

RESOLUTION NUMBER R- 312590

DATE OF FINAL PASSAGE JUL 29 2019

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO ADOPTING TENTATIVE MAP NO. 1972222
AND PUBLIC RIGHT-OF-WAY VACATION NO. 2103455
FOR LUMINA TM - PROJECT NO. 555609

WHEREAS, CR Lumina Group, LLC, Subdivider, and Gregory Shields, Engineer, submitted an application to the City of San Diego for Tentative Map No. 1972222 and Public Right-of-Way Vacation No. 2103455 for the subdivision of a 93.4-acre site with twelve (12) existing lots into twenty-four (24) lots for the future development of up to 1,868 residential dwelling units, up to 62,525 square feet of commercial uses, 6.3 acres of school/recreation uses, 6.6 acres of parks, and 16.2 acres of public streets, and vacation of an unimproved 0.3-acre portion of an unnamed road. The project site is located west of Cactus Road, north of Siempre Viva Road and bisected by Airway Road, in the RM-2-5, OR-1-2, CC-3-6 and AR-1-1 zones, in the Central Village Specific Plan (CVSP), within the Otay Mesa Community Plan (OMCP). The property is legally described as Lots 48, 49, 50, 71, and 72 of Belvidere, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1267, filed in the Office of the County Recorder of San Diego County, June 13, 1910; and a portion of the Southeast quarter of the northwest quarter of Section 33, together with the southwest quarter of Section 33, Township 18 South, Range 1 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to the official plat thereof; and

WHEREAS, the map proposes the subdivision of a 93.4-acre site into twenty-four (24) lots consisting of nine (9) Medium High Density Mixed Use lots, four (4) Medium Density Multi-Family lots, one (1) Low Density Multi-Family lot, three (3) School/Recreational lots, two

(2) Park lots, three (3) Homeowner's Association (HOA) lots, one (1) Open Space lot and one (1) Central Recreation Area lot; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on May 23, 2019, the Planning Commission of the City of San Diego considered Tentative Map No. 1972222 and Public Right-of-Way Vacation No. 2103455, and pursuant to Resolution No. 5023-PC, the Planning Commission voted to recommend City Council approval of the Tentative Map and Public Right-of-Way Vacation; 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, on July 29, 2019, the City Council of the City of San Diego considered Tentative Map No. 1972222 and Public Right-of-Way Vacation No. 2103455 and pursuant to San Diego Municipal Code sections 125.0440 (Tentative Map), 125.0430 and 125.0941 (Vacation) and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1972222 and Public Right-of-Way Vacation No. 2103455:

TENTATIVE MAP - SAN DIEGO MUNICIPAL CODE SECTION (SDMC) 125.0440

(a) The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The Lumina TM proposes a subdivision to create 24 lots on a 93.4-acre site. The subdivision would grade 92.4 acres onsite for future development and would grade 6.1 acres offsite for required public right-of-way and utility improvements. No structures would be constructed with this subdivision. The project site is located in the Central District of the Otay Mesa Community Plan (OMCP) which designates the site for Community Village (30-35 du/ac), Parks, Open Space, and Institutional land uses. The site is also located within the Central Village Specific Plan (CVSP), which was created as required by the OMCP to help implement the goals of the OMCP with site-specific standards and guidelines. The CVSP designates the site for Medium High Mixed Use at 35-44 dwelling units per acre (du/ac) and 25-40 du/ac, Medium Multi-Family at 15-29 du/ac and 20-29 du/ac dwelling units per acres, Park land use, School/Recreation Facility land use, and Open Space land use. The subdivision would allow for future development of up to 1,868 multi-family residential dwelling units and 62,525 square feet of commercial uses, including commercial and residential mixed-use areas, recreational parks, a school/recreation site, a central recreation area, and open space, in accordance with the OMCP and CVSP land use designations. All future development would require approval of a subsequent Neighborhood Development Permit (NDP). Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

(b) The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The Lumina TM proposes a subdivision to create 24 lots on a 93.4-acre site. The subdivision would grade 92.4 acres onsite for future development and would grade 6.1 acres offsite for required public right-of-way and utility improvements. No structures would be constructed with this subdivision. The site is located within the CVSP, which provides site-specific zoning requirements that supplement the Land Development Code requirements. The proposed tentative map complies with the applicable zoning and development regulations of the CVSP, as well as other requirements of the Land Development Code. No deviations are required or proposed as part of the Lumina TM.

