

RESOLUTION NUMBER R- 302094

(A)

DATE OF FINAL PASSAGE NOV 14 2006

WHEREAS, on December 18, 2002, Pardee Homes submitted an application to the City of San Diego for an easement vacation, vesting tentative map, planned development permit/site development permit/coastal development permit and Multiple Habitat Planning Area [MHPA] Boundary Line Adjustment for Pacific Highlands Ranch Units 23-28; and

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

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the issue was heard by the City Council on NOV 14 2006; and

WHEREAS, the City Council considered the issues discussed in Findings to Master Environmental Impact Report No. 96-7918 (Pacific Highlands Ranch – Subarea III) for the Pacific Highlands Ranch Units 23-28 project; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it is certified that the Findings to Master Environmental Impact Report No. 96-7918 (Pacific Highlands Ranch – Subarea III), 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 an easement vacation, vesting tentative map, planned development permit/site development permit/coastal development permit and MHPA Boundary Line Adjustment for the Pacific Highlands Ranch Units 23-28 project.

BE IT FURTHER RESOLVED, that the Council finds that the project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Findings to a Master Environmental Impact Report No. 96-7918, a copy of which is attached hereto and incorporated by reference, is hereby 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 Shannon M. Thomas
Shannon M. Thomas
Deputy City Attorney

SMT:als
10/13/06
Or.Dept:DSD
R-2007-396
MMS#3855
ENVIRONMENTAL - EIR 11-01-04

EXHIBIT A
MITIGATION MONITORING AND REPORTING PROGRAM
PACIFIC HIGHLANDS RANCH, UNITS 23-28
VESTING TENTATIVE MAP, SITE DEVELOPMENT PERMIT, MHPA BOUNDARY
LINE ADJUSTMENT, COASTAL DEVELOPMENT PERMIT, EASEMENT
VACATION, AND PLANNED DEVELOPMENT PERMIT
Project No. 5382

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 Findings to Master EIR No. 96-7918 (Pacific Highlands Ranch - Subarea III) (Project No. 5382) shall be made conditions of the Vesting Tentative Map, Site Development Permit, MHPA Boundary Line Adjustment, Coastal Development Permit, Easement Vacation, and Planned Development Permit as may be further described below.

Prior to issuance of any grading permits, the Assistant Deputy Director (ADD) (aka Environmental Review Manager (ERM)) of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading, Environmental Requirements: "The Pacific Highlands Ranch Units 23-28 Project is subject to a Mitigation Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the environmental document (PTS No. 5382). The project is conditioned to include the monitoring of grading operations by a biologist, archaeologist and paleontologist, as outlined in said document."

General Measures

1. Prior to recordation of the permit, the Owner/Permittee shall deposit \$3,200.00 with the Environmental Analysis Section (EAS) of the Development Services Department to cover the City's costs associated with ensuring the implementation of the Mitigation, Monitoring and Reporting Program (MMRP).
2. Prior to issuance of any grading permits, (and prior to the issuance of subsequent permits which are subject to mitigation measures remaining after the grading permit is issued, i.e. geological reconnaissance plans; landscape plans, improvement plans, etc.); the Assistant Deputy Director (ADD) aka as the Environmental Review Manager (ERM) of the City's Land Development Review Division (LDR) shall verify that the first page index of the grading plans includes the pages where all the Unit 23-28 mitigation measures are listed verbatim and that the following note is placed in a box directly under the index under the

heading, Environmental Requirements: "The Pacific Highlands Ranch- Units 23-28 Project – LDR No. 42-1064 is subject to a Mitigation Monitoring and Reporting Program (see Sheet(s) and shall conform to the mitigation conditions as contained in the environmental document "LDR No. 42-1064 -Units 23-28 Findings to the Master EIR for Pacific Highlands Ranch Subarea III (LDR No. 96-7918)". The Project (LDR No. 42-1064) is conditioned to include the monitoring of grading operations by a biologist, an archaeologist, and a paleontologist, as outlined in said document."

3. 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; the monitoring biologist, archaeologist, and paleontologist; City Mitigation Monitoring Coordination (MMC) Staff, and other City Staff as needed.

Land Use

4. Mitigation for the potential internal land use compatibility impacts associated with proposed land uses and the SR-56 freeway consists of the requirement for landscaping and noise attenuation measures at the time tentative maps are processed. These elements will also be checked for consistency prior to the issuance of subsequent grading and building permits to the satisfaction of the ADD of LDR.

