

RESOLUTION NUMBER R- 313216

DATE OF FINAL PASSAGE SEP 15 2020

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING VESTING TENTATIVE MAP
NO. 2109728 FOR THE AVION PROPERTY – PROJECT
NO. 598173.

WHEREAS, The DeBevoise Family Trust dated March 21, 1986, Owner, and Lennar Homes, Subdivider, and Project Design Consultants, Engineer, submitted an application to the City of San Diego for a vesting tentative map (Vesting Tentative Map No. 2109728) for the Avion Property project (Project). The 41.48-acre site is located southwest of Winecreek Drive in the AR-1-1 (Agricultural - Residential) Zone which is proposed to be rezoned to the RS-1-14 (Residential-Single Unit) Zone within the Black Mountain Ranch Subarea Plan area. In addition, the site is located within the Multiple Habitat Planning Area (MHPA), MCAS Miramar Airport Land Use Compatibility Overlay Zone, and Airport Influence Area (Review Area 2). The Project site is legally described as: PARCEL 1: The Southeast quarter of the Southeast quarter of Section 32, Township 13 South, Range 2 West, San Bernardino Base and Meridian, in the City of San Diego, County of San Diego, State of California, except for all crude oil, petroleum, gas, brea, asphaltium, and all kindred substances and other minerals under and said land, as reserved in Deed recorded May 30, 1960 as Instrument No. 111628 of Official Records; and PARCEL 2: Lots 1 and 2 and the Southeast quarter of the Northeast quarter of Section 5, Township 14 South, Range 2 West, San Bernardino Base and Meridian, in the City of San Diego, County of San Diego, State of California, except for all crude oil, petroleum, gas, brea, asphaltium, and all kindred substances and other minerals under and said land, as reserved in Deed recorded May 30, 1960 as Instrument No. 111628 of Official Record; and

WHEREAS, the Map proposes the Subdivision of a 41.48-acre site into three (3) lots for 84 residential dwelling units; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code Section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 84; and

WHEREAS, on July 23, 2020, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 2109728, and pursuant to Resolution No. 5095-PC, voted to recommend approval of the map by the City Council of the City of San Diego (Council) with recommendations; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the 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 September 15, 2020, the Council considered Vesting Tentative Map No. 2109728, and pursuant to San Diego Municipal Code Section 125.0440, and Subdivision Map Act, California Government Code 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 Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Council of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 2109728:

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

The Project proposes the construction of 84 multi-family residential dwelling units on a site that is designated for residential use in the Black Mountain Ranch Subarea Plan (Subarea Plan) and is part of the 1996 voter-approved phase shift for land within Black Mountain Ranch. The phase shift allowed for development to occur consistent with the land use designations and residential densities identified in the Subarea Plan. The 41.48-acre site has a Residential Land Use designation of Low Density, allowing 2-5 dwelling units per acre (du/ac), which will be accomplished through the proposed rezoning. The Subarea Plan identifies the site as Parcel C within the Southeast Perimeter Properties and allocates 117 dwelling units on the parcel. The Project includes the transfer of 19 affordable units and 14 market rate dwelling units to Parcel 1 of Map 21331 in the Black Mountain Ranch North Village Town Center, consistent with the development transfer provisions of the Subarea Plan's Implementation Element. The affordable units would be constructed as part of Fairbanks Terrace Apartments Phase II as part of its ministerial permit. These units would be developed as senior-affordable units, would match the design and unit mix of the existing Fairbanks Terrace Apartments Phase I units, and would be managed by the existing Fairbanks Terrace Apartments Phase I homeowner's association. The 14 market rate dwelling units (not age restricted) would be designed consistent with the product types of the 84 detached multi-family dwelling units to be developed on-site.

