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Southwest Village Specific Plan   )
Project   )
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ENVIRONMENTAL IMPACT REPORT SCOPING MEETING

FOR THE

SOUTHWEST VILLAGE SPECIFIC PLAN PROJECT

San Diego, California

March 4, 2020

Reported by Gina Marie De Luca, CSR No. 6973, RMR, CRR

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 5    Southwest Village Specific Plan      )
      Project                              )
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19        ENVIRONMENTAL IMPACT REPORT SCOPING MEETING

20    FOR THE SOUTHWEST VILLAGE SPECIFIC PLAN PROJECT,

21    commencing at the hour of 5:46 p.m., on Wednesday,

22    March 4 2020, at San Ysidro High School, 5353 Airway

23    Road, San Diego, San Diego, California, before Gina

24    Marie De Luca, Certified Shorthand Reporter in and for

25    the State of California.
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 1   ATTENDEES

 2

   CITY OF SAN DIEGO
 3 DEVELOPMENT SERVICES DEPARTMENT
   BY: Elizabeth Shearer-Nguyen, ENVIRONMENTAL PLANNER
 4 101 Ash Street
   San Diego, California 92101
 5 619.446.5300

 6

   RICK ENGINEERING COMPANY
 7 BY: Brooke Peterson, AICP
   5620 Friars Road
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 9

10 RECON ENVIRONMENTAL, INC.
   BY: JENNIFER CAMPOS, ENVIRONMENTAL PROJECT DIRECTOR
11 1927 Fifth Avenue
   San Diego, California 92101
12 619.308.9333 x123

13

14 PUBLIC COMMENTERS:

15 Michael R. Freedman

16 Michael Shoemaker

17 Antonio Blas

18 John Pizzato

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1   MEETING AGENDA

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3   Introduction by Ms. Shearer-Nguyen   5

4   Presentation by Ms. Peterson   8

5   Public Comments   13

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1   MS. SHEARER-NGUYEN: Good afternoon -- or

2   evening. Thank you for attending, and welcome to the

3   scoping meeting for the Environmental Impact Report for

4   the Southwest Village Specific Plan Project.

5   I am Elizabeth Shearer-Nguyen with the City of

6   San Diego's Development Services Department. This

7   meeting is referred to as a scoping meeting, and the

8   purpose is to give the public and interested parties an

9   opportunity to submit comments regarding the potential

10   environmental impacts of a proposed project.

11   A few, little comments about how the meeting

12   will proceed:

13   We're not here to respond to questions about

14   the project but rather to gather input from the public

15   to be used to guide the scope and content of the

16   environmental analysis.

17   Comments may also be provided verbally or in

18   writing. And there's some comment forms in the back, or

19   the public notice is in the back of the room where you

20   can submit them via e-mail as well.

21   Let's see here.

22   Please ensure that you include your name,

23   address, e-mail. And I'm sorry to reiterate this but

24   it's legible. I cannot stress enough that.

25   Additionally, comments can be e-mailed to the

1 | address indicated in the public notice.

2 | As previously mentioned, this meeting has been

3 | scheduled to gather input prior to preparing the

4 | project's environmental document.

5 | The City's environmental review staff is

6 | required by the California Environmental Quality Act as

7 | well as the City's Municipal Code to provide the public

8 | and decision-makers with independently prepared

9 | environmental documents which disclose impacts to the

10 | physical environment.

11 | Environmental documents prepared in accordance

12 | with CEQA requires analysis of a proposed project's

13 | impacts and to identify ways that those impacts can be

14 | avoided or significantly reduced.

15 | Further, the environmental document itself does

16 | not recommend approval or denial of a project, but

17 | rather this information is utilized by the City's

18 | decision-makers as part of the deliberating process in

19 | approving or denying the project.

20 | A few comments about how the meeting will be

21 | conducted:

22 | First, there will be a brief description of the

23 | project by Ms. Jennifer Campos. And then I will open

24 | the meeting to public comment.

25 | The meeting, again, is designed to get as much

1 | public input as possible on the areas that need to be

2 | analyzed or addressed in the EIR in the time allocated

3 | for the meeting.

4 | Your verbal comments will be recorded;

5 | therefore, each speaker is asked to introduce themselves

6 | and complete their comments within the allotted time.

7 | Three minutes will be provided to everybody.

