

8. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

9. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

11. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program [MMRP]. These MMRP conditions are incorporated into the permit by reference or authorization for the project.

12. As conditions of Site Development Permit No. 139480, the mitigation measures specified in the MMRP, and outlined in the Mitigated Negative Declaration, No. 47630 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in the Mitigated Negative Declaration, No. 47630 satisfactory to the City Manager and City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

- Biological Resources
- Noise
- Paleontological Resources
- Traffic/Circulation

14. Prior to the issuance of any construction permit, the applicant shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

15. The Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A," Brush Management Plan.

16. Prior to issuance of any building permits, a complete set of brush management construction documents shall be submitted for approval to the City Manager and the Fire Marshall. The construction documents shall be in substantial Conformance with Exhibit "A" and shall comply with the Uniform Fire Code, MC 0889.0201, the Landscape Standards, and the Land Development Code [LDC] section 142.0412 (Ordinance – 18451).

17. The Brush Management Program shall consist of one zone consistent with the Brush Management regulations of LDC section 142.0412 as follows: A minimum 50-ft Zone Two with no required Zone One shall extend around east, north, and west sides of the Parking Structure, continuing along edge of parking lot in front of Building 3. The Parking Structure and surface parking in front of Building 3 shall serve as an equivalent to Zone One Brush Management.

18. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) are not permitted, while non-combustible accessory



structures may be approved within the designated Zone One area subject to Fire Marshall and the City Manger's approval.

19. The following note shall be provided on the Brush Management Construction Documents: "It shall be the responsibility of the Permittee to schedule a pre-construction meeting on site with the contractor and the development Services Department to discuss and outline the implementation of the Brush Management Program."

20. In Zone Two, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Section and the Environmental Analysis Section.

21. Prior to final inspection and the issuance of any Certificate of Occupancy for any building, the approved Brush Management Program shall be implemented.

22. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

**ENGINEERING REQUIREMENTS:**

23. Prior to the issuance of a building permit the applicant shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the SDMC in a manner satisfactory to the City Engineer.

24. Development of this project shall comply with all requirements of State Water Resources Control Board [SWRCB] Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan [SWPPP] and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent [NOI] shall be filed with the SWRCB

25. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ

26. Prior to the issuance of any construction permit, the applicant shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices [BMPs] maintenance.

27. Prior to the issuance of any construction permit, the applicant shall incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

28. Prior to the issuance of any construction permit the applicant shall incorporate and show the type and location of all post-construction BMPs on the final construction drawings, in accordance with the approved Water Quality Technical Report.

29. All driveways on Rehco Road shall comply with City Standard Drawings G-14A, G-16, and SDG-100 satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

30. No change, modification, or alteration shall be made unless appropriate application or amendment of this Permit shall have been granted.

31. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A."

32. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Improvement plans shall take into account a 40 sq-ft area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

33. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC section 142.0403(b)5.

34. Prior to issuance of any construction permit for parking structures, the Permittee shall submit on the planting and irrigation plans a signed statement by a Registered Structural Engineer indicating that supporting structures are designed to accommodate the necessary structural loads and associated planting and irrigation.

35. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

36. All required landscape shall be maintained in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

37. The Permittee or subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

38. If any required landscape (including, but not limited to, existing or new plantings, hardscape, landscape features) indicated on the approved construction document plans is damaged or removed during demolition, or construction it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within thirty days of damage or Certificate of Occupancy.

**PLANNING/DESIGN REQUIREMENTS:**

39. The Owner/Permittee shall construct all driveways onto Rehco Road to conform to San Diego Municipal Code, Chapter 14, Table 142-05L for Nonresidential uses (minimum width of 24 feet, maximum width of 30 feet) to the satisfaction of the City Engineer.

40. The Owner/Permittee shall construct all parking spaces to conform to San Diego Municipal Code, Chapter 14, Table 142-05J to the satisfaction of the City Engineer.

41. The Owner/Permittee shall construct all parking spaces to conform to the LDC section 142.0560 (d) (3), "[Drive] aisles that do not provide through circulation shall provide a turnaround area at the end of the aisle that is clearly marked to prohibit parking and that has a minimum area equivalent to a parking space," to the satisfaction of the City Engineer.