The proposed development envelope for Parcel C would be approximately 17.74-acres, approximately 5.76-acres less than the development envelope identified in the Subarea Plan. The remaining approximate 23.75-acres on-site would be preserved as Multi-Habitat Planning Area (MHPA) open space. The portion of the site designated for Open Space by the Subarea Plan (approximately 57-percent of the site) would remain open space and a component of the City's Multiple Species Conservation Program (MSCP), consistent with the goals and policies of the General Plan Conservation Element. Planned land uses adjacent to the MHPA within the Subarea Plan include single-family and multi-family residential, as well as active recreation. The Project has been designed to minimize impacts and maintain the function of the MHPA. Consistent with the City's MSCP Subarea Plan, Open Space Element of the Subarea Plan and Conservation Element of the General Plan, the Project would prevent drainage from flowing directly into the MHPA; reduce the impact of toxics, noise, and lighting; provide new barriers along the MHPA boundary; establish brush management zones; and limit access to the Black Mountain Ranch Open Space Park to deter off-trail use. The Project site plan and design guidelines conform to the MHPA land use adjacency guidelines.

The current zoning for the property is AR-1-1 (Agricultural – Residential) and the Subarea Plan envisions the zone for Low Density Residential to be RS-1-14 (Residential – Single Unit). The Project includes a zone change from AR-1-1 to the RS-1-14 zone. The proposed zoning and clustered development will minimize impacts to natural habitat and the natural landform and reduce encroachment into the City's MHPA. These efforts help implement the Open Space and Community Design Elements of the Subarea Plan.

As outlined in the Subarea Plan, all Perimeter Properties are required to adopt the Design Guidelines approved for the Black Mountain Ranch Vesting Tentative Map/Planned Residential Development or develop independent design guidelines in conformance with policies in the Community Design Element Subarea Plan. The independent design guidelines provided as a component of the Project maintain consistency with the policies of the Subarea Plan. The Design Guidelines developed for the Project will assist to implement the goals of the Community Design Element section A.4 Residential Clusters of the Subarea Plan by establishing a community identity compatible with the surrounding residential uses and open space system. The Design Guidelines also address section B. (Common Design Elements of the Community Design Element) by implementing street design standards for local streets, landscape and open space, and signage, lighting and walls. Therefore, for these reasons, the proposed subdivision, and its design and improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

2. 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 Project proposes the subdivision of the site and construction of 84 multi-family residential units on-site, the transfer of 19 affordable dwelling units and 14 market rate dwelling units to Parcel 1 of Map 21331 in the Black Mountain Ranch North Village Town Center for a combined total of 117 dwelling units. The transfer of dwelling units is consistent with the development transfer provisions of the Subarea Plan's Implementation Element. The Project would preserve approximately 23.75-acres of natural open space on-site through dedication to the City's MHPA. The on-site MHPA open space would include preservation of two open space lots (Lots A and B), which would be dedicated in fee title to the City of San Diego.

The current zoning for the property is AR-1-1 (Agricultural – Residential) and the Subarea Plan envisions the zone for Low Density Residential to be RS-1-14 (Residential – Single Unit). The Project includes a zone change from AR-1-1 to the RS-1-14 zone. The proposed zoning and clustered development will minimize impacts to natural habitat and the natural landform and reduce encroachment into the City's MHPA.

The landscape concept plan design includes plantings to blend and complement the existing native planting surrounding the site. Native low-fuel volume species would be used to revegetate the graded slopes, and the interior of the site would feature parkway street trees and groundcover-ornamental in nature and fire resistant. Plant materials utilized in the landscape concept plan would be from the palette of plants known to perform well in this climactic zone and amended soil type.

Brush Management Zones (BMZ) would be implemented with Zone 1 located adjacent to structures. Zone 2 would consist of selective thinning and pruning of native plants. The standard BMZ widths are 35 feet for BMZ 1 and 65 feet for BMZ 2 as stated in Table 142-04h of the SDMC. The Project proposes to implement Alternative Compliance measures (SDMC Section 142.0412(i)) to traditional brush management zones that involve a reduction in BMZ 1 limits and introduction of a non-combustible wall between BMZ 1 and BMZ 2. By reducing the BMZ 1

limit and providing a non-combustible wall between BMZ 1 and BMZ 2, the overall impact to vegetation is reduced as the graded area is less. All BMZ 1 impacts are located within the grading limits. The majority of the BMZ 2 impacts are also located within the grading limits. Although 1.32-acres of BMZ 2 impacts extend into southern mixed chaparral that lies outside of the grading limits primarily on the western side of the project area, BMZ 2 impacts are considered "impact neutral" and involve only minor thinning, trimming, and pruning of vegetation without destroying habitat value.

