

Item # 332

(R-2014-633)

Sub item 'D'

4-29-2014

RESOLUTION NUMBER R- 308922

DATE OF FINAL PASSAGE APR 29 2014

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING SITE DEVELOPMENT PERMIT
NO. 936801- PROJECT NO. 266083.

WHEREAS, the proposed Project by the City of San Diego, Park and Recreation Department, Open Space Division would adopt the Black Mountain Open Space Park (Park) Natural Resource Management Plan (NRMP) to provide guidance for management of environmentally sensitive resources in accordance with the Multiple Species Conservation Program (R-288455); and

WHEREAS, the NRMP includes a trail plan that will close 11.9 miles of trails, add 3.45 miles of new trails, and maintain 14.32 miles of existing trails within the Park, which is being permitted as part of this action; and

WHEREAS, to complete the Project, the City must adopt the NRMP, amend the Rancho Penasquitos Community Plan (Community Plan) to reflect the revised trails and associated policy language, approve a Site Development Permit (SDP) for physical work on the trails, and adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, the Project is located in the Rancho Penasquitos Community Plan and the Black Mountain Ranch Subarea Plan areas, in the AR 1-1 (agricultural) and RS 1-14 (residential) zones; and

WHEREAS, Owner/Permittee filed an application with the City of San Diego for a Site Development Permit to implement the Project within environmentally sensitive lands; and

WHEREAS, on February 20, 2014, the Planning Commission of the City of San Diego considered Site Development Permit No. 936801 and recommended that Council approve the Permit; and

WHEREAS, on April 29, 2014, the City Council of the City of San Diego held a public hearing for the purpose of considering Site Development Permit No. 936801; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this Project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; 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, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 936801:

SITE DEVELOPMENT PERMIT – SAN DIEGO MUNICIPAL CODE SECTION 126.0504

A. Findings for all Site Development Permits:

1. The proposed development will not adversely affect the applicable land use plan. The proposed Project will close 11.9 miles of trails, add 3.45 miles of new trails, and maintain 14.32 miles of trails within Black Mountain Open Space Park (Park), and also require management of Park trails in accordance with the guidelines provided in the Black Mountain Open Space Park Natural Resource Management Plan (NRMP). The proposed trails are generally less than four feet wide, except for the proposed ADA accessible Trail for All People. The trails accommodate use by pedestrians, hikers, and bikers only. Due to steep topography, rocky trail base, and reduced sight lines, the trails were determined to be unsuitable for use by equestrians. The Project requires a Site Development Permit for work within environmentally sensitive.

The NRMP will provide guidance for the present and future use and maintenance of the Park, and also provides Area Specific Management Directives (ASMDs) that satisfy the requirements of the City's Multiple Species Conservation Program (MSCP) and related Implementing Agreement. One of the objectives of the NRMP is to establish a trail system for the area that meets current recreational needs and is consistent with the natural resource protection goals of the management plan, including the Rancho Penasquitos Community Plan, the Black Mountain Ranch Subarea Plan, and the MSCP.

The General Plan recommends that canyon and other open space trails be located to take advantage of existing pathways and maintenance easements where possible. It also includes recommendations for linking communities through a trail system, as well as the implementation of the MSCP goals, policies, and objectives. The Project follows existing access roads and dirt paths where feasible, and meets this General Plan objective as a complete and linked trail system. The Park is identified as MSCP core habitat, a primary component of the MSCP preserve. The proposed trail configuration in these open space areas would be consistent with the General Plan policy to *"balance passive recreation needs/ trail use with environmental preservation."*

The Rancho Penasquitos Community Plan addresses the need for connectivity, multi-use trails, and the preservation and protection of sensitive biological resources. The Project would add trail alignments within the Park. As the communities surrounding this Park have developed, the demand has grown for recreational use of open space and the largely pristine natural environment within this Park has attracted interest from trail user groups, particularly mountain bicyclists.