The CVSP requires a Process Two NDP be processed prior to issuance of ministerial permits to establish site design, building orientation, building elevations, building floor plans, walls/fencing, and landscaping for implementing developments, in accordance with SDMC

Section 126.0403. Although the project scope does not include construction of any units or buildings, it does include grading, public improvements, utility installation, landscaping and other physical improvements. Therefore, an NDP is included to allow the project improvements. A future NDP would be required to allow for development of the site with up to 1,868 residential dwelling units, 62,525 square feet of commercial uses, 6.3 acres of school/recreation uses, 6.6 acres of park uses, and 4.0 acres of open space uses in accordance with the CVSP. Therefore, the proposed subdivision complies with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

(c) The site is physically suitable for the type and density of development.

The Lumina TM is consistent with and implements a portion of the CVSP, which designates the property for MH Mixed Use at 35-44 dwelling units per acre (du/ac) and 25-40 du/ac, MD Multi-Family at 15-29 du/ac and 20-29 du/ac dwelling units per acres, Park land use, School/Recreation Facility land use, and Open Space land use. Areas planned for residential, commercial, school, and recreational uses occur on portions of the site that are suitable for the development as proposed.

The majority of the site contains disturbed agricultural lands, disturbed lands and urban developed lands. The site contains a mixture of undeveloped agricultural land, former greenhouse uses, and a former goat husbandry operation. The site contains three single-family homes and none of the structures meet local designation criteria as individually significant resources under any adopted Historical Resources Board Criteria. Project implementation would include grading of 92.4 acres of the 93.4-acre Project site, plus an additional 6.1 acres of grading offsite. The project generally would maintain the site's existing topography, with development concentrated on the flatter portions of the site and natural slopes largely left undisturbed within planned open space areas, where feasible.

Airway Road, Cactus Road and Siempre Viva Road, as well as State Route 905 just north of the site, all provide access to the projects site. Surrounding development includes open space, light industrial developments and State Route 905 (SR-905) to the north; undeveloped lands and agricultural uses (located within the approved CVSP area) to the west; undeveloped lands and light industrial land uses to the east; and open space and light and heavy industrial land uses to the south. Industrial uses located north, east, and south of the project site include international trade logistics support, warehousing, distribution, auto salvaging, and truck yards for cross-border goods movement. Brown Field Municipal Airport is located approximately 0.7-mile north of the project site.

There are no conditions associated with the site's physical conditions that would preclude the type or density of land uses as planned by the CVSP. Therefore, the site is physically suitable for the type and density of development.

(d) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The Lumina TM proposes a subdivision to create 24 lots on a 93.4-acre site. The subdivision would grade 92.4 acres onsite for future development and would grade 6.1 acres offsite for required public right-of-way and utility improvements. No structures would be constructed with this subdivision. The site is designated for residential and commercial mixed-uses, school/recreation facility uses, recreation uses, and open space uses. Commercial and industrial uses are existing east and north of the subject site. Open Space uses, including Multiple Habitat Planning Areas (MHPA) are located in the northern area of the subject site, north of the subject site, and south of the subject site.

Addendum No. 555609 to the Otay Mesa Community Plan Update (OMCPU) Program Environmental Impact Report (PEIR) No. 30330/304032, SCH No. 2004651076, has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). A Mitigation, Monitoring, and Reporting Program (MMRP) would be implemented with this project to reduce impacts related to Land Use, Air Quality/Odor, Biological Resources, Historical Resources, Human Health/Public Safety/Hazardous Materials, Hydrology/Water Quality, Geology/Soils, Noise, Paleontological Resources, Transportation/Circulation, Utilities and Greenhouse Gas Emissions to below a level of significance. The proposed project would not result in any additional significant impacts nor would it result in an increase in the severity of impacts from that described in the previously certified OMCP Update PEIR.

