

RESOLUTION NUMBER R- 300747

ADOPTED ON AUG 02 2005

WHEREAS, on January 5, 2000, Pardee Homes submitted an application to the City of San Diego for vesting tentative map, resource protection ordinance permit, planned residential development permit and rezone; and

WHEREAS, the matter 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 City Council on AUG 02 2005; and

WHEREAS, the City Council considered the issues discussed in Mitigated Negative Declaration No. 2266; NOW, THEREFORE,

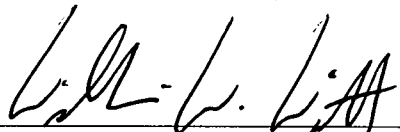
BE IT RESOLVED, by the Council of the City of San Diego, that it is certified that Mitigated Negative Declaration No. 2266, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in the 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 a vesting tentative map, resource protection ordinance permit, planned development permit and rezone for the Penasquitos West project.

BE IT FURTHER RESOLVED, that the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that the Mitigated Negative Declaration, a copy of which is on file in the office of the City Clerk and incorporated by reference, is approved.

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, as Exhibit A, and incorporated herein by reference.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By 
William W. Witt
Deputy City Attorney

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06/14/05
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R-20051217
MMS #2010
ENVIRONMENTAL – MND 11-01-04

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

VESTING TENTATIVE MAP, RESOURCE PROTECTION ORDINANCE PERMIT, REZONE, AND PLANNED RESIDENTIAL DEVELOPMENT PERMIT, Project No. 2266

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 Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration 2266 shall be made conditions of the Vesting Tentative Map, Resource Protection Ordinance Permit, Rezone, and Planned Residential Development Permit as may be further described below.

General Measures

1. Prior to issuance of any grading permits, the owner/permittee shall make arrangements to schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the City Field Resident Engineer (RE), the monitoring biologist, archaeologist, and paleontologist, and staff from the City's Mitigation Monitoring and Coordination (MMC) Section.

Biological Resources

2. The proposed development area includes a total of 30.1 acres. Prior to recordation of the first final map and/or issuance of grading permits (which ever comes first), impacts to 26.75 acres of upland habitats and 1.12 acres of wetland habitats shall be mitigated as shown in Table 1. Significant impacts shall be mitigated to the satisfaction of the City Manager through off-site preservation of upland and wetland habitats of 17.03 acres of habitat (the 3.39 acres of wetlands would be located within Subarea III and the Multiple Habitat Planning Area (MHPA)/Multiple Species Conservation Program (MSCP)).

TABLE 1
ANALYSIS OF IMPACT TO VEGETATION COMMUNITIES
ON THE PENASQUITOS WEST SITE

Vegetation Community	Acres Removed	<u>Mitigation Ratio*</u>	<u>Mitigation Acres Required</u>	<u>Mitigation Total</u>
Disturbed Coastal Sage Scrub (Tier II)	0.53	<u>1:1*</u> <u>2:1**</u>	<u>0.53*</u> <u>1.06**</u>	<u>0.53 or</u> <u>1.06</u>
Annual Grassland (Tier IIIB)	26.22	<u>0.5:1*</u> <u>1:1**</u>	<u>13.11*</u> <u>26.22</u>	<u>13.11 or</u> <u>26.22</u>
Eucalyptus Woodland (Tier IV)†	1.50	<u>0</u>	<u>0</u>	<u>0</u>
Southern Willow Scrub++	0.81	<u>3:1</u>	<u>2.43</u>	<u>2.43</u>
Mule Fat Scrub++	0.31	<u>3:1</u>	<u>0.93</u>	<u>0.93</u>
Graded	0.59	<u>0</u>	<u>0</u>	<u>(+0.3)^</u>
TOTAL^	29.96	<u>--</u>	<u>17^</u>	<u>17.03 or</u> <u>30.67^</u>

*Impact outside MHPA and mitigation inside MHPA.

** Impact outside MHPA and mitigation outside MHPA.

†Tier IV not added/subtracted to mitigation debt/surplus total.

‡The 3:1 ratio shown here exceeds that listed in the Biology Guidelines, but reflects the requirements stated by the California Department of Fish and Game (CDFG) for a 1603 Streambed Alteration Permit.

^While actual total for wetlands is 3.36, the CDFG required 3.39 acres for wetland mitigation.