The MSCP Subarea Plan identifies the following as Priority 1 within the Black Mountain Park Area: *"1. Provide clearly marked access areas and well-demarcated trails and post signage to prevent off-trail access and use. Where sensitive or covered species are present, close trails during the breeding and nesting seasons if necessary. 2. Regularly assess overuse of open space areas in and surrounding the park (as determined by the Park and Recreation Department). Repair trails, and restore off-trail use areas and areas affected by erosion as soon as feasible"*. Environmental preservation is the main goal of the NRMP and the proposed trail system and corresponding management directives have been evaluated under the requirements of the NRMP.

The Project would benefit the community by enhancing recreational opportunities through the addition of multi-use trails and increased access to the park system. The closure of illicitly established trails as a result of this process would enhance the preservation and protection of sensitive biological and cultural resources within the Park. Therefore, the proposed development of the trail system will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The Project proposes trails to be built and maintained in accordance with the City's Trail Standards and Guidelines. These standards and guidelines were developed with the public health, safety and welfare in mind. The trails also provide recreational opportunities that have been shown to have public health benefits. The closure of some trails was also recommended to benefit public health, safety and welfare. These are trails that are in part unauthorized and not maintained or unsafe, and difficult to maintain. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code. The Project proposes to create new trails, modify, remove and enhance existing trails within and adjacent to environmentally sensitive lands. Both areas will be subject to Area Specific Management Directives (ASMDs) which satisfy the requirements of the City's Multiple Species Conservation Program (MSCP) Subarea Plan Implementing Agreement for Black Mountain Open Space. The Project will comply with the Rancho Penasquitos Community Plan, the Black Mountain Open Space Natural Resource Management Plan (NRMP), and the AR-1-1 (Agricultural-Residential) and RS-1-14 (Residential-Single Family) zoning for the site, and the Multi-Habitat Planning Area (MHPA) designation. The Project will also comply with the California Environmental Quality Act Guidelines, with all other applicable regulations of the Land Development Code, and as conditioned by the environmental MMRP and this permit. There are no proposed deviations to the Land Development Code.

B. Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive land. The adoption of the NRMP for the Black Mountain Open Space Park (Plan) provides guidance for the present and future use and maintenance of the Park, as well as Area Specific Management Directives (ASMDs) which satisfy the requirements of the City's Multiple Species Conservation Program (MSCP) Subarea Plan Implementing Agreement for Black Mountain Open Space. The site is physically suitable for trails, and currently has over 14 miles of existing trails that are proposed to remain open. 11.9 miles of existing trails are proposed for closure, resulting in improved habitat within the MHPA. The Project would develop 3.2 miles of new single-track trail segments and a 0.24 mile Americans with Disabilities Act (ADA) accessible Trail for All People. The width of the trails have been limited to 4 feet wide to minimize impacts except for the Trail for All People which would be up to 5 feet wide to accommodate people with mobility disabilities. In order to minimize construction impacts associated with cut-and-fill within the MHPA, a maximum 3 feet wide trail tread will be utilized for new trails on slopes greater than 20 percent.

The Project will not impact Narrow Endemic or MSCP-Covered Species. Three existing blue-line stream crossings will not be altered or expanded, and puncheon bridges spanning the length of the drainage features will be added within the existing trail footprint if needed to prevent

erosion based on the results of annual trail monitoring. In addition, an existing trail segment that includes a drainage crossing will be closed. In order to minimize impacts, only one new trail segment crosses a blue-line stream, and a puncheon bridge will be installed in order to exclude all construction activity and trail use from the drainage area.

Although direct impacts to wetlands and riparian habitats are avoided by the Project, the trail will cross within the buffer of a blue-line stream. Trails are a permitted use within the wetland buffer (San Diego Municipal Code [SDMC] Section 143.0130), and the proposed trail system maintains the existing wetland functions and values by avoiding direct impacts to the wetland, minimizing the distance where the trail is within the wetland buffer, and providing regular trail monitoring and maintenance. Because of these measures, the Project would not result in a loss of function or values of the wetlands and additional Federal and State permits are not anticipated.