Transportation/Circulation

5. Prior to issuance of any building permit, the project shall conform to the Subarea III/Pacific Highlands Ranch Transportation Phasing Plan and the approved Traffic Study/final EIR to the satisfaction of the City Engineer.
6. Prior to the recordation of the first final map, the Subdivider shall assure the construction of Carmel Valley Road from SR-56 to Subarea IV/Torrey Highlands boundary as a six lane/four lane modified major street. The Subdivider shall dedicate 146' of right-of-way and shall provide a minimum of 126' of curb to curb, curb, gutter and 5' wide sidewalk within 10' curb to property line distance then transitioning to a minimum curb to curb width of 102 feet within 128 feet of right-of-way east of Del Mar Heights Road, satisfactory to the City Engineer.
7. Prior to the recordation of the first final map, the Subdivider shall assure the construction of the traffic signal at the intersection of Carmel Valley Road and Street "K", satisfactory to the City Engineer.
8. Prior to the recordation of the first final map, the Subdivider shall assure the construction of the traffic signal at the intersection of Carmel Valley Road and Rancho Santa Fe Farms Road, satisfactory to the City Engineer.

9. Prior to the recordation of the first final map, the Subdivider shall assure the construction of the traffic signal at the intersection of Carmel Valley Road and Via Abetura, satisfactory to the City Engineer.
10. Prior to the recordation of the first final map for Unit 26, the Subdivider shall connect Street "K" to Rancho Santa Fe Farms Road per the Pacific Highlands Ranch Subarea Circulation Plan, satisfactory to the City Engineer.
11. Prior to the recordation of the first final map, Public Street "K" south of Carmel Valley Road to SR-56 shall be constructed with 40 feet curb to curb within 78 feet right of way; transitioning to 40 feet curb to curb within 60 feet of right of way under SR-56 to Street "S"; then transitioning to a 40 feet curb to curb within 93 feet right of way to Street U, then transitioning to a 40 feet curb to curb within 78 feet right of way to Street P, then transitioning to a 40 feet curb to curb within 60 feet right of way to Rancho Santa Fe Farms Road, with curb, gutter and minimum 5 foot sidewalk, to the satisfaction of the City Engineer.

Biological Resources

Pre-Construction, Construction

12. Prior to the issuance of any grading permits and/or the first pre-construction meeting, the Owner/Permittee shall provide a letter to the ADD of LDR verifying that a qualified Biologist, as defined in the City of San Diego Biological Resource Guidelines (BRG), that a qualified biologist has been retained to monitor grading operations to ensure that all sensitive fauna and areas outside the development area as defined by Exhibit A are not impacted; and implement the biological resources mitigation program as outlined below (see A through H): At least thirty days prior to the pre-construction meeting, a second letter shall be submitted to the MMC section which includes the name and contact information of the Biologist and the names of all persons involved in the Biological Monitoring of the project.
 - A. At least thirty days prior to the pre-construction meeting, the qualified Biologist shall verify that any special reports, maps, plans and time lines, such as but not limited to, revegetation plans, plant relocation requirements and timing, avian or other wildlife (including USFWS protocol) surveys (i.e. for CA gnatcatchers), impact avoidance areas or other such information has been completed and updated.
 - B. The qualified biologist (project biologist) shall attend the first preconstruction meeting.
 - C. The project biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance within and surrounding sensitive habitats as shown on the approved Exhibit A. All

construction activities taking place within 100 feet of wetland habitats shall be monitored by the project biologist.

- D. All construction activities (including staging areas) shall be restricted to the development area as shown on the approved Exhibit A. The project biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas.
- E. The project biologist shall monitor the placement of gravel bags, straw logs, silt fences or equivalent erosion control measures adjacent to all graded areas, and identify locations where trench spoil may be stockpiled in order to prevent sedimentation of the habitat. The project biologist shall oversee implementation of Best Management Practices as needed to prevent any significant sediment transport.
- F. The project biologist shall monitor the placing of a temporary orange construction/silt fence (or any other fencing deemed appropriate by the biologist) around the wetland and all other sensitive habitats to be preserved on site as shown on the approved Exhibit A.
- G. The project biologist shall ensure that if construction is to occur during the breeding season of the California gnatcatcher, March 1st to August 15th, the following measures shall be implemented:
 - 1. Prior to the commencement of grading, the project biologist shall survey those areas of the Multi-Habitat Planning Area (MHPA) within 500 feet of any construction activity in accordance with the USFWS protocol for determining the presence/absence of gnatcatchers and shall notify the ADD of LDR of the results.
 - 2) If no California gnatcatchers are found to be present, then no additional measures are required.
 - 3. If it is determined that California gnatcatchers are present, construction operations shall be suspended or noise/line of sight barrier(s) shall be constructed to buffer noise at the edge of the occupied habitat. The location of any such barrier(s) shall be determined by the project biologist.
 - 4) Construction noise shall be monitored by an acoustical expert on an ongoing basis to verify that noise at the edge of gnatcatcher occupied areas of the MHPA is maintained below 60 dB(A). If the level is exceeded, additional measures, such as restrictions on the simultaneous use of equipment, shall be implemented to the satisfaction of the ADD of LDR. If such measures are not

effective, construction activities shall cease in the area of occupied habitat within the MHPA.