- 3a. The owner/permittee shall record a Covenant of Easement, Conservation Easement, or dedication in fee title to the City of San Diego a total of 17.03 acres off-site including 0.53 acre of Tier II and 13.11 acres of Tier IIIB habitat and 3.39 acres of wetland habitat (the latter only has been identified to occur within Pacific Highlands (Subarea III) MHPA/MSCP at the confluence of McGonigle and Deer Creeks),
- 3b. Prior to issuance of grading permits, the City shall verify that the applicant has obtained a State CDFG Streambed 1603 Agreement and a Federal US ACOE 404 permit.
4. Mitigation for Indirect Impacts

Prior to issuance of grading permits, the City shall verify that the project is in compliance with the MSCP Subarea Plan's Land Use Adjacency Requirements; and that the following site specific requirements are noted on the grading plans under the heading Environmental Requirements:

- a. The qualified biologist (project biologist) shall supervise the placement of orange construction fencing or equivalent along the

boundary of the development area as shown on the approved grading plans.

- b. The project biologist shall meet with the owner/permittee or designee and the construction crew to conduct an on-site educational session regarding the need to avoid impacts outside of the approved development area.
 - c. During grading activities, the Best Management Practices for erosion control shall be implemented and monitored as needed to prevent any significant sediment transport. These practices may include but may not be limited to the following: the use of materials such as gravel bags, fiber rolls, sediment fencing, and erosion control matting to stabilize disturbed areas; and installation of erosion control materials, particularly on the downslope side of disturbed areas to prevent soil loss.
 - d. All construction activities shall take place only inside the fenced area. Grading materials shall be stored either inside the fenced development area.
 - e. Prior to the release of the grading bond, the project biologist shall submit a letter report to the Environmental Review Manager that assesses any project impacts resulting from construction. In the event that impacts exceed the allowed amounts, the additional impacts shall be mitigated in accordance with the City of San Diego Land Developmental Zoning Code Update Biology Guidelines, to the satisfaction of the City Manager.
 - f. All drainage from proposed roads and structures associated with the Peñasquitos West project would flow into an existing storm drain system. Filter devices would be installed at the appropriate points to ensure that runoff into basins is cleansed. Graded slopes will be revegetated per the City's Landscape Manual.
 - g. All lighting associated with the project will be shielded and directed away from the urban/natural edge.
5. Mitigation for Impacts to Sensitive Wildlife
- a. Prior to issuance of any grading permit, a directed survey shall be conducted to locate active raptor or other sensitive bird nests (if any). If active raptor or other sensitive bird species nests are present, no grading or removal of habitat will take place within the specified distance in the City's Biology Guidelines of active nesting sites during the nesting/breeding season (in general mid-February through mid-September, will vary per City's Guidelines depending on species).

Historical Resources

6. Prior to Preconstruction (Precon) Meeting

a. Land Development Review (LDR) Plan Check

Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assistant Deputy Director (ADD) of LDR shall verify that the requirements for archaeological monitoring and Native American monitoring, if applicable, have been noted on the appropriate construction documents.

b. Letters of Qualification have been submitted to ADD

Prior to the recordation of the first final map, NTP, and/or, including but not limited to, issuance of a Grading Permit, Demolition Permit or Building Permit, the applicant shall provide a letter of verification to the ADD of LDR stating that a qualified Archaeologist, as defined in the City of San Diego Historical Resources Guidelines (HRG), has been retained to implement the monitoring program. If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

c. Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC)

At least 30 days prior to the Precon Meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Archaeological Monitoring of the project.

d. MMC will provide Plan Check with a copy of both the first and second letter.

e. Records Search Prior to Precon Meeting

At least thirty days prior to the Precon Meeting the qualified Archaeologist shall verify that a records search has been completed and updated as necessary and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

7. Precon Meeting

a. Monitor Shall Attend Precon Meetings

- (1) Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the Archaeologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
- (2) If the Monitor is not able to attend the Precon Meeting, the RE or BI, if appropriate, will schedule a focused Precon Meeting for MMC, EAS staff, as appropriate, Monitors, Construction Manager and appropriate Contractor's representatives to meet and review the job on-site prior to start of any work that requires monitoring.

b. Identify Areas to be Monitored

At the Precon Meeting, the Archaeologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored as well as areas that may require delineation of grading limits.

c. When Monitoring Will Occur

Prior to the start of work, the Archaeologist shall also submit a construction schedule to MMC through the RE or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