(e) The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The Lumina TM proposes a subdivision to create 24 lots on a 93.4-acre site. The subdivision would grade 92.4 acres onsite for future development and would grade 6.1 acres offsite for required public right-of-way and utility improvements. No structures would be constructed with this subdivision. The proposed project will not be detrimental to public health, safety and welfare in that the permit controlling the grading and future development of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Prior to issuance of any grading permits for the proposed project, the plans will be reviewed for compliance with all conditions of approval.

Addendum No. 555609 to the OMCPU PEIR has been prepared for this project in accordance with CEQA guidelines. An MMRP would be implemented with this project to mitigate impacts related to Land Use, Air Quality/Odor, Biological Resources, Historical Resources, Human Health/Public Safety/Hazardous Materials, Hydrology/Water Quality, Geology/Soils, Noise, Paleontological Resources, Transportation/Circulation, Utilities and Greenhouse Gas Emissions. The proposed project would not result in any additional significant impacts, nor would it result in an increase in the severity of impacts from that described in the previously certified CPU EIR. Therefore, the proposed development will not be detrimental to

the public health, safety, and welfare.

(f) The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The Lumina TM proposes the subdivision of 24 lots on a 93.4-acre site with 6.1 acres for required offsite improvements. The site is located within the CVSP. The subdivision includes an application for a public right-of-way vacation for an unnamed road located in the western area of the subject site with a north-south orientation located north of Siempre Viva Road and west of Cactus Road. The existing public right-of-way is dedicated per Map 1267.

There is no evidence of constructed roads, and the public right-of-way is not accessible. Future access to the subdivision and utilities will be provided through public and private roadways, developed in accordance with the CVSP. The design of the subdivision, the public right-of-way vacation, and the easement vacation will not conflict with easements for access through or use of property within the proposed subdivision.

(g) The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The Lumina TM proposes a subdivision to create 24 lots on a 93.4-acre site. The subdivision would grade 92.4 acres onsite for future development and would grade 6.1 acres offsite for required public right-of-way and utility improvements. No structures would be constructed with this subdivision. The proposed subdivision into 24 lots will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading.

The site is located in the CVSP, which provides polices and design standards to encourage passive or natural heating and cooling opportunities. With the independent design of the proposed subdivision (to be included with future Neighborhood Development Permit application(s)) each structure will have the opportunity through building materials, site orientation, architectural treatments, placement, and selection of plant materials to provide to the extent feasible, for passive or natural heating and cooling opportunities. This project does not include the construction of structures, which would occur later with the approval of a subsequent Neighborhood Development Permit. The project is for only the subdivision of the site, grading and public improvements necessary for the future development. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

(h) The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The Lumina TM proposes subdivision of 24 lots on a 93.4-acre site and does not include the construction of any structures, which would be approved with a subsequent Neighborhood

Development Permit, as required by the CVSP. The subdivision of the site into 24 lots is consistent with the OMCPU and the CVSP. The site contains a small area of Environmentally Sensitive Lands (ESL) in the northern portion of the site. Impacts to ESL were disclosed, and mitigation was identified in the project's Addendum and CVSP project Addendum to the OMCPU EIR. In addition, the CVSP includes development standards to ensure appropriate buffers are provided to preclude intrusion into the ESL by people and domestic animals.

The Project has taken into account the best use of the land. The decision makers have reviewed the administrative record including the project plans, technical studies, environmental determination, and public testimony to determine the effects of the proposed subdivision on the housing needs of the region, and finds that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The addition of 24 lots for future development of up to 1,868 residential dwelling units and 62,525 square feet of commercial mixed-uses would assist the City in accommodating the region's housing needs. As disclosed in Addendum No. 555609 to the OMCPU PEIR, all necessary public services would be available to serve the Project; the Project would not result in adverse impacts to the City's fiscal resources; and there are no impacts associated with the Lumina TM that have not already been addressed and, where necessary, mitigated to a level below significance. The project is conditioned to provide required right-of-way, sewer and drainage improvements necessary for subdivision of the site to accommodate future development in accordance with the CVSP.