5. Monthly letter reports shall be provided to the ADD of LDR with the results of noise monitoring and an assessment of the breeding/nesting behavior of the gnatcatchers.
- H. The project biologist shall ensure that all MSCP Land Use Adjacency Guidelines such as those relating to lighting, native landscaping, drainage, fencing, brush management, and other edge effects are adhered to as described below.

Detention Basin Construction/Maintenance:

- A. Due to the site's location within the MHPA, construction and/or maintenance (including sediment removal) of the detention basin shall not interfere with wildlife utilization of the MHPA. Noise impacts related to basin construction and/or maintenance, shall be avoided, if possible, during the bird breeding season (February 15 to September 15). If access, construction and/or maintenance are proposed during the bird breeding season, *a qualified biologist shall survey those areas potentially affected by the basin construction and/or maintenance activities to determine the presence/absence of sensitive bird species /sensitive wildlife and shall notify the ADD of LDR of the results. If no sensitive birds or wildlife are found to be present, then no additional measures are required. If sensitive birds or wildlife species are present, construction and/or maintenance operations shall be suspended or noise/line of sight barrier(s) shall be constructed to buffer noise at the edge of the occupied habitat (e.g., temporary noise walls and/or berms). The location of any such barrier(s) or mitigation measures shall be determined by the project biologist in consultation with the wildlife agencies and applicable City Departments.*

MHPA Consistency

13. Prior to issuance of the first building permit Owner/Permittee shall submit evidence that item A listed below; which ensure consistency with the Multiple Species Conservation Program (MSCP) Land Use Adjacency Guidelines; are identified on the grading plans to the satisfaction of the ADD of LDR.
 - A. A lighting plan must be included in the grading plans which shows required lighting adjacent to the MHPA as being shielded, unidirectional, low pressure sodium illumination (or similar), and directed away from preserve areas using appropriate placement and shields.

14. Prior to recordation of the first final map and/or issuance of the first grading permit Owner/Permittee shall submit evidence that items A-E listed below; which ensure consistency with the Multiple Species Conservation Program (MSCP) Land Use Adjacency Guidelines; are identified on the grading plans to the satisfaction of the ADD of LDR.
- A. A landscape plan must be included with the grading plans which shows no non-native, invasive species being utilized in or adjacent to the MHPA.
 - B. The grading plans must show that no direct drainage into the MHPA shall (i.e. drainage must be filtered and treated in a detention basin first) occur during and after construction.
 - C. The grading plans must depict construction staging areas, and these areas must be located inside the approved development areas consistent with the approved "Exhibit A."
 - D. A fencing plan must be included with the grading plan which includes the following details:
 - 1) Fencing shall be provided along property boundaries adjacent to the MHPA and shall be designed, and constructed of materials which are compatible with the open space corridors (i.e. 6 feet or under view fence, view fence on block wall, or block wall) and Exhibit "A."
 - 2) Fencing shall be sited within the development lots (outside of OS lots) and maintained in perpetuity by the Owner/Permittee. Any necessary future fence repairs shall be conducted in a manner which does not result in impacts to sensitive biology resource or wildlife movement.
 - 3) Fencing shall be installed by the developer prior to the occupancy of the units in order to ensure uniformity.
 - E. A brush management plan must be including in the grading plans which includes the following details:
 - 1) All Zone 2 brush management areas within the MHPA on Units 23-28, must be lotted out separately to the satisfaction of ADD of LDR in consultation with Landscaping, Park and Recreation, and MSCP staff.
 - 2) Brush management for Zone 2 (BMZ2) shall be implemented as required by the City and shall be the responsibility of the landowner.

Site Specific Biological Impact Mitigation

On- and off-site project specific biological impacts for Units 23-28 (including public utilities, trails, detention basins, and brush management areas), are currently calculated to be as follows:

Table 1 - Impacts and Mitigation Requirements

<i>Habitat</i>	<i>Tier</i>	<i>Relation to MHPA*</i>		<i>Mitigation Requirements*</i>
		<i>In</i>	<i>Out</i>	
Disked/Agricultural*	n/a	10.49	115.5	0
Wetlands*		0.10	0.11	
Southern Willow Scrub	n/a	(2:1)	(2:1)	0.42

*Impacts and mitigation requirements accounted by acreage.
 All mitigation would occur within Subarea III and the MHPA
 () = mitigation ratios.