The proposed trail system is based on the results of a Park-wide trail analysis that included sensitive species locations from both historic and recent surveys. No sensitive plant species were found within 100 feet of any proposed new trail segment. The Project will close trail segments prone to erosion and increase buffers between recreational trails and sensitive resources. Due to these elements, this Project would result in fewer impacts from human use and recreation over the long-term than the current Park trail system. Implementation of the Mitigation Monitoring and Reporting Program (MMRP), as outlined in the Mitigated Negative Declaration (MND), would reduce impacts to biological resources to below a level of significance. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The Project will minimize the alteration of natural landforms through the use of low-impact construction methods. Except for the construction of the Trail for All People segment, access to areas off of existing vehicular roads shall be on foot. All tools shall be hand-carried to these areas. Impacts to landforms are additionally minimized by limiting the trail corridor to 4 feet (3 feet on slopes greater than 20%). The Project will not impact the floodplain, and as no structures other than one new puncheon bridge crossing proposed, the Project will not result in undue risk from geologic and erosional forces, flood, or fire hazards. In addition, it has been designed and will be constructed according to the Landscape Manual, the California Environmental Quality Act Guidelines, and all other applicable regulations of the Land Development Code.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. The proposed development has been sited and designed to avoid and/or prevent adverse impacts on adjacent environmentally sensitive lands. The Project utilizes existing trails and utility roads to the maximum extent feasible. No grading or alteration of the adjacent wetland or wetland buffer is proposed. The Project does not include plantings, lighting, drainage or toxic chemical sources, or brush management requirements; and allowed trail uses will not be excessively noisy, thereby preventing adverse impacts to adjacent environmentally sensitive lands. Closed trails will be

revegetated where needed. Therefore, the Project has been sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The trail development will conform to the NRMP, which provides guidance for the present and future use and maintenance of the Park, as well as Area Specific Management Directives (ASMDs) which satisfy the requirements of the City's Multiple Species Conservation Program (MSCP) Subarea Plan Implementing Agreement for Black Mountain Open Space.

The MSCP requirements are analyzed below in italics, with an explanation of Project conformance in regular font.

1. Provide sufficient signage to clearly identify public access to the MHPA. Barriers such as vegetation, rocks/boulders or fencing may be necessary to protect highly sensitive areas. Use appropriate type of barrier based on location, setting and use.

Existing trailheads are marked with signage and informational/educational kiosks. Directional signage and barriers are provided throughout the trail system to guide users to their desired destination, and additional signage/barriers would be installed as needed based on trail monitoring results. The proposed trail system will remove trail segments adjacent to sensitive habitats and species (e.g. San Diego barrel cactus, variegated dudleya, California adolphia) and replace them with segments in less sensitive areas.

2. Locate trails, view overlooks, and staging areas in the least sensitive areas of the MHPA. Locate trails along the edges of urban land uses adjacent to the MHPA, or the seam between land uses (e.g., agriculture/habitat), and follow existing dirt roads as much as possible rather than entering habitat or wildlife movement areas. Avoid locating trails between two different habitat types (ecotones) for longer than necessary due to the typically heightened resource sensitivity in those locations.

No new parking lots or view overlooks are proposed. The proposed trail system utilizes existing trail segments and utility access roads to the maximum extent practicable while meeting City standards and safety requirements for trails. New trail segments are proposed where necessary to re-route existing unsafe, unsustainable, or redundant trails, or to avoid sensitive species populations. The complete trail system, if adopted, will contain 14.32 miles of existing trails/utility access roads and only 3.45 miles of new trail. The proposed trail segments do not follow the ecotone except for the shortest distance necessary to cross habitat types.

3. In general, avoid paving trails unless management and monitoring evidence shows otherwise. Clearly demarcate and monitor trails for degradation

and off-trail access and use. Provide trail repair/maintenance as needed. Undertake measures to counter the effects of trail erosion including the use of stone or wood crossjoints, edge plantings of native grasses, and mulching of the trail.