The Project proposes a deviation from the applicable development regulations, for over-height retaining walls outside of the required setback. The Project is requesting retaining walls with a maximum height of 55 feet, 7 inches that would be located along both sides of the existing drainage channel, where SDMC Section 142.0340 requires that the heights of retaining walls do not exceed 12 feet outside of required setbacks.

The proposed retaining walls would be located along both sides of the existing drainage channel that would be crossed by the arch culvert allowing for the extension of Winecreek Drive. Implementation of these retaining walls would avoid encroachments into the existing drainage that would otherwise occur if the Project conformed to the maximum height allowed by the SDMC, thereby preventing impacts to sensitive wetlands. The proposed retaining walls would be downslope from the Project and not exceed the elevation of the arch culvert or the development pad and therefore, not be visible from the site once constructed. Furthermore, the retaining walls would be developed with earth tones that would blend in with the surrounding natural environment and would be landscaped with cascading vines at the top of the walls that would extend downslope to provide an aesthetically pleasing appearance from views off-site.

All other retaining walls located on the site are along both the eastern and western Project boundaries and would be 135 feet in length and vary in height from one to ten feet and would not exceed the height regulations of the underlying zone. These retaining walls would be downslope from the building pad and not visible from the site and would also be developed with earth tones that would blend in with the surrounding natural environment and would be landscaped to provide an aesthetically pleasing appearance from views off-site.

Other than the requested retaining wall height deviation, the Project meets all applicable zoning and development regulations, including any allowable deviations pursuant to the Land Development Code and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the Land Development Code (LDC).

3. The site is physically suitable for the type and density of development.

Topographically, the site is located at the upper end of a broad north-south trending valley. A ridgeline occurs in the central portion of the site that rises in elevation from north to south from 740 feet mean sea level to 915 feet mean sea level. The ridge is bounded by two small canyons, one to the east and one to the west, with one main drainage course and smaller tributaries in each. These drainages have slopes of moderate to steep grade. There is a small meadow in the northwest corner of the property, at the mouth of the eastern drainage.

Four vegetation communities and one land cover type occur on the site. Southern mixed chaparral comprises the majority of the site with lesser acreages of coastal sage scrub, non-native grassland, and freshwater marsh patches. The single land cover type occurring on the site consists of disturbed land. Coastal sage scrub, southern mixed chaparral, non-native grassland, and freshwater marsh are all considered sensitive vegetation types by the City. Coastal sage scrub is ranked as a Tier II habitat, southern mixed chaparral as a Tier IIIA habitat, non-native grassland as a Tier IIIB habitat, and freshwater marsh as a wetland habitat. No sensitive plant species were observed on the site and none are expected to occur due to lack of appropriate habitat and/or soil conditions. Two sensitive animal species (cooper's hawk and San Diego desert woodrat) were observed on-site, while four other sensitive animal species (Belding's orange-throated whiptail, coastal whiptail, coastal California gnatcatcher, and southern California rufous-crowned sparrow) have a moderate potential to occur on the site due to the habitat conditions.

The current MHPA boundary is located within the Project site and minor encroachments into the current MHPA boundary on the eastern portion of the site would occur under the Project. These encroachments would impact a total of 0.55-acre comprised of 0.14-acre of coastal sage scrub, 0.27-acre of southern mixed chaparral, and 0.14-acre of non-native grassland. Under the MHPA boundary line adjustment (BLA), these impact areas would be removed from the current MHPA and on-site land not currently within the MHPA would be added into the preserve. Land added into the MHPA with the BLA would include 5.61-acres comprised of 4.99-acres of southern mixed chaparral, 0.49-acre of non-native grassland, and 0.13-acre of coastal sage scrub, resulting in a net gain of 5.06-acres.