15. Prior to the issuance of any grading permit, the Owner/Permittee shall submit evidence that all impacts specific to the Pacific Highlands Ranch Units 23-28 project are mitigated to the satisfaction of the ADD of LDR as follows:
 - A. *Compliance with Mitigation Plan* - Site specific biological impact mitigation shall occur in conformance with the MEIR for Subarea III (LDR No, 96-7918 and subsequent related documents approved by the City and Wildlife Agencies). Impacts to southern willow scrub shall be mitigated at a 2:1 ratio including a minimum of 0.21 acres of wetland creation required to achieve no net loss. Wetland creation shall occur per the "Mitigation Plan for Jurisdictional Impacts on Pardee-Owned Property at Pacific Highlands Ranch - Subarea III (RECON, October 4, 2000), a.k.a. "Mitigation Plan".
 - B. *Evidence of Compliance with Mitigation Plan* - Prior to the issuance of any grading permit, the Owner/Permittee shall submit evidence of compliance with the approved "Mitigation Plan for Jurisdictional Impacts on Pardee-Owned Property at Pacific Highlands Ranch - Subarea III ("Mitigation Plan" RECON, October 4, 2000). Evidence of compliance shall include submittal of a County Recorded conservation easement, covenant of easement, or transfer in fee title to the City over Pardee's Subarea III, 23.7 acre wetland mitigation site located east of Camino Santa Fe and south of SR-56, to the satisfaction of the ADD of LDR (which would cover the 15.75 acres of mitigation required by the CDFG in the "Mitigation Plan", please note the ACOE requirement is also included within these 15.75 acres according to this plan - RECON 2000). The

wetland graphic, which depicts location, habitat type and acreage, is included in the file. The graphic depicts the CDFG 23.7 acre wetland mitigation site which includes mitigation for Units 23-28 as well as a 4.23 acre remainder area and mitigation sites for other Pardee projects.

- C. *Alternative to Compliance with Mitigation Plan* - As an alternative to B, site specific Agency Permits and like habitat mitigation in the amount of 0.42 acres (per Natural Resource Consultant's February 15, 2005 site specific report) for Units 23-28 may alternatively be presented as evidence, subject to the satisfaction of the ADD of LDR, the CDFG, and ACOE.

Wildlife Agency Wetland Compliance

16. Prior to the issuance of any grading permit, the Owner/Permittee shall submit evidence that compliance with Section 404 of the federal Clean Water Act, and Section 1603 of the State of California Fish and Game Code has occurred. Evidence shall include either copies of the required Wildlife Agency permits (i.e. ACOE 404 and CDFG 1603 and/or letters of resolution issued by the responsible agencies documenting compliance, or other evidence which demonstrates that state and federal permits have been obtained to the satisfaction of the ADD of LDR.

Mitigation Land Banks for Subarea III

17. A mitigation land bank of 131 acres of disturbed land is in the process of being established and revegetated in accordance with the Pacific Highlands Ranch Subarea Plan Master EIR; and associated Master Revegetation Plan (MRP). Restored habitats will consist of appropriate wetland and upland habitats (Tier II and III). Once land has met restoration goals, the City will direct project Owners/Permittees needing mitigation in North City area to purchase credits in this restored land. The restored lands shall be maintained as required in the MRP until credits are sold and the land conveyed to the City for MHPA purposes. Upon conveyance, the City would assume responsibility for management and maintenance. Please note, all manufactured slopes along the edge of the MHPA would be included in the MHPA and revegetated in accordance with the Master Revegetation Plan
18. As portions of the mitigation land bank are established by Pardee and utilized by parties to meet mitigation needs, data related to the mitigation land bank (including affected areas and acreage information itemized by habitats) shall be included in an addendum to the *Master Restoration Plan for Pacific Highlands Ranch* in a timely manner to the satisfaction of the ADD of LDR. Prior to issuance of the first grading permit for Units 23-28, the Owner/Permittee shall provide the equivalent of the "Annual Review" for the entire 131 acre Bank as

required on page 18 of the Development Agreement, Document No. to the satisfaction of the ADD of LDR.