8 | I would ask that you please refrain from trying

9 | to conduct a debate on the merits of the project at this

10 | meeting for that's not the purpose for tonight.

11 | I must emphasize that the focus must stay on

12 | those environmental impacts you believe need to be

13 | analyzed in the project's environmental document.

14 | Lastly, Jennifer has been kind enough to be my

15 | moderator.

16 | Oh, Brooke has? I'm sorry.

17 | MS. PETERSON: Jennifer is the moderator. I'm

18 | not the moderator.

19 | MS. SHEARER-NGUYEN: Okay. All right.

20 | All right. Great.

21 | And I respectfully request that you conclude

22 | your comments when notified that your time has come to

23 | an end.

24 | Thank you in advance for your patience.

25 | Oh, I'm not loud enough? Sorry. Well, that's

1 a first for me.

2   UNIDENTIFIED SPEAKER: You can use the mic.

3   MS. SHEARER-NGUYEN: Yeah, I can use the mic.

4 Sorry.

5   Okay. Can you hear me now?

6   UNIDENTIFIED SPEAKER: Yes.

7   MS. SHEARER-NGUYEN: Okay. Great. Sorry.

8   I respectfully request that you conclude your

9 comments when your time has been notified that it's up.

10   I want to thank you in advance for your

11 patience. And thank you for coming.

12   And now I would like to introduce Jennifer --

13 or Brooke -- I'm sorry --

14   MS. PETERSON: It's okay.

15   MS. SHEARER-NGUYEN: -- Brooke to the -- to

16 introduce the project.

17   MS. PETERSON: Okay. So I'm going to stand

18 over here just so I can click forward.

19   So I'm just going to give you a really broad

20 overview of the project itself.

21   Southwest Village Specific Plan is located just

22 south of here. It's just south of the current terminus

23 of Caliente.

24   And the purpose of the plan -- so the Otay Mesa

25 Community Plan, which is the master plan governing the

1 entire community of Otay Mesa -- in it has a provision

2 that requires if any one person wants to develop within

3 the Southwest Village area -- and that, the Southwest

4 Village area, has been defined in the -- the boundary of

5 it has been defined in the Community Plan. If one

6 project wants to go forward, there needs to be a

7 comprehensive, Specific Plan prepared for that entire

8 area.

9   So our project, our -- the Specific Plan is

10 implementing that provision of the Community Plan. It

11 will include a whole framework for housing, and so it

12 certainly implements the goal to provide a framework to

13 streamline construction of housing.

14   It will establish thresholds for different

15 types of development going forward. That's different

16 densities of residential, for commercial, for parks, for

17 school in a comprehensive way. It will also provide a

18 framework for water, sewer, and stormwater facilities.

19   So the guiding principles behind the land use

20 plan are to streamline, as I said, a framework for

21 housing; and it will provide a framework for, like I

22 said, different densities which allows for different

23 types of housing.

24   It will provide natural resource protection for

25 the vernal pool preserve, for the multi-habitat planning

1 area around the project, and for natural resources.

2   The land use plan has been developed around the

3 concept of a grid system so that blocks are small enough

4 to really support pedestrian activity. And it's been

5 developed around kind of the central Village Core and

6 then with kind of decreasing density, so a Village Core

7 that's got commercial and higher-density housing

8 surrounded by kind of decreasing levels of density. And

9 we've also strived to preserve viewsheds and access and

10 really maximize public -- community recreation

11 throughout.

12   So, as I mentioned -- I'm just going to kind of

13 point it out. So, as I mentioned, there's a

14 higher-density Village Core here. So Caliente would

15 come down. The project does include the connection of

16 Beyer Boulevard all the way over to San Ysidro.

17   So there's a mixed use, so commercial-retail

18 kind of central core with residential surrounded by

19 high-density housing here. And then these kind of tan

20 colors are lower density -- they're medium-high, so

21 lower density. Then that's center -- center. And then

22 we plan for a central school, a central park, and then

23 low-, medium-density residential surrounding the -- at

24 the perimeter.

25   There's certainly a plan to be a transit hub in

1 | the center of that Village Core. We've identified

2 | parks. It doesn't necessarily show all of the parks.

3 | It shows that central park. And then there will be

4 | surrounding parks certainly planned for in that

5 | framework.