The MHPA BLA was approved by the Wildlife Agencies and City MSCP on June 21, 2019. Once the BLA is completed, no direct impacts or loss of MHPA lands would result from the Project. The MHPA BLA would be beneficial to the overall MHPA preserve at this location due to an increase in Tier IIIA and IIIB habitats and acreage of preserved land. The minor losses of coastal sage scrub, southern mixed chaparral, and non-native grassland habitats from encroachments into the current MHPA total 0.55-acre and would be offset by additions of coastal sage scrub, southern mixed chaparral, and non-native grassland habitats into the MHPA currently located within the southern portion of the site totaling 5.06-acres. This proposed land exchange complies with the overall MSCP policy for BLAs, as the approved BLA would transfer equal or higher biological values of impacted species and habitats into the preserve.

The Project construction would grade 15.69-acres of the 41.48-acre site (37.8 percent). Overall, the Project proposes approximately 296,000 cubic yards of cut (maximum depth of 52 feet) and 296,000 cubic yards of fill (maximum depth of 64 feet) over the approximately 15.69-acre graded area, resulting in a net balance of grading on the site. The Project would therefore result in approximately 18,866 cubic yards of earthwork per graded acre. The Project would include mass grading to terrace the underlying landform in order to create flat pads for development. While the site would result in terracing within the development footprint, the Project would result in grading of the overall site area, and the majority of steep natural slopes surrounding the development would be retained within the 23.75-acres of the site (57.3 percent) proposed to be preserved as MHPA open space.

The post-Project drainage pattern has been designed to be generally consistent with the existing drainage pattern on-site and would not alter the destination of downstream flows. The Project introduces new drainage facilities consisting of culverts, brow ditches, curb gutters, storm drain inlets, and pipes that would convey flows to a new biofiltration basin to be constructed in the northeast corner of the site. The biofiltration basin would treat and detain stormwater flows before discharging them into the existing channel on the eastern side of the site.

The biofiltration basin would be needed to reduce post-project stormwater flows. The proposed biofiltration basin includes design features that would reduce the 100-year storm runoff rate to less than or equal to the 20.6 cfs present in the existing condition. The biofiltration basin would include an aboveground storage component with a series of flow orifices that would detain stormwater and slowly release treated stormwater. Additionally, the biofiltration basin would include riprap energy dissipaters to reduce flow velocities both entering and exiting the basin.

The site-specific Geotechnical Report prepared for the Project concluded that no soil or geologic conditions exist at the site that would preclude the proposed development, provided the measures recommended in the report are implemented for design and construction. Based on the foregoing analysis and information, the site is physically suitable for the type and density of the proposed development and the development.

4. 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.

As outlined in Finding 3 listed above, the MHPA BLA was approved by the Wildlife Agencies and City MSCP on June 21, 2019. Once the BLA is completed, no direct impacts or loss of MHPA lands would result from the Project. The MHPA BLA would be beneficial to the overall MHPA preserve at this location due to an increase in Tier IIIA and IIIB habitats and acreage of preserved land. The minor losses of coastal sage scrub, southern mixed chaparral, and non-native grassland habitats from encroachments into the current MHPA total 0.55-acre and would be offset by additions of coastal sage scrub, southern mixed chaparral, and non-native grassland habitats into the MHPA currently located within the southern portion of the site totaling 5.06-acres. This proposed land exchange complies with the overall MSCP policy for BLAs, as the approved BLA would transfer equal or higher biological values of impacted species and habitats into the preserve.

Supplemental Environmental Impact Report (SEIR) No. 598173/SCH No. 97111070, has been prepared for the Project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this Project, which would reduce some of the potential impacts to below a level of significance for Biological Resources, Cultural Resources (Historical Resources/ Archaeology), and Air Quality (Construction). Candidate Findings and Statement of Overriding Considerations have been included with the Project that allowed the decision-maker to approve the Project with significant and unmitigated direct impacts related to Visual Quality (Landform

Alteration), which would be significant and unmitigated, and not likely to cause substantial environmental damage.