8. During Construction

a. Monitor Shall be Present During Grading/Excavation

The qualified Archaeologist shall be present full time during grading/excavation of native soils and shall document activity via the Consultant Site Visit Record. This record shall be sent to the RE or BI, as appropriate, each month. The RE, or BI as appropriate, will forward copies to MMC.

b. Discoveries

1. Discovery Process

In the event of a discovery, and when requested by the Archaeologist, or the PI if the Monitor is not qualified as a PI, the RE or BI, as appropriate, shall be contacted and shall divert, direct or temporarily halt ground disturbing activities in the area of discovery to allow for preliminary evaluation of potentially significant archaeological resources. The PI shall also immediately notify MMC of such findings at the time of discovery. MMC will coordinate with appropriate LDR staff.

2. Determination of Significance

The significance of the discovered resources shall be determined by the PI in consultation with LDR and the Native American Community, if applicable. LDR must concur with the evaluation before grading activities will be allowed to resume. For significant archaeological resources, a Research Design and Data Recovery Program shall be prepared, approved by DSD and carried out to mitigate impacts before ground disturbing activities in the area of discovery will be allowed to resume.

c. Human Remains

1. If human remains are discovered, work shall halt in that area and the following procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) will be taken:

2. Notification

(a) Archaeological Monitor shall notify the RE or BI as appropriate, MMC and the PI if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).

(b) The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

3. Isolate discovery site
 - (a) Work will be redirected from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
 - (b) The Medical Examiner, in consultation with the PI, shall determine the need for a field examination to determine the provenience.
 - (c) If a field examination is not warranted, the Medical Examiner shall determine, with input from the PI, if the remains are or are most likely to be of Native American origin.

4. If Human Remains are determined to be Native American
 - (a) The Medical Examiner shall notify the Native American Heritage Commission (NAHC). By law, ONLY the Medical Examiner can make this call.
 - (b) The NAHC will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination.
 - (c) NAHC will identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 - (d) The PI will coordinate with the MLD for additional coordination.
 - (e) Disposition of Native American human remains will be determined between the MLD and the PI, IF:
 - (1) The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 24 hours after being notified by the Commission; OR;
 - (2) The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner or their authorized

representative shall re-inter the human remains and all associated grave goods with appropriate dignity, on the property in a location not subject to subsurface disturbance. Information on this process will be provided to the NAHC.

5. If Human Remains are NOT Native American

- (a) The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
- (b) The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
- (c) If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for reinterment of the human remains shall be made in consultation with MMC, EAS, the land owner and the Museum of Man.

d. Night Work

1. If night work is included in the contract

- (a) When night work is included in the contract package, the extent and timing shall be presented and discussed at the Precon meeting.
- (b) The following procedures shall be followed.

(1) No Discoveries

In the event that nothing was found during the night work, The PI will record the information on the Site Visit Record Form.

(2) Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures under During Construction; 2. a. & b, will be followed, with the exception that the PI will contact MMC by 8AM the following morning to report and discuss the findings.

2. If night work becomes necessary during the course of construction
 - * The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - * The RE, or BI, as appropriate, will notify MMC immediately.
 - (c) All other procedures described above will apply, as appropriate.

e. Notification of Completion

1. The Archaeologist shall notify MMC and the RE or the BI, as appropriate, in writing of the end date of monitoring.

9. Post Construction

a. Handling and Curation of Artifacts and Letter of Acceptance

The Archaeologist shall be responsible for ensuring that all cultural remains collected are cleaned, catalogued, and permanently curated with an appropriate institution; that a letter of acceptance from the curation institution has been submitted to MMC; that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

Curation of artifacts associated with the survey, testing and/or data recovery for this project shall be completed in consultation with LDR and the Native American representative, as applicable.

b. Final Results Reports (Monitoring and Research Design And Data Recovery Program)

- (1) Prior to the release of the grading bond, two copies of the Final Results Report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the Archaeological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ADD of LDR.
- (2) For significant archaeological resources encountered during monitoring, the Research Design And Data Recovery

Program shall be included as part of the Final Results Report.

(3) MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.

c. Recording Sites with State of California Department of Park and Recreation

The Archaeologist shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Results Report.