Mitigation Land Bank Portion within Units 23-28

19. Prior to issuance of the grading permit, the Owner/Permittee shall submit a final, site specific Revegetation/Restoration Final Plan (R/R Final Plan) for the portion of the 131 acre bank which is to occur within the Unit 23-28 project boundary south of SR-56 and abutting the southern edge of the approved development adjacent to the McGonigle Creek area to the satisfaction of the ADD of LDR and MSCP Staff. The Final R/R Plan may be provided in a written report but all construction details must be included on the grading plans to the satisfaction of the ADD of LDR.
20. *Restoration Timing* -Following recordation of the final map and prior to the issuance of the first building permit, implementation of the upland revegetation plan shall commence in accordance with the requirements of the Pacific Highlands Ranch Subarea Plan Master EIR and the associated MRP and Development Agreement. Any areas subject to subsequent disturbance shall be hydroseeded for erosion control purposes as described in Mitigation Measure 31 below.
21. *Conveyance of Open Space* -Prior to recordation of the Final Map/and or issuance of any grading permits for Units 23-28, and prior to issuance of the first building permit for Units 23-28 appropriate lands shall be conveyed in fee title to the City subject to interim access easements. MHPA land shall be conveyed as follows:

MHPA Conveyance:

- A. Prior to recordation of the first final map and/or issuance of any grading permits, the adjusted on-site MHPA (154.4 acres) shall be conserved and conveyed to the City's MHPA, through either dedication in fee to the City, OR placement in a conservation easement OR covenant of easement, which is then recorded on the property. For areas within the adjusted MHPA that are governed by the Master Restoration Plan for Pacific Highlands Ranch and in accordance with Section 5.2.6 of the Development Agreement (September 8, 1998) and previous conveyances for Units 1-4, 5-11 and 12-16, MHPA lands within the 131-acre on-site mitigation bank shall only be transferred to the City in fee title upon successful completion of the restoration program and utilization of all the restoration acreage in the bank.
- B. Conveyance of any MHPA land in fee shall exclude detention basins or other storm water control facilities, brush management areas, landscape/revegetation areas, and graded slopes; these features shall have conservation easements recorded over them if accepted into the MHPA,

with maintenance and management responsibilities retained by the Owner/Permittee, until the master Homeowners Association assumes the maintenance and management responsibilities, unless otherwise agreed to by the City.

- C. *MHPA Adjustment*: Prior to recordation of the first final map and/or issuance of any grading permits, the ADD of LDR shall verify that the 3.23 acres (or acreage determined by MHPA Staff) of disturbed/ruderal/agricultural lands adjusted into the MHPA are revegetated in accordance with the approved landscaping plans and Master Restoration Plan for Pacific Highlands Ranch. Prior to release of project landscaping bonds, the City Manager shall verify that the project planting for the said 3.23 acres (or acreage determined by MHPA Staff) of land adjusted into the MHPA has been installed in accordance with the approved landscaped plans and Master Restoration Plan. For areas within the adjusted MHPA that are revegetated and/or governed by the Master Restoration Plan for Pacific Highlands Ranch, a conservation easement shall be recorded unless otherwise agreed to by the Park and Recreation Department, Open Space Division Deputy Director.

Post Grading - Erosion Control

22. Prior to issuance of the grading permit, the mix and locations shall be shown on the plans and verified to conform to previously approved/adopted documents (such as the Subarea III MEIR, or accepted revegetation plans). These areas shall be inspected on a monthly basis by the qualified biologist until vegetation has been firmly established as determined by the City's Grading Inspector and MMC. Compacted areas shall be scarified, where appropriate, to induce surface water infiltration and revegetation as directed by the project geologist, engineer, and/or biologist.

Within 30 days of completion of grading activities, the Owner/Permittee shall ensure that all graded and common areas are hydroseed landscaped with native (all areas in or adjacent to MHPA or natural open space, unless otherwise previously adopted) or non-invasive species (other non-biologically sensitive areas) to the satisfaction of the ADD of LDR and in conformance with the City's *Landscape Standards*.

Permanently irrigated slopes shall be maintained for a minimum period of 90 days and non-permanently irrigated areas shall be maintained for a minimum period of 25 months, to the satisfaction of the ADD of LDR. Revegetated areas shall be inspected monthly by a qualified biologist/landscape architect until vegetation is considered to have established to the satisfaction of the ADD of LDR.

Post Grading – Prior to Issuance of the Building Permits or Final RE/MMC Inspection

23. Prior to issuance of any building permits/or the RE/MMC Final Inspection, the ADD of LDR shall verify to satisfaction that the project grading plans especially relating to erosion control, fencing, lighting, landscaping, and initial brush management, have been carried out.

Hydrology/Water Quality

24. Prior to issuance of any grading permits, the City Engineer shall verify that the following measures have been incorporated into the grading and/or landscaping plans and/or project design as appropriate:

Construction Phase (Short Term Mitigation Measures)

- A. Prior to issuance of any grading permits, development of this project shall comply with all requirements of the State Water Resources Control Board (SWRCB) Order No. 99-08-DWQ (NPDES General Permit No. CAS000002), and the Owner/Permittee shall submit evidence to the satisfaction of the ADD of LDR that a Clean Water Act Section 401 Water Quality Certification from the RWQCB has been obtained. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrently with the commencement of grading activities, and a complete and accurate Notice of Intent (NOI) shall be filed with the SWRCB.