MHPA surrounds the project's development footprint. As described in the MSCP, when land is developed adjacent to the MHPA, there is a potential for indirect impacts, or edge effects, that may degrade the habitat value or disrupt animals within the preserve area. The project has the potential for indirect impacts to the adjacent MHPA along the western, eastern, and southern boundaries. As stated in the MSCP Section 1.4.3 (City of San Diego 1997), land uses adjacent to the MHPA are to be managed to ensure minimal impacts to the MHPA. The MSCP establishes adjacency guidelines to be addressed on a project-by-project basis to minimize direct and indirect impacts and maintain the function of the MHPA. The guidelines listed in the MSCP are outlined in Section 5.1 of the SEIR with corresponding project action. Implementation of the MHPA Land Use Adjacency Guidelines are included as conditions of project approval. Therefore, 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.

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

The Project proposes the construction of 84 multi-family residential dwelling units on a site that is designated for residential use in the Subarea Plan and is part of the 1996 voter-approved phase shift for land within Black Mountain Ranch. The phase shift allowed for development to occur consistent with the land use designations and residential densities identified in the Subarea Plan. The 41.48-acre site has a Residential Land Use designation of Low Density, allowing 2-5 dwelling units per acre. The Subarea Plan identifies the site as Parcel C within the Southeast Perimeter Properties and allocates 117 dwelling units on the parcel. The Project includes the transfer of 19 affordable units and 14 market rate dwelling units to Parcel 1 of Map 21331 in the Black Mountain Ranch North Village Town Center, consistent with the development transfer provisions of the Subarea Plan's Implementation Element. The affordable units would be constructed as part of Fairbanks Terrace Apartments Phase II as part of its ministerial permit. These units would be developed as senior-affordable units, would match the design and unit mix of the existing Fairbanks Terrace Apartments Phase I units, and would be managed by the existing Fairbanks Terrace Apartments Phase I homeowner's association. The 14 market rate dwelling units (not age restricted) would be designed consistent with the product types of the 84 detached multi-family dwelling units to be developed on-site.

SEIR No. 598173/SCH No. 97111070, has been prepared for the Project in accordance with CEQA Guidelines. An MMRP would be implemented with this Project, which would reduce some of the potential impacts to below a level of significance for Biological Resources, Cultural Resources (Historical Resources/Archaeology), and Air Quality (Construction). Candidate Findings and Statement of Overriding Considerations have been included with the Project that allowed the decision-maker to approve the Project with significant and unmitigated direct impacts related to Visual Quality (Landform Alteration), which would be significant and unmitigated.

The permit for the Project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this Project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The Project will comply with the development conditions in effect for the subject property as described in Vesting Tentative Map (VTM) No. 2109728, and other regulations and guidelines pertaining to the subject property per the SDMC for the Project site. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/ permittee will be required to obtain a grading and public improvement permit. Therefore, the design of the subdivision and the type of improvement would not be detrimental to the public health, safety and welfare.

6. 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 41.48-acre site has a Residential Land Use designation of Low Density, allowing 2-5 dwelling units per acre. The Subarea Plan identifies the site as Parcel C within the Southeast Perimeter Properties and allocates 117 dwelling units on the parcel. The property does not contain any easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The design and proposed improvements for the subdivision are consistent with California Government Code Section 66473.1 and SDMC Section 125.0440(g) regarding the design of the subdivision for future passive or natural heating and cooling opportunities. The proposed Project establishes appropriate setbacks and distances between buildings to allow for passive natural heating and cooling opportunities. The physical layout of the buildings onsite allows for the passage of air between buildings. As specified in the Project Design Guidelines, building materials and colors should complement the natural, climatic, and architectural environment. The landscape philosophy of the Project focuses on a harmonious and aesthetically pleasing residential community which utilizes naturalized and native vegetation to blend in with the surrounding open space areas. The design guidelines also encourage the use of solar heating as well as solar panels. Therefore, the proposed subdivision has been designed to allow for future passive or natural heating and cooling opportunities.