The proposed trails permitted through this Project would not be paved, except for 0.24 miles for the ADA-accessible Trail for All People, which may include pervious paving. All trails are surveyed by Park staff on a rotating basis throughout the year, with a complete trail maintenance survey occurring at the end of each rainy season. Actions to repair trail damage from erosion, inappropriate use, or other factors will be taken promptly.

4. *Minimize trail widths to reduce impacts to critical resources. For the most part, do not locate trails wider than four feet in core areas or wildlife corridors. Provide trail fences or other barriers at strategic locations when protection of sensitive resources is required.*

The proposed trail segments would remain less than four feet in width in most places with the exception of the Trail for All People segment, which will be wider to accommodate ADA access.

Impacts of four feet for all single track segments are analyzed here to provide for construction impacts and future maintenance activities. Impacts from the Trail for All People segment are analyzed based on the engineering requirements. The proposed width of four feet or less will limit impacts to sensitive biological resources. If off-trail use is noted during trail maintenance surveys, areas of concern will be signed and/or barriers will be installed as necessary.

5. *Limit the extent and location of equestrian trails to the less sensitive areas of the MHPA. Locate staging areas for equestrian uses at a sufficient distance (e.g., 300-500 feet) from areas with riparian and coastal sage scrub habitats to ensure that the biological values are not impaired.*

No equestrian staging areas are proposed. Trails are collocated with existing utility access roads and existing paths where possible.

6. *Limit recreational uses to passive uses such as birdwatching, photography and trail use... Where permitted, restrain pets on leashes.*

Only passive recreational activities will be allowed on the proposed trail. Pursuant to the Municipal Code and the MSCP Framework Management Plan, pets would be required to be on leash at all times.

7. *Design and maintain trails where possible to drain into a gravel bottom or vegetated (e.g., grasslined) swale or basin to detain runoff and remove pollutants.*

The proposed trail segments will bring the trail system into compliance with this requirement by replacing existing trail segments that occur at steep grades and/or on soils prone to erosion. The proposed new segments would be constructed using appropriate outslope and frequent grade reversals to promote sheetflow of runoff, thereby limiting erosion of both the trail and adjacent terrain. In addition, the trails will be sited in locations selected for appropriate grades to minimize erosion and sedimentation.

The MSCP Subarea Plan Section 1.5.8, Specific Management Policies and Directives for the Northern Area, contains two management directives for Black Mountain Park. The MSCP requirements are analyzed below in italics, with an explanation of Project conformance in regular font.

1. Provide clearly marked access areas and well-demarcated trails and post signage to prevent offtrail access and use. Where sensitive or covered species are present, close trails during the breeding and nesting seasons if necessary.

See response to requirement #2 below.

2. Regularly assess overuse of open space areas in and surrounding the park (as determined by the Park & Recreation Department). Repair trails, and restore off-trail use areas and areas affected by erosion as soon as feasible.

The proposed trail system, including both Existing – Proposed to Remain and New – Proposed to Open segments, was evaluated based on the criteria included in these management directives (e.g. sensitive species, erosion, appropriate use type and frequency). The current trail system is signed both at access points and at trail intersections. Complete trail surveys are conducted annually by Park staff and trail maintenance projects are implemented as necessary based on survey results. The Project would complete implementation of the above management directives through lowering the number of trail-miles within the Park and re-routing existing trails to provide increased buffers for sensitive species.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. The Project is not located on or near any public beaches. The distance from the coastline to the project area is over eight miles; therefore, the proposed development would not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

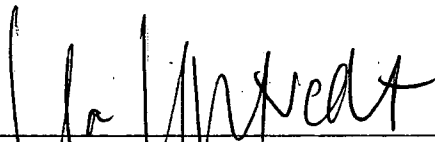
6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development. Land Use and Biological Resources were considered during the environmental Initial Study and determined the Project could have a significant environmental effect. Subsequent revisions to the Project created the specific mitigation identified in Section V of the

MND for Project No. 266083. The Project was revised and now avoids or mitigates the potentially significant environmental effects noted above. A Mitigation Monitoring and Reporting Program has been prepared and will be implemented as determined within the MND.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED, that Site Development Permit No. 936801, is granted to City of San Diego Park and Recreation Department, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

APPROVED: JAN I. GOLDSMITH, City Attorney

By 

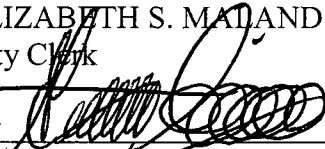
Inga B. Lintvedt
Deputy City Attorney

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Or.Dept:DSD
Doc. No.: 759113_3

Attachment: Exhibit A; Site Development Permit

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of APR 29 2014.