6 | As I mentioned, there's a school site

7 | identified. There's a lot of preserved open space

8 | around it. And then I've already mentioned the

9 | connection of Beyer and Caliente.

10 | So just a little bit of additional detail:

11 | As I mentioned, this is kind of high-density

12 | housing. So that's, like, 20 to 44 dwelling units to an

13 | acre, which is kind of a higher-density, multi-family

14 | kind of apartment-type product. And then there's

15 | medium-high, which is more like your higher-density

16 | condo. And then there will be single-family residential

17 | along the perimeter.

18 | I think that's -- I mentioned there's a central

19 | school identified. And then this kind of crosshatch you

20 | see on the planning area up here is an area that we've

21 | identified as, most likely, residential; but should a

22 | second school need to be constructed, that's the --

23 | that's the area that we've identified where that would

24 | go.

25 | So this is just an overview of the circulation

1 network. So Beyer Boulevard and Caliente would be

2 four-lane, major roadways. South Caliente and the

3 completion of this road shows that they'll be supporting

4 lower- -- lower-volume, lower-traffic roadways

5 supporting those two main roadway kind of arteries. And

6 then there will be smaller, local roadways surrounding

7 that. So this is to kind of provide a snapshot of how

8 that land use plan I just showed you is supported by the

9 roadway system.

10   We have prioritized a comprehensive kind of

11 bicycle and pedestrian network through the project. So

12 this just shows those bicycle -- I don't want to cover

13 up the legend -- shows the bicycle. So the yellow here

14 and the red are kind of key. And all the way through

15 here are areas where we've identified bike facilities,

16 the -- also the yellow here and then throughout. And

17 the green are paseos and sidewalks. And then the light

18 green patches you see are where we've identified parks.

19   So you can see that we've really tried to

20 provide a system where the parks are connected by

21 bicycle and pedestrian networks so that there's not

22 necessarily a need to get in your car to get around.

23   This is just another snapshot of the park. So

24 the Specific Plan provides for 36 acres of park and

25 recreational opportunity overall. And then it -- we're

1 also proposing about 18 miles of trails, which you can

2 see some of that included here. It will also connect to

3 the regional Otay Mesa Community trail system.

4   Here is an overall timeline for the project.

5 We have -- I didn't include this, but we have been going

6 through the process now since early 2018. We've been

7 meeting with a subcommittee of the Otay Mesa Community

8 Planning Group. We went in -- we were planning in March

9 and now, actually, it will be April 2020 to go to

10 Planning Commission just for a workshop to get their

11 input on the overall concept and the direction that we

12 are going with the Specific Plan.

13   After this scoping meeting, we then plan to

14 prepare a draft EIR, which will be out for public

15 review, along with the Specific Plan, sometime spring --

16 actually, this should say "spring of next year" -- and

17 then a Planning Group recommendation hopefully in

18 June 2021 and then hearings late in 2021.

19   And that's it.

20   MS. SHEARER-NGUYEN: Great. Thank you, Brooke.

21   I'd like to open up the public comments. So if

22 someone would like to come up and -- or if someone wants

23 to come up.

24   MR. FREEDMAN: I don't need a microphone. I

25 have a rather broadcast voice.

1   My name is Mike Freedman, and I am the chairman

2 of San Ysidro Community Planning Group.

3   I would like just simply to clarify that the

4 fact that the off- -- off-sites designated in the

5 diagrams that you showed will be included in the EIR.

6 I'm speaking specifically of the Beyer Boulevard

7 connection.

8   MS. SHEARER-NGUYEN: So you're asking a

9 question if they're going to be included?

10   MR. FREEDMAN: That's my question.

11   MS. SHEARER-NGUYEN: Sorry.

12   MR. FREEDMAN: I want to make sure that this --

13   MS. SHEARER-NGUYEN: Yes.

14   MR. FREEDMAN: -- I can convey this to my

15 planning group --

16   MS. SHEARER-NGUYEN: Okay.

17   MR. FREEDMAN: -- because this is something

18 that we have discussed --

19   MS. SHEARER-NGUYEN: Yes.

20   MR. FREEDMAN: -- for many years.

21   MS. SHEARER-NGUYEN: There are off-site

22 components related to the roadworks.

23   THE REPORTER: I'm sorry?

24   MS. SHEARER-NGUYEN: Yes, they are. Sorry,

25 ma'am. I guess I don't project as much as I thought.