Prior to issuance of any grading permits, 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; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall also be filed with the City of San Diego.

In addition, the permittee/owner(s) and subsequent permittee/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 Section C.7 of SWRCB Order No. 99-08-DWQ.

- B. A Dewatering Discharge Permit (NPDES No. CA1018804) shall be obtained for the removal and disposal of groundwater (if necessary) encountered during construction. Discharge under this permit will require compliance with a number of physical, chemical, and thermal parameters (as applicable), along with pertinent site-specific conditions, pursuant to direction from the RWQCB.

- C. The SWPPP shall identify all applicable erosion control devices to be used during construction. These may include (but may not be limited to) earthen berms, gravel bags, silt fences, temporary storm drains, desilting basins, energy dissipating devices, bladed swales, geotextile mats, plastic sheeting, and hydroseeding or other vegetation and irrigation practices.
- D. Grading plans shall clearly identify the type and location of erosion control devices to preclude any potential erosion impacts to the sensitive habitats to be preserved (including wetlands) within and adjacent to the project footprint as shown on the approved Exhibit A.
- E. Prior to issuance of any grading permits, the Owner/Permittee shall provide a letter to the ADD of LDR verifying that a qualified biologist has been retained to monitor grading activities (and ensure implementation of water quality measures as needed) adjacent to the sensitive habitat to be preserved, as shown on the approved Exhibit A. The project biologist shall also be responsible for the monitoring of any other grading activities (and ensure implementation of water quality measures as needed) adjacent to off-site sensitive habitats, as shown on the approved Exhibit A.
- F. The SWPPP shall include a site plan on which the grading footprint (development area) is identified as shown on the approved Exhibit A. All construction activities (including staging areas) shall be restricted to the development area of this or other fully permitted project. Specified vehicle fueling, maintenance procedures and hazardous materials storage areas shall be clearly designated to preclude the discharge of hazardous materials used during construction (e.g., fuels, lubricants and solvents). The SWPPP shall include measures to preclude spills and provide for the containment of any hazardous materials, including proper handling and disposal techniques and the use of temporary impervious liners to prevent soil and water contamination.

Post-Construction/Operational (Long Term Mitigation Measures)

- 25. Prior to issuance of any grading permits, the City Engineer shall verify that the site plan clearly identifies the type and location of post-construction Best Management Practices (BMPs) are clearly identified on the site plan(s). All runoff shall be routed through catch basin filter inserts, or equivalent structural BMPs prior to flowing into the natural draw (to the south of the site) and/or conveyance into the public drainage system. All surface runoff shall be filtered/treated for removal of sediment, constituents absorbed by sediment, and oil/grease prior to leaving the site.
- 26. Prior to issuance of any grading permits, the following mitigation measures shall be incorporated into project design to the satisfaction of the ADD of LDR and the City Engineer:

- A. A detention basin shall be constructed to provide adequate capacity to detain the first 0.6-inch of a rain event.
 - B. All project-related drainage structures shall be adequately sized to accommodate at a minimum a 50-year flood event (provisions for other storm events may be required pursuant to direction from the City Engineer).
 - C. Appropriate energy dissipating device(s) shall be provided to reduce the velocity and spread of the flow to be directed into natural habitat(s).
 - D. Surface and subsurface drainage shall be designed to preclude ponding outside of designated areas, as well as to avoid sheet flow down slopes.
 - E. Energy-dissipating structures (e.g., detention ponds, riprap, or drop structures) shall be used at storm drain outlets, drainage crossings, and/or downstream of all culverts, pipe outlets, and brow ditches to reduce velocity and prevent erosion.
27. Prior to issuance of any grading permit, the Owner/Permittee shall submit a Monitoring and Maintenance Program to assure long-term maintenance responsibility of all private drainage facilities, including detention basins and all structural and non-structural BMPs. The Monitoring and Maintenance Program shall be subject to the approval of the ADD of LDR and the City Engineer. The Monitoring and Maintenance Program shall include a schedule for the regular maintenance of all private drainage facilities and permanent BMPs.

Landform Alteration/Visual Quality

- 28. Prior to issuance of any grading permits, the ADD of LDR shall verify that the grading plans submitted identify grading in conformance with the approved Exhibit A.
- 29. Prior to issuance of any building permits, the ADD of LDR shall verify that the retaining and noise walls (identified in the acoustical report, “Noise Technical Report for Pacific Highlands Ranch Vesting Tentative Map - Units 23-28 (RECON, February 9,2005)”), are on the landscape plans (along with pertinent cross sections) and conform to the approved Exhibit A to the satisfaction of the ADD of LDR.