ELIZABETH S. MADAND
City Clerk

By 

Deputy City Clerk

EXHIBIT A

SITE DEVELOPMENT PERMIT NO. 936801

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: SAP 21002131

SITE DEVELOPMENT PERMIT NO. 936801
BLACK MOUNTAIN NATURAL RESOURCE
MANAGEMENT PLAN PROJECT NO. 266083 (MMRP)
City Council

This Site Development Permit No. 936801 is granted by the City Council of the City of San Diego to City of San Diego Park and Recreation Department, Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502. The Black Mountain Open Space Park is bounded by Black Mountain Road to the north and west, and Carmel Mountain Road to the south and east. The site is designated as "Open Space and zoned AR 1-1 (agricultural) and RS 1-14 (residential) zone(s) of the Rancho Penasquitos and Black Mountain Ranch Community Plan areas.

Subject to the terms and conditions set forth in this Permit, permission is granted to City of San Diego Park and Recreation Department, Owner, and Permittee to implement a trail plan which will close approximately 11.9 miles of existing/unauthorized trail segments and the development of 3.45 miles of new trail segments described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated Council Date XXX, on file in the Development Services Department.

The project shall include:

- a. Revise the existing trail system on Black Mountain through closure of approximately 11.9 miles of existing/unauthorized trails and the development of approximately 3.45 miles of new trail segments; and
- b. Landscaping (planting, irrigation and landscape related improvements); and
- c. Signage; and

- d. Public accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by XXXX
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

8. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

9. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

10. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, NO. 266083, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

11. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, NO. 266083, to the satisfaction of the Development Services Department and the City Engineer. Prior to the issuance of the "Notice to Proceed" with construction, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources

Land Use- Multi- Habitat Planning Area (MHPA)

ENGINEERING REQUIREMENTS:

12. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

13. The drainage system proposed for this development, as shown on the Development Plans, is public and subject to approval by the City Engineer.

14. The Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

15. The Storm Water Division determined that this recreational facility does not propose any new impervious surfaces and thus it is not the intent of the current Storm Water Requirements Applicability Checklist to classify this project as a Priority Project.

Therefore the project does not have any Priority Development Requirements and is not required to prepare a Water Quality Technical Report.

LANDSCAPE REQUIREMENTS:

16. Prior to approval of 100% completion of construction documents, the Permittee Department shall ensure said documents to be prepared in accordance with the Land Development Code - Landscape Regulations and Biology Guidelines to include the revegetation and hydroseeding of all disturbed land and brush management adjacent to structures within 100-foot of native/naturalized vegetation. Construction Documents shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

17. The Permittee Department shall be responsible for the establishment and maintenance of all landscape improvements shown on the approved, Final Trail Revegetation Plan, consistent with success criteria established on Exhibit 'A,' Conceptual Trail Revegetation Plan.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council
of the City of San Diego on DATE by Resolution XXX

Site Development Permit/PTS Approval No. 936801:
Date of Approval: XXX

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Helene Deisher
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

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

City of San Diego Park and Recreation Department
Owner/Permittee

By _____
NAME
TITLE

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

Passed by the Council of The City of San Diego on APR 29 2014, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherri Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Harris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Date of final passage APR 29 2014

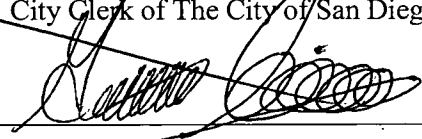
(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

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

(Seal)

By , Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- 308922