8. 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 Project proposes the construction of 84 multi-family residential dwelling units on a site that is designated for residential use in the Subarea Plan and is part of the 1996 voter-approved phase shift for land within Black Mountain Ranch. The phase shift allowed for development to occur consistent with the land use designations and residential densities

identified in the Subarea Plan. The 41.48-acre site has a Residential Land Use designation of Low Density, allowing 2-5 dwelling units per acre. The Subarea Plan identifies the site as Parcel C within the Southeast Perimeter Properties and allocates 117 dwelling units on the parcel. The Project includes the transfer of 19 affordable units and 14 market rate dwelling units to Parcel 1 of Map 21331 in the Black Mountain Ranch North Village Town Center, consistent with the development transfer provisions of the Subarea Plan's Implementation Element. The affordable units would be constructed as part of Fairbanks Terrace Apartments Phase II as part of its ministerial permit. These units would be developed as senior-affordable units, would match the design and unit mix of the existing Fairbanks Terrace Apartments Phase I units, and would be managed by the existing Fairbanks Terrace Apartments Phase I homeowner's association. The 14 market rate dwelling units (not age restricted) would be designed consistent with the product types of the 84 detached multi-family dwelling units to be developed on-site.

Furthermore, the Project implements the City's General Plan policies that encourage locating residential near transit and employment opportunities, thereby capturing automobile trips and allowing for increased pedestrian activity, bicycle and transit activity. All appropriate public services (including fire, police, medical, schools, public parks, and libraries) as well as necessary utilities such as electricity, water, and sewer, will be available and adequate for the proposed Project.

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

BE IT RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Vesting Tentative Map No. 2109728 is hereby granted to The DeBevoise Family Trust dated March 21, 1986, Owner, and Lennar Homes, Subdivider, and Project Design Consultants, Engineer subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: MARA W. ELLIOTT, City Attorney

By/s/ Lindsey H. Sebastian
Lindsey H. Sebastian
Deputy City Attorney

LHS:als
08/24/2020
Or.Dept:DSD
Doc. No.: 2437954

Attachment: Vesting Tentative Map Conditions

CITY COUNCIL

CONDITIONS FOR VESTING TENTATIVE MAP NO. 2109728
FOR AVION PROPERTY PROJECT NO. 598173

ADOPTED BY RESOLUTION NO. R- 313216 ON SEP 15 2020

GENERAL

1. This Vesting Tentative Map No. 2109728 will expire September 15, 2023.
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, Government Code 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 Vesting Tentative Map shall conform to the provisions of Planned Development Permit No. 2109731 and Site Development Permit No. 2109732.
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.

AFFORDABLE HOUSING

6. The Subdivider shall comply with the affordable housing requirements of the Black Mountain Ranch Subarea Plan, which require that the project provide twenty percent (20%) of the pre-density bonus units as affordable ("Affordable Housing Requirements"). Owner/Permittee shall assure the construction and occupancy of nineteen (19) affordable dwelling units ("Offsite Affordable Units"), which nineteen (19) Offsite Affordable Units shall be transferred to and constructed on Parcel 1 of Parcel Map 21331 in the Black Mountain Ranch North Village. The nineteen (19) Offsite Affordable Units satisfy the

Affordable Housing Requirements for the eighty-four (84) market rate dwelling units to be constructed on the Owner/Permittee's Black Mountain Ranch Lot 1, plus the fourteen (14) market rate dwelling units to be constructed on the Owner/Permittee's Parcel 1 of Map 21331 in the Black Mountain Ranch North Village Town Center (collectively, the "Market Rate Units"). Prior to issuance of the first residential building permit for any of the ninety-eight (98) Market Rate Units, the Owner/Permittee shall comply with the requirements of this Section.