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

BE IT FURTHER RESOLVED, that portions of a 0.3-acre, unconstructed, unnamed road that was previously dedicated pursuant to Map 1267, located within the project boundaries as shown in Tentative Map No. 1972222, shall be vacated, contingent upon the recordation of the approved Final Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

**PUBLIC RIGHT-OF-WAY VACATION – SAN DIEGO MUNICIPAL CODE (SDMC)
SECTION 125.0941**

(a) There is no present or prospective public use for the public right-of-way, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.

The land is no longer needed as a public right-of-way and is not needed to provide public circulation or services. The public right-of-way was originally acquired for circulation, access,

and public services by Map 1267, yet the street was never constructed for the purposes the right-of-way was dedicated. The public right-of-way is an unnamed street that is unimproved and provides no public access under existing conditions. The adopted CVSP includes a roadway circulation system to provide public right-of-way that will provide the public circulation necessary to the community, and the unnamed road is not needed for public circulation. Water, sewer, electricity, telephone, cable, and other services will be provided through other easements and rights-of-way in the community, and the unnamed road is not needed to provide any utility services. As such, the existing public right-of-way will no longer be necessary and will have no prospective use. There is no present or prospected use for the public right-of-way, either for the purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

(b) The public will benefit from the action through improved use of the land made available by the vacation.

Presently, the public right-of-way limits the use of this land to only circulation purposes and public utility purposes, those being the purposes for which the public right-of-way was originally acquired. The properties adjacent to the right-of-way will benefit by the vacation of the existing right-of-way as the properties will become larger and the property owner will control, maintain, and be responsible for, and liable for, this area of land. The City of San Diego, County of San Diego and public will benefit by the increase of property value by increasing the area of privately-owned land subject to property tax and the incremental increase to the tax base. The public will benefit by the reduction of liability to the City of San Diego from land it controls yet from which the City gains no benefit or use. The adopted CVSP designates the site for residential, commercial, school/recreation facility, and roadway uses. Since the use of the land for public right-of-way purposes has never materialized, it is in the public interest to vacate the right-of-way and transfer responsibility of it to the adjacent property owners. Further, the public will benefit by the vacation of the public right-of-way by the increase in residential, commercial, school/recreation facility, recreational, and open space uses that would be developed in place of the right-of-way.

(c) The vacation does not adversely affect any applicable land use plan.

The adopted CVSP (adopted in accordance with the OMCP Update) identifies this public right-of-way for residential, commercial, school/recreation facility, and recreational development. The vacation of the public right-of-way will facilitate the fullest and highest use of the property as planned by the CVSP and the OMCP. For these reasons, the proposed vacation of the public right-of-way is consistent with the policies and goals of the adopted CVSP and OMCP and will not adversely affect the CVSP or the OMCP.


(d) The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.

The public right-of-way was originally acquired for circulation, access, and public services by Map 1267, yet the street was never constructed to achieve the purposes for which the right-of-way was dedicated. The CVSP contains a planned roadway circulation system that will

provide the circulation necessary to the public within and through the community and the unnamed road is not needed to provide public circulation. Water and sewer services will be provided throughout the community using other easements and rights-of-way and the unnamed road is not needed to provide water or sewer services. Electricity, telephone, cable, and other services also will be provided through other easements and rights-of-way in the community. There is no other use of a like nature for this specific right-of-way which can be reasonably anticipated and for which the public right-of-way was originally required.