Paleontological Resources

10. Prior to Preconstruction Meeting

a. Land Development Review Plan Check

Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assistant Deputy Director (ADD) of Land Development Review shall verify that the requirements for paleontological monitoring have been noted on the appropriate construction documents.

b. Letters of Qualification

Prior to the recordation of the first final map, NTP, or any permits, including but not limited to, issuance of the first Grading Permit, Demolition Plans/Permits, and Building Plans/Permits, the applicant shall provide a letter of verification to the ADD of LDR stating that a qualified paleontologist, as defined in the City of San Diego Paleontological Guidelines, has been retained to implement the monitoring program.

c. Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC)

1) At least 30 days prior to the preconstruction (precon) meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the paleontological monitoring of the project.

- 2) MMC will provide plan check with a copy of both the first and second letter.

d. Records Search Prior to Precon Meeting

At least 30 days prior to the precon meeting, the qualified paleontologist shall verify that a records search has been completed, and updated as necessary, and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to, a copy of a confirmation letter from the San Diego Natural History Museum, other institution, or, if the record search was in-house, a letter of verification from the principal investigator stating that the search was completed.

11. Preconstruction Meeting

a. Monitor Shall Attend Precon Meetings

- 1) Prior to beginning of any work that requires monitoring, the Applicant shall arrange a precon meeting that shall include the paleontologist, construction manager and/or grading contractor, resident engineer (RE), building inspector (BI), and MMC. The qualified paleontologist shall attend any grading related precon meetings to make comments and/or suggestions concerning the paleontological monitoring program with the construction manager and/or grading contractor.

If the monitor is not able to attend the precon meeting, the RE, or BI as appropriate, will schedule a focused precon meeting for MMC, Monitors, Construction Manager, and appropriate contractor's representatives to meet and review the job on-site prior to start of any work that requires monitoring.

b. Identify Areas to be Monitored

At the precon meeting, the paleontologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored.

c. When Monitoring Will Occur

Prior to the start of work, the paleontologist also shall submit a construction schedule to MMC through the RE, or BI as appropriate, indicating when and where monitoring is

to begin and shall notify MMC of the start date for monitoring.

12. During Construction

a. Monitor Shall be Present During Grading/Excavation

The qualified paleontologist shall be present full time during the initial cutting of previously undisturbed formations with high and moderate resource sensitivity, and shall document activity via the Consultant Site Visit Record (form). This record shall be faxed to the RE, or BI as appropriate, and MMC each month.

b. Discoveries

1) Minor Paleontological Discovery

In the event of a minor paleontological discovery (small pieces of broken common shell fragments or other scattered common fossils) the paleontologist shall notify the RE, or BI as appropriate, that a minor discovery has been made. The determination of significance shall be at the discretion of the qualified paleontologist. The paleontologist will continue to monitor the area and immediately notify the RE, or BI as appropriate, if a potential significant discovery emerges.

2) Significant Paleontological Discovery

In the event of a significant paleontological discovery, and when requested by the paleontologist, the City RE, or BI as appropriate, shall be notified and shall divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. The determination of significance shall be at the discretion of the qualified paleontologist. The paleontologist with principal investigator level evaluation responsibilities shall also immediately notify MMC staff of such finding at the time of discovery. MMC staff will coordinate with appropriate LDR staff.

c. Night Work

1) If night work is included in the contract:

a) When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.

b) The following procedures shall be followed:

(1) No Discoveries

In the event that nothing was found during the night work, the PI will record the information on the Site Visit Record Form.

(2) Minor Discoveries

All minor discoveries will be processed and documented using the existing procedures under During Construction (see Section 10.b., Discoveries, Subsection 1), with the exception that the RE will contact MMC by 9 A.M. the following morning.

(3) Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures under During Construction (see Section 10.b., Discoveries, Subsection 1), will be followed, with the exception that the RE will contact MMC by 9 A.M. the following morning to report and discuss the findings.

2) If night work becomes necessary during the course of construction:

a) The construction manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.

b) The RE, or BI as appropriate, will notify MMC immediately.

3) All other procedures described above will apply, as appropriate.

d. Notification of Completion

The paleontologist shall notify MMC and the RE, or BI as appropriate, of the end date of monitoring.

13. Post Construction

a. The paleontologist shall be responsible for preparation of fossils to a point of curation as defined by the City of San Diego Paleontological Guidelines.

- 1) Submit Letter of Acceptance from Local Qualified Curation Facility

The paleontologist shall be responsible for submittal of a letter of acceptance to the ADD of LDR from a local qualified curation facility. A copy of this letter shall be forwarded to MMC.