7. To assure the construction and occupancy of the nineteen (19) Offsite Affordable Units, the Subdivider shall execute an agreement ("Affordable Housing Agreement"), subject to the approval of the President and CEO of the San Diego Housing Commission, or her/his designee, addressing the following issues. The Affordable Housing Agreement shall be recorded against the sites of the Market Rate Units senior to all monetary liens. The Affordable Housing Agreement shall include all of the provisions of this Section and such other and further conditions as shall be required by the President and CEO of the San Diego Housing Commission to assure satisfaction of the Affordable Housing Requirements.
 - (1) Performance security for the construction of the nineteen (19) Offsite Affordable Units, in the form of bond(s), letter(s) of credit, lien(s) and/or other forms of security acceptable to the President and CEO of the San Diego Housing Commission, or her/his designee;
 - (2) The timing of the construction and occupancy of the Offsite Affordable Units, acceptable to the President and CEO of the San Diego Housing Commission, or her/his designee, shall be included in the Affordable Housing Agreement, provided that such timing shall be comply with the following:
 - (A) Issuance of building permits for the nineteen (19) Offsite Affordable Units shall occur on or before the earlier of: (i) the issuance of building permits for construction of the 43rd Market Rate Unit; or (ii) eighteen (18) months after the issuance of the first residential building permit for the Market Rate Units.
 - (B) Completion of construction of the nineteen (19) Offsite Affordable Units shall occur upon the earlier of: (i) eighteen (18) months after the issuance of building permits for any of the nineteen (19) Onsite Affordable Units; or (ii) the date which is eighteen (18) months after issuance of the first residential building permit for the Market Rate Units.
 - (C) Occupancy of the nineteen (19) Offsite Affordable Units shall occur not later than ninety (90) days after the completion of construction of the nineteen (19) Offsite Affordable Units.
 - (3) For "good cause" shown to the satisfaction of the President and CEO of the San Diego Housing Commission, or her/his designee, the thresholds and dates referenced herein may be adjusted and/or extended one or more times. Good

cause shall include, but not be limited to, Acts of God, labor strikes, war, riots, etc., as shall be determined by the President and CEO of the San Diego Housing Commission, or her/his designee, in her/his sole discretion.

8. The Subdivider shall execute and record a declaration of covenants, conditions and restrictions ("Declaration") in first lien priority position against Parcel 1 of Parcel Map 21331 in the Black Mountain Ranch North Village, restricting the occupancy and affordability of the nineteen (19) Offsite Affordable Units for a period of fifty-five (55) years from the date of issuance of a certificate of occupancy. All of the nineteen (19) Offsite Affordable Units shall be occupied by families earning no more than sixty five percent (65%) of the Area Median Income, as adjusted for family size and utilities, with rental rates that do not exceed thirty percent (30%) of sixty percent (60%) of the Area Median Income, as adjusted for assumed family size and utilities. Area Median Income shall mean the area median income defined by the United States Department of Housing and Urban Development ("HUD") as the then current area median income for the San Diego-Carlsbad Metropolitan Statistical Area, established periodically by HUD and published in the Federal Register, as adjusted for family size. The Declaration shall provide for the siting, mix and architecture nature of the nineteen (19) Offsite Affordable Units.
9. The Subdivider shall execute and record a deed of trust against Parcel 1 of Parcel Map 21331 in the Black Mountain Ranch North Village, assuring the timely performance of the Declaration and the Affordable Housing Agreement. The deed of trust in favor of the San Diego Housing Commission may be subordinated to construction deed(s) of trust and/or permanent financing deed(s) of trust in favor of institutional lenders, as approved by the President and CEO of the San Diego Housing Commission, or her/his designee, in her/his sole discretion, if deemed essential to construction and/or operation of the nineteen (19) Offsite Affordable Units, upon such terms and conditions as she/he may impose.
10. The Subdivider shall enter into and execute such other and further documents as the President and CEO of the San Diego Housing Commission, or her/his designee, shall require, from time to time, as may be needed to effectuate the Affordable Housing Requirements.

ENGINEERING

11. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
12. The Subdivider shall ensure that all existing onsite utilities serving the subdivision 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.
13. 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 Vesting 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

14. Prior to the expiration of the Vesting Tentative Map, a Final Map to subdivide Parcels/Lots shall be recorded in the office of the County Recorder.
15. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to Government Code Section 66492 of the Subdivision Map Act. 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.

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.

16. 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, Government Code Section 66495.

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 Code.

17. 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.