BE IT FURTHER RESOLVED, that based on the findings hereinbefore adopted by City Council, Tentative Map No. 1972222 and Public Right-of-Way Vacation No. 2103455 are hereby approved and granted to CR Lumina Group, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: MARA W. ELLIOTT, City Attorney

By 

Noah J. Brazier
Deputy City Attorney

NJB:als
07/09/2019
Or.Dept:DSD
Doc. No.: 2039684

Attachment: Tentative Map Conditions

CITY COUNCIL
CONDITIONS FOR TENTATIVE MAP NO. 1972222
PUBLIC RIGHT-OF-WAY VACATION NO. 2103455
LUMINA TM - PROJECT NO. 555609

ADOPTED BY RESOLUTION NO. R- 312590 ON JUL 29 2019

GENERAL

1. This Tentative Map will expire JUL 29 2022.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Final Map shall conform to the provisions of Neighborhood Development Permit No. 2106744 and Site Development Permit No. 2287794.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AIRPORT

6. Prior to recordation of the Final Map, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

ENGINEERING

7. The Subdivider shall ensure that all onsite utilities serving the subdivision and on Cactus Road shall be undergrounded with the appropriate permits. The Subdivider shall provide

written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

8. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
9. The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual and Council Policy 200-18. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage, per approved Exhibit "A," satisfactory to the City Engineer.
10. Prior to the recordation of the Final Map, the Subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
11. Prior to the recordation of the Final Map, the Subdivider shall grant to the City of San Diego Flood Storage Easements, as shown on approved Exhibit "A," satisfactory to the City Engineer.
12. Prior to the recordation of the Final Map, the Subdivider shall grant to the City of San Diego Public Storm Drain Easements for all public storm drains located on private properties satisfactory to the City Engineer.
13. Prior to the recordation of the Final Map, the Subdivider shall grant to the City of San Diego Public Water and Sewer Easements for all public Water and Sewer lines located on private properties satisfactory to the City Engineer.
14. Prior to the recordation of the Final Map, the Subdivider shall assure, by permit and bond, dedicate; and improve Cactus Road adjacent to the Site, as shown on approved Exhibit "A," per current City Standards, satisfactory to the City Engineer.
15. Prior to the issuance of any construction permits, the Subdivider shall assure, by permit and bond, dedicate; and improve Airway Road, Central Main Street, Street D and Village Way within project site, as shown on approved Exhibit "A," per current City Standards, satisfactory to the City Engineer.
16. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The Subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
17. The drainage system for this project, per approved Exhibit "A," will be subject to approval by the City Engineer.
18. Prior to the recordation of the Final Map, the applicant shall enter into an agreement to indemnify, protect and hold harmless City, its officials and employees from any and all

claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way.

19. Prior to the recordation of the Final Map, the Subdivider shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for all private connections to public storm drain systems.
20. Prior to the recordation of the Final Map, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
21. Prior to the recordation of the Final Map, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
22. Prior to the recordation of the Final Map, the applicant shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
23. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
24. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.
25. Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.
26. Prior to the expiration of the Tentative Map, the Subdivider shall vacate the existing unnamed road Right-of-Way located north of Siempre Viva Road and west of Cactus Road, as shown on approved Exhibit "A," satisfactory to the City Engineer.
27. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and

covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

28. Prior to the expiration of the Tentative Map, a Final Map to consolidate and subdivide the properties within the subdivision boundary shall be recorded in the office of the County Recorder.
29. The easements shown on the Tentative Map exhibit will be vacated pursuant to section 66434(g) of the Subdivision Map Act.
30. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
31. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office along with the associated \$34.00 compliance fee to avoid delaying the recordation of the Final Map.
32. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.
33. All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
34. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
35. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
36. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
37. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid

divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

WATER & SEWER

38. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
39. All on-site sewer facilities will be private.
40. Prior to issuance of any engineering permits, the Subdivider shall obtain Encroachment and Maintenance Removal Agreement (EMRA) for connecting private utilities encroaching into the public right-of-way.
41. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities.
42. The project drains to the existing temporary Pump Station 23 (PS 23T). In addition to the site-specific sewer study, the Owner/ Permittee is required to provide an accepted Pump Station 23 sewer basin study based upon proposed zoning designations, satisfactory to the Public Utilities Director and the City Engineer, for all proposed public sewer facilities associated with Pump Station 23T upgrade in accordance with the City of San Diego's current Sewer Design Guide.
43. Prior to the issuance of any Certificate of Occupancy in the first development phase, Subdivider shall: (1) install components of the Permanent Pump Station 23 or contribute proportionately based on the project size and impact to upgrade the affiliated sewer infrastructure, based on the phasing, timing and project specific requirements per the approved Permanent Pump Station 23 sewer basin study, and in a manner satisfactory to the Public Utilities Director and the City Engineer.
44. The components or contributions required shall be determined pursuant to the Permanent Pump Station 23 Sewer Basin Study in effect at the time of building permit application. The Subdivider may enter into a Deferred Improvement Agreement for the improvement prior to the issuance of any building permits or update the phasing plan of the approved Pump Station 23 Sewer Basin Study.

45. The Subdivider is required to install all facilities, as required by the accepted sewer studies, necessary to serve this development. The Subdivider may enter into a Deferred Improvement Agreement for the improvements required prior to the issuance of any building permits or update the phasing plan of the approved on-site sewer study; to the satisfaction of the City Engineer.
46. Prior to the issuance of any Certificate of Occupancy for each phase of the development the Subdivider shall provide evidence to the Public Utilities Director and the City Engineer indicating that all on-site sewer and off-site sewer basin requirements per the approved sewer studies have been permitted and bonded.
47. The proposed development is currently subject to all sewer fees that are in effect at the time of building permit issuance.
48. If the Subdivider can demonstrate that sewer studies and/or construction of sewer facilities identified in Conditions of Approval 42 through 47 provides a benefit for property outside of the subdivision or contain supplemental size, capacity, number, or length for the benefit of property outside of the subdivision, then the Subdivider may request the City enter into a sewer reimbursement agreement or any other reimbursement mechanism acceptable to the City.

GEOLOGY

49. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

PLANNING

50. Prior to the recordation of the Final Map, the Subdivider shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" in accordance with San Diego Municipal Code section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands that will be preserved as shown on Exhibit "A."

LANDSCAPE/BRUSH MANAGEMENT

51. Prior to recordation of the Final Map, the Subdivider shall identify on a separate sheet titled 'Non-title Sheet' the brush management areas in substantial conformance with Exhibit "A." These brush management areas shall be identified with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the "Non-Title Sheet" to identify the hatched areas: Indicates fire hazard zone(s) per §142.0412 of the Land Development Code.
52. Prior to issuance of any grading permit, the Subdivider shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in

accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

53. Prior to issuance of any public improvement permit, the Subdivider shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
54. Prior to issuance of any building permit (including shell), the Subdivider shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.
55. The Subdivider shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
56. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Subdivider shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.
57. The Brush Management Program shall be based on a standard Zone One of 35-feet in width and Zone Two of 65-feet in width, extending out from the structures towards the native/naturalized vegetation consistent with the Brush Management Regulations of the Land Development Code Section 142.0412. Final Configuration of Brush Management Zones shall be established in conjunction with final layout of structures. Where composite brush management zones(s) are less than standard minimum, alternative compliance measures shall be implemented per 142.0412(i) to include upgraded openings with dual-glazed dual-tempered panes along brush side of structures plus a 10-foot perpendicular return along adjacent wall faces.
58. Prior to issuance of any Engineering Permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

59. Prior to issuance of any Building Permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.
60. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated and/ Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.
61. The Brush Management Program Shall be maintained at all times I accordance with the City of San Diego's Landscape Standards.