Cultural Resources

- 30. Prior to the issuance of any grading permits, EAS shall verify that indexing for SDI 13097 has been achieved to the satisfaction of the ADD of LDR. Indexing would involve the excavation of a minimum of two sample units and a report of

findings with updated site record information and recommendations for permanent preservation.

31. Prior to the issuance of any grading permit, monitoring for SDI -13095; and SDI 13097 if recommended via the indexing; shall be assured to the satisfaction of the ADD of LDR) using the following measures from the City's 2005 Private Project MMRP requirements:

32. Historical Resources (Archaeology)

I. Prior to Permit Issuance

A. Land Development Review (LDR) Plan Check

1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee 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

1. The Owner/Permittee shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the Owner/Permittee confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project.
3. Prior to the start of work, the Owner/Permittee must obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. 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.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Owner/Permittee shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Owner/Permittee shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The monitor shall be present full-time during grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
 2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the

first day of monitoring, the last day of monitoring, monthly
(Notification of Monitoring Completion), and in the case of ANY
discoveries. The RE shall forward copies to MMC.

3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.
- B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
1. The PI and Native American representative, if applicable, shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

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) shall be undertaken:

- A. Notification
1. 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).

2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
1. Work shall be directed away 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.
 2. The Medical Examiner, in consultation with the PI, shall determine the need for a field examination to determine the provenience.
 3. 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.
- C. If Human Remains **ARE** determined to be Native American
1. The Medical Examiner shall notify the Native American Heritage Commission (NAHC). By law, **ONLY** the Medical Examiner can make this call.
 2. The NAHC shall contact the PI within 24 hours or sooner, after Medical Examiner has completed coordination.
 3. NAHC shall identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information..
 4. The PI shall coordinate with the MLD for additional consultation.
 5. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:
 - a. 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;
 - b. 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.
- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the Owner/Permittee/landowner and the Museum of Man.

V. **Night Work**

- A. If night work is included in the contract
1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.

- a. No Discoveries
In the event that no discoveries were encountered during night work, The PI shall record the information on the CSV and submit to MMC via fax by 9am the following morning, if possible.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
 - C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI 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 Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 4. MC shall provide written verification to the PI of the approved report.

5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring 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.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Geology

33. Prior to issuance of any grading permit, an additional soil and geologic evaluation/reconnaissance shall be performed to the satisfaction of the City Geologist and ADD of LDR and; the Owner/Permittee shall assure, by permit and bond, that appropriate grading and design features, necessary to serve the subject development, are shown on the grading plans in a manner satisfactory to the City Geological Staff.
34. Prior to geotechnical exploration which requires grading or soil disturbance, a separate grading permit review would be required and an additional grading permit may be required prior to commencement of geotechnical exploration. Please note, geological borings in biologically sensitive areas (areas can be found on the original biological report) must be called out on any geological reconnaissance plans and the biological MMRP for the Project must be followed and included on the geology plans to the satisfaction of the ADD of LDR.

Paleontological Resources

35. Prior to issuance of the first grading permit, the Owner/Permittee shall provide a letter of verification to the ADD of LDR demonstrating that a qualified paleontologist as defined in the City of San Diego Paleontological Guidelines, has been retained to implement the monitoring program. A copy of the letter shall be submitted to Mitigation Monitoring Coordination (MMC) staff of LDR at least thirty days prior to the preconstruction meeting and shall include the names of all persons involved in the paleontological monitoring of this project.
36. Prior to the issuance of any grading permits, the ADD of LDR shall verify that the requirement for paleontological monitoring has been noted on the grading plans.
37. Prior to the commencement of any construction activities, the Owner/Permittee shall arrange a preconstruction meeting which includes the paleontologist, construction manager or grading contractor, resident engineer (RE), and MMC staff. The qualified paleontologist shall attend any grading-related preconstruction meetings to make comments and/or suggestions concerning the paleontological monitoring program with the construction manager and/or grading contractor. At the preconstruction meeting the paleontologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17 inches) that identifies areas to be monitored. The paleontologist also shall submit a construction schedule indicating when monitoring is to occur. The paleontologist shall notify MMC staff of the start and end of monitoring.
38. In the event of a significant paleontological discovery, and when requested by the paleontologist, the city resident engineer (RE) 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 (PI) level evaluation responsibilities shall also immediately notify MMC staff of such finding at the time of discovery. MMC staff will provide information regarding appropriate LDR staff contact for consultation.
39. The paleontologist shall be responsible for preparation of fossils to a point of curation and submittal of a letter of acceptance from a local qualified curation facility as defined by the City of San Diego Paleontological Guidelines. If the fossil collection is not accepted by a local qualified facility for reasons other than inadequate preparation of specimens, the project paleontologist shall contact LDR to suggest an alternative disposition of the collection.
40. The paleontologist shall be responsible for the recordation of any discovered fossil sites at the San Diego Natural History Museum.
41. Prior to the release of the grading bond, two copies of the monitoring results report which describe the results, analysis, and conclusions of the above

monitoring program (with appropriate graphics) shall be submitted to MMC for approval by the ADD of LDR. A copy of the monitoring report shall be forwarded to the City field engineer assigned to the project. The reports shall be submitted even if the monitoring program yields no findings.