18. The Final Map shall:

- a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (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 shall be shown on the map.

19. All private drives shall to be shown on a non-title sheet and names approved by BDR-Street Name Coordinator. The streets shall be dimensioned along centerline with a width clearly shown.

PUBLIC UTILITIES DEPARTMENT

20. Prior to any Certificate of Occupancy being issued, the Subdivider is required to ensure that any and all separately titled units which share water service connections to the City's public utility systems and sewer service to the Olivenhain Municipal Water District (OMWD) are encumbered by CC&Rs written so as to ensure (to the satisfaction of the Public Utilities Director) that the operation and maintenance of all such shared water and/or sewer facilities will be provided for in perpetuity.
21. Prior to any Grading or Building Construction Permit being issued, the Subdivider is required to develop (to the satisfaction of the Public Utilities Director), and record, a public water easement and (if required) a public water access easement.

GEOLOGY

22. Prior to the issuance of any construction permits (either grading or building), the Subdivider shall submit a geotechnical investigation report or update letter prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.
23. The Subdivider shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

LANDSCAPE/BRUSH MANAGEMENT

24. Prior to recordation of the Final/Parcel 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.'

MULTIPLE HABITAT PLANNING AREA [MHPA] DEDICATION/EASEMENT

25. The Prior to recordation of the first Final Map and/or issuance of any grading permits, the on-site Multiple Habitat Planning Area (MHPA) shall be conveyed to the City's Multiple Species Conservation Program (MSCP) preserve through either fee title to the City, covenant of easement granted in favor of the City and wildlife agencies or dedication of land in fee title to the City. Lots retained under private ownership shall grant a covenant

of easement (COE) prior to grading permit issuance. Lots dedicated to the City in fee shall grant a Temporary COE prior to grading permit issuance and record a MSCP Grant Deed at Final Map stage.

26. Conveyance of any land in fee to the City shall require approval from the City's Parks and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other stormwater 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 unless otherwise agreed to by the City for acceptance of dedicated land in fee title.

MHPA LAND USE ADJACENCY

27. 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.

- **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, and 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 impactive 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 than 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 homeowner'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.

COASTAL CALIFORNIA GNATCATCHER (FEDERALLY THREATENED)

28. 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.**

PARKS AND RECREATION

29. The Subdivider shall ensure the City's Department of Parks & Recreation review and approval of the final map prior to recordation.
30. The Subdivider shall ensure that all privately owned and maintained infra-structure is located on private property.
31. The Subdivider shall ensure that the lot(s) to be deeded to the City as open space are free and clear of all private easements, private encroachments, private agreement and/or liens.
32. The Subdivider shall schedule an inspection with the Parks & Recreation Department, Open Space Division prior to City's acceptance of irrevocable offer to dedicate (IOD), for lot(s) deeded to the City. All trash, illegal use and associated structures on the lot(s) shall be removed prior to the City acceptance.
33. The Subdivider shall irrevocably offer to dedicate (IOD) in fee to the City of San Diego, Lot "A" for MHPA open space purposes prior to approval of the first Final Map. At no time will Lot "A" and Lot "B" be encumbered by any deed of trust and shall remain free

and clear until at such time the City of San Diego accepts said lots.

INFORMATION:

- The approval of this Vesting Tentative Map by the 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.).
- All existing easements granted or dedicated to the City that are being shown and proposed on the Vesting Tentative Map Exhibit as to be vacated pursuant to Subdivision Map Act (SMA) requires Process 5 City Council approval.
- 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 design guides and City regulations, standards and practices pertaining thereto, and sewer design guides by the Olivenhain Municipal Water District (OMWD). 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 Vesting 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 Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting 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).

Passed by the Council of The City of San Diego on SEP 15 2020, 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 type="checkbox"/>	<input checked="" 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 SEP 15 2020.

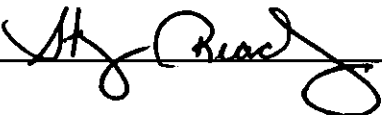
(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

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

(Seal)

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

By  Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 31.321.6