MULTI-SPECIES CONSERVATION PLAN

62. Prior to the recordation of the Final Map, the Subdivider shall grant the on-site Multiple Habitat Planning Area (MHPA) to the City's Multiple Species Conservation Program (MSCP) preserve through either fee title to the City, or a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG), as shown on Exhibit "A." Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other storm water control facilities, brush management areas, landscape/revegetation areas, and graded slopes. The Subdivider shall ensure all property approved for conveyance in fee title to the City for MHPA purposes shall be free and clear of all private easements, private encroachments, private agreement and/or liens. Any on-site MHPA lands that are not dedicated in fee title to the City shall grant a covenant of easement in favor of the City and USFWS and CDFG. The Subdivider shall maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed to by the City.
63. Prior to issuance of any building permits, the Subdivider shall schedule an inspection with the Park and Recreation Department Open Space Division for all property approved for conveyance in fee title to the City for MHPA purposes. All trash, illegal use and associated structures on the lot(s) shall be removed prior to the City's acceptance.
64. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Subdivider shall depict the following requirements on the construction documents and plans for Project Site and provide a letter of verification demonstrating a qualified biologist has been retained to implement CAGN protocol pre-construction surveys:
 - **Grading/Land Development/MHPA Boundaries** -Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.

- **Drainage** - All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."
- **Lighting** - All lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.
- **Barriers** - Existing fences/walls; and/or signage along the MHPA boundaries shall remain and or be added to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- **Invasives** - No invasive, non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- **Brush Management** - Brush management zones will not be greater in size that is currently required by the City's regulations (this includes use of approved alternative compliance). Within Zone 2 the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a home-owner's association or other private party.
- **Noise** - Construction noise that exceeds the maximum levels allowed (60 dB or greater at the beginning edge of the habitat) shall be avoided during the breeding seasons for the following: CA gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species the following measures are required.

65. Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
- I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
- II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE

STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

- III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB (A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB (A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:
- I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN

CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.

II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

66. Prior to recordation of the Final Map and/or issuance of any grading permits, the on-site MHPA shall be conveyed to the City's MSCP preserve through either fee title to the City, covenant of easement (COE) granted in favor of the City and wildlife agencies or dedication of land in fee title to the City. Site protection via COE, or dedication in fee title to the City, shall include Barton parcels (Assessor Parcel Numbers 64609301 and 64609302) and Sorenson parcels (Assessor Parcel Numbers 64609123 and 64609124).
67. Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other storm water control facilities, brush management areas, landscape/revegetation areas, and graded slopes. To facilitate MHPA conveyance, any non-fee areas shall have covenant of easements for MHPA lands placed over them if located in the MHPA, and be maintained in perpetuity by the Subdivider/Applicant unless otherwise agreed to by the City for acceptance of dedicated land in fee title.

ENVIRONMENTAL/MITIGATION REQUIREMENTS

68. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program (MMRP) shall apply to this Tentative Map. These MMRP conditions are hereby incorporated into this Tentative Map by reference.
69. The mitigation measures specified in the MMRP and outlined in Addendum No. 555609 to the OMCP Update Program Environmental Impact Report No. 30330/304032/SCH No. 2004651076, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.
70. The Subdivider shall comply with the MMRP as specified in Addendum No. 555609 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any grading permit, all conditions 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:

LAND USE
AIR QUALITY/ODOR
BIOLOGICAL RESOURCES
HISTORICAL RESOURCES
HUMAN HEALTH/PUBLIC SAFETY/HAZARDOUS MATERIALS
HYDROLOGY/WATER QUALITY
GEOLOGY/SOILS
NOISE

PALEONTOLOGICAL RESOURCES
TRANSPORTATION/CIRCULATION
UTILITIES
GREENHOUSE GAS EMISSIONS

INFORMATION:

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24007330

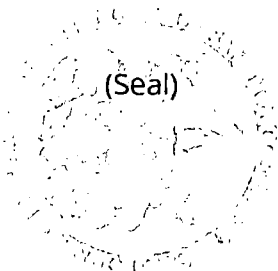
Passed by the Council of The City of San Diego on JUL 29 2019, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery	<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"/>
Chris Cate	<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"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gómez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage JUL 29 2019.

(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.

By Linda Irwin, Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 312590