- 2) If Fossil Collection is Not Accepted, Contact LDR for Alternatives

If the fossil collection is not accepted by a local qualified curation facility for reasons other than inadequate preparation of specimens, the project paleontologist shall contact LDR, to suggest an alternative disposition of the collection. MMC shall be notified in writing of the situation and resolution.

- 3) Recording Sites with San Diego Natural History Museum

The paleontologist shall be responsible for the recordation of any discovered fossil sites at the San Diego Natural History Museum.

- (4) Final Results Report

- (a) Prior to the release of the grading bond, two copies of the final results report (even if negative), which describes the results, analysis, and conclusions of the above paleontological monitoring program (with appropriate graphics) shall be submitted to MMC for approval by the ADD of LDR.

- (b) MMC shall notify the RE, or BI as appropriate, of receipt of the final results report.

Noise

14. Prior to issuance of the building permit, the applicant shall construct a three-foot-high noise barrier along the edge of residential pads adjacent to Camino del Sur as shown on Figure 5a in the noise technical report prepared for the project (Also attached to the Initial Study for the MND).

15. Prior to issuance of building permits and certificates of occupancy, an appropriately times acoustical study shall be completed for all units within portions of the 65 dB contour (as shown on Figure 5a of the RECON report and attached as Figure 3 to the Initial Study), For units determined to have interior noise exceeding 45 dB, structural features such as double paned windows and shall be required.

Traffic/Circulation

16. Prior to the issuance of the first building permit, the project shall conform to the Torrey Highlands Subarea IV Transportation Phasing Plan.
 - a. Streets "B," "C," "D," and "E" are classified as residential streets. The applicant shall dedicate 54 feet of right-of-way and shall provide 34 feet of pavement including curb, gutter, and a five-foot sidewalk within a 10-foot curb to property line distance, satisfactory to the City Engineer.
 - b. The applicant shall modify the traffic signal at the intersection of Camino del Sur and Street "A" satisfactory to the City Engineer.
 - c. The applicant shall construct Camino del Sur as a six-lane major street along the project's frontage. The applicant shall dedicate 147 feet of right-of-way and shall provide 88 feet of pavement, 24-foot-wide median, curb, gutter, and a 5- to 10-foot sidewalk within a 15- to 20-foot curb to property line distance, satisfactory to the City Engineer.
 - d. The applicant shall provide a standard left-turn pocket of 250 feet in length at the intersection of Camino del Sur and Street "A," satisfactory to the City Engineer.
 - e. Street "A" is classified as a modified residential local street. The applicant shall dedicate 60 feet of right-of-way and shall provide 40 feet of pavement, curb, gutter and a five-foot sidewalk within a 10-foot curb to property line distance at the intersection with Camino del Sur, satisfactory to the City Engineer.
 - f. The applicant shall provide a minimum 10-foot-wide pavement pedestrian access connecting Street "B" to the existing Calderon Road.
 - g. Provide a preliminary design striping plan for Camino del Sur showing the ultimate striping plan for the six-lane major street and appropriate transitions.

Water

17. Prior to the issuance of any building permits, the owner/permittee shall assure, by permit and bond, the design and construction of water facilities necessary to serve the subject development in a manner satisfactory to the Water Department Director and or City Engineer. Such facilities shall be constructed in accordance with established criteria in the current City of San Diego Water Facility Design Guidelines and City regulations.

Sewer

18. Prior to the issuance of any building permits, the owner/permittee shall assure, by permit and bond, the design and construction of sewer facilities necessary to serve the subject development in a manner satisfactory to the Metropolitan Wastewater Department Director. Such facilities shall be constructed in accordance with established criteria in the City of San Diego current sewer design guide.

Solid Waste

19. Prior to the issuance of the certificate of occupancy, the ADD of LDR shall verify that the owner/permittee has developed a comprehensive waste management plan in coordination with the City's Environmental Services Department.

Fire

20. Prior to recordation of the first Final Map, the City Fire Department shall determine whether a first response can be provided on the project site within six minutes. Mitigation measures in the form of individual sprinkler systems and/or construction/site design safeguards shall be required if a six-minute response cannot be provided at the time of future development.

Schools

21. Prior to the recordation of the first Final Map, the applicant shall fully mitigate impacts to the Poway Unified School District through payment of school mitigation costs and/or participation in a Mello-Roos Community Facilities District.