Noise

42. Prior to the issuance of any building permits, the ADD of LDR shall verify that noise attenuation barriers along those residential areas within the 65 dB (or higher) contour line as shown on the *Noise Technical Report for Pacific Highlands Ranch Vesting Tentative Map - Units 23-28* (Recon February 9, 2005) are identified on the construction plans and called out as an "Environmental Mitigation Measure".
43. Prior to the issuance of any building permits within the specific development unit, the ADD of LDR shall verify that the sound attenuation barriers/walls have been constructed around the limits of the Units 23-28 subdivision boundary as shown on the *Noise Technical Report for Pacific Highlands Ranch Vesting Tentative Map - Units 23-28* (RECON, February 9, 2005). Noise walls shall not be placed within the 100 foot landscaped buffer for SR-56 except as shown on Exhibit A. Walls shall not exceed six feet (except as noted on Exhibit "A"). The barriers shall be solid, continuous and free of cracks, gaps or openings. The barriers shall attenuate exterior noise levels in the affected exterior residential areas to below a Community Noise Equivalent Level (CNEL) of 65 decibels (dB). All walls exceeding 6 feet shall be screened by landscaping or other means to the satisfaction of the ADD of LDR.
44. Prior to the issuance of any building permits within the specific development unit, a final acoustical report which evaluates interior and exterior noise levels based on projected traffic volumes in 2015 for all residential areas within the 65 dB contour lines (to be established in such report based on the final building plans), shall be completed in conformance with the City's *Acoustical Guidelines*. The final report shall be subject to the approval of the ADD of LDR. If it is determined that the interior and/or exterior noise levels in any of the affected buildings exceeds City standards, specific mitigation measures to achieve exterior and interior noise levels that would not exceed 65 dB(A) CNEL and 45 dB(A) CNEL respectively, shall be included in said report and incorporated into the project to the satisfaction of the ADD of LDR.

Public Services/Facilities

45. *FBA* - Prior to issuance of the first building permit for each unit (23-28), the ADD shall verify that the Owner/Permittee has paid the project fair share of the Facilities Benefit Assessment District (FBA) for trails, and other required amenities.

46. *Schools* - Prior to issuance of the first building permit for each unit (23-28), the ADD shall verify that the Owner/Permittee has entered and conformed with any necessary mitigation agreements with the applicable School Districts to construct and fund schools. Submittal of a County Recorder Document is required to the satisfaction of the ADD of LDR.
47. *Fire* - Prior to issuance of any building permits, the Owner/Permittee shall demonstrate to the satisfaction of the ADD of LDR that a response time of six minutes or less from Fire Station 47 or any other Fire Station to all portions of the new developments can be achieved.
48. Prior to the Final Building Inspection, for those areas of the developments where a six-minute response time cannot be ensured, the ADD of LDR shall verify that individual sprinkler systems have been installed in project structures to the satisfaction of the Fire Marshall.
49. *Solid Waste* -Prior to the issuance of any building permit, 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.
50. Prior to the Final Building Inspection, the ADD of LDR shall verify that containers for waste recycling are provided and a yard waste-composting program has been developed through the HOA; or City Green Waste Recycling Curb Service is confirmed to be provided.

Water Conservation

51. Prior to the Final Building Inspection, water conservation measures in accordance with the Uniform Plumbing Code and the Land Development Manual, shall be incorporated into the project design and carried out to the satisfaction of the ADD of LDR.

Public Safety

52. Prior to the Final Building Inspection, the Owner/Permittee shall provide a letter from the County Environmental Health Department Vector Surveillance and Control Division to the ADD of LDR verifying that a vector control program; to contain mosquito populations within required detention basins; has been designed, implemented by the owner/and or the HOA, and is satisfactory.

*Revised 10.13.06

Passed by the Council of The City of San Diego on NOV 14 2006, by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Scott Peters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Faulconer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toni Atkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Maienschein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Donna Frye	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Madaffer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Hueso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage NOV 14 2006

AUTHENTICATED BY:

(Seal)

JERRY SANDERS
Mayor of The City of San Diego, California.

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By Debbie Levenson Cruz, Deputy

Office of the City Clerk, San Diego, California
Resolution Number R-302094