42. For the purposes of limiting the amount of multi-tenant office and preserving occupancy for industrial use, the amount of multi-tenant office shall be limited to 50 percent of the total square footage of the project. For the purposes of this permit, any office tenant not occupying over 40,000 square feet of gross floor area shall be considered as contributing to the aggregate 50 percent limitation of multi-tenant office.

43. The development shall provide bicycle lockers and shower facilities for employees.

44. The applicant will be required to submit construction plans for a building permit for separate Men's and Women's shower and locker rooms in existing Building 1 Annex concurrent with the new project tenant improvement plans. These facilities must be completed with ninety days prior to occupancy of the new project.

45. Signs shall be posted indicating the availability of bicycle parking facilities.

46. No fewer than 1,263 off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.

47. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

48. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.

49. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Permittee.

50. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

51. All signs associated with this development shall be consistent with sign criteria established by either of the following:

- a. Approved project sign plan (Exhibit "A"); or
- b. Citywide sign regulations.

52. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located, and in accordance with regulations in the SDMC.

53. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

54. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.

55. Property owners shall maintain fences and retaining walls free from dilapidated or dangerous conditions.

56. Property owners shall maintain fences and retaining walls in a graffiti-free condition.

57. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted

in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences, or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.

58. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, mechanical ventilator, or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.

59. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A."

#### **WASTEWATER REQUIREMENTS:**

60. The developer shall design and construct all proposed public sewer facilities in accordance with established criteria in the most current edition of the City of San Diego sewer design guide. Proposed facilities that do not meet the current standards shall be redesigned or private.

61. Prior to the issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of all public sewer facilities necessary to serve this development.

62. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check. In addition, the developer shall submit calculations, satisfactory to the Director of the Metropolitan Wastewater Department, for sizing of the proposed sewer lateral from the property line to its connection with the public sewer main.

63. The developer shall provide evidence, satisfactory to the Director of the Metropolitan Wastewater Department, indicating that each lot will have its own sewer lateral or provide CC&R's for the operation and maintenance of on-site private sewer facilities that serve more than one lot.

64. All on-site sewer facilities shall be private.

#### **WATER REQUIREMENTS:**

65. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of a new 12-inch water main in Rehco

Road, up to the second fire hydrant north of Carroll Road, in a manner satisfactory to the Director of the Water Department and the City Engineer.

66. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway, and the disconnection at the water main of all existing unused services adjacent to the site, in a manner satisfactory to the Director of the Water Department and the City Engineer.

67. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each water service (domestic, fire, and irrigation), in a manner satisfactory to the Director of the Water Department and the City Engineer.

68. Prior to the issuance of any building permits, the Owner/Permittee shall grant adequate water easements over all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Director of the Water Department and the City Engineer. Easements, as shown on approved Exhibit "A," will require modification based on standards at final engineering.

69. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Director of the Water Department and the City Engineer.

70. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities shall be modified at final engineering to comply with standards.

71. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of two new parallel on-site 12-inch water mains within an easement, in a manner satisfactory to the Water Department Director and the City Engineer.

72. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall install/relocate fire hydrants and back flow prevention device(s) at locations satisfactory to the Fire Department, the Director of the Water Department and the City Engineer.

73. Prior to the issuance of any building permits, the Owner/Permittee shall relocate existing water meters and back flow prevention device(s) at locations satisfactory to the Director of the Water Department and the City Engineer.

74. Prior to the recordation of the easement abandonment, the Applicant shall design and construct new 12-inch public water facilities (one in Rehco Road and two on-site within an easement), and abandon the existing public water facilities within the easement, in a manner satisfactory to the Director of the Water Department, the Fire Marshal and the City Engineer.

75. Prior to the recordation of the easement abandonment, the Applicant shall grant adequate water easements over all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Director of the Water Department and the City Engineer.

**INFORMATION ONLY:**

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.

APPROVED by the Council of the City of San Diego on June 28, 2005 by Resolution No. R-300615.

AUTHENTICATED BY THE CITY MANAGER

By \_\_\_\_\_

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The undersigned Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Permittee hereunder.

PETCO ANIMAL SUPPLIES, INC.  
Owner/Permittee

By \_\_\_\_\_

By \_\_\_\_\_

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1180 et seq.**

PERMIT/OTHER – Permit Shell 11-01-04