1   Yes, the EIR does -- the project does have

2   those components, and they will be included in the

3   environmental document.

4   MR. FREEDMAN: All the way?

5   MS. SHEARER-NGUYEN: You know, I don't recall

6   if they're all the way. I think we're only looking at

7   those components that --

8   MS. PETERSON: What do you mean "all the way"?

9   There are certainly off-site --

10   MS. SHEARER-NGUYEN: Right.

11   MS. PETERSON: -- components all the way into

12   San Ysidro that --

13   (Simultaneous colloquy)

14   MR. FREEDMAN: Back to the existing dead end?

15   MS. PETERSON: Yes.

16   MS. SHEARER-NGUYEN: Yes.

17   MS. PETERSON: And even past that. So the

18   traffic generated by our project and how it spills into

19   San Ysidro is required to be looked at.

20   MS. SHEARER-NGUYEN: Yes.

21   MR. FREEDMAN: Thank you.

22   MS. SHEARER-NGUYEN: Thank you.

23   MR. SHOEMAKER: An easy one. Is there a place

24   to go on the Internet to get some of the traffic

25   circulation plans, or will that be available at some

1 point?

2   MS. PETERSON: It will certainly become

3 available. There's a project website, and there's cards

4 on the back table. But as those are developed and

5 available for public review -- I actually think most of

6 that is available already because we've been presenting

7 it to the subcommittee. So it should be on the website

8 already.

9   MR. SHOEMAKER: Okay. Thank you.

10   MS. SHEARER-NGUYEN: How about anything related

11 to the environmental?

12   MR. BLAS: I have a question of that.

13   I'm an owner -- my name is Antonio Blas. I'm

14 an owner of a property on Oleander subdivision.

15   Does the City treat an accepted subdivision

16 with public roads to the high standards of any road

17 line, like Pardee and all of the property that they own,

18 to have the full EIR to a subdivision? I don't know if

19 I'm explaining.

20   MS. SHEARER-NGUYEN: Yeah, I'm not quite sure

21 of your question.

22   MR. BLAS: As a division, once it's accepted

23 from the City --

24   MS. SHEARER-NGUYEN: Right.

25   MR. BLAS: -- before its accepted, you put it

1   through the EIR.

2   MS. SHEARER-NGUYEN: Correct.

3   MR. BLAS: Once it's accepted and they don't

4   develop for X amount of years, when they come to try to

5   develop, you're going to push them to do an EIR again?

6   MS. SHEARER-NGUYEN: No. If the project is

7   approved and you fall within the scope of the project

8   that was analyzed, you could rely on that environmental

9   document.

10   If you were to propose a project that is

11 inconsistent with that plan and/or with the approvals,

12 then you would have to come in and do a separate

13 approval.

14   MR. BLAS: Okay.

15   MS. SHEARER-NGUYEN: Does that answer your

16 question?

17   MR. BLAS: I understood that much.

18   Let's say this subdivision was accepted by the

19 County and adopted by the City and it was already a

20 subdivision for many, many years. Whether they require

21 environmental back then is not a -- something to discuss

22 today. The subdivision is already with public roads and

23 accepted with a map as a subdivision.

24   Pardee is required to do an EIR. Are they

25 going to do an EIR for all of the -- their property,

1   including the Oleander track?

2   MS. SHEARER-NGUYEN: So I'm not sure if I'm

3   going to be able to answer your question, but I am going

4   to go back in time a little bit. And I may not be the

5   right person that can answer this.

6   When the Community Plan update came forward,

7   they identified, within the Community Plan, specific

8   plan areas. There were two of them, and Southwest

9   Village is one of them. So they identified the

10 properties within there.

11   I can't speak to -- because, again, I'm not

12 that kind of a technical person. I rely on other people

13 at the City for those technical, engineering, and/or

14 mapping issues.

15   MR. BLAS: No, I don't expect you to give me

16 that answer today, but I hope you can keep that in mind.

17   MS. SHEARER-NGUYEN: Right.

18   MR. BLAS: Because we, as property owners of

19 Oleander track -- we are many owners. And for us to

20 come up with anything that would be required for -- from

21 the City for us to develop even though they finish the

22 project -- and we're not going to oppose because it

23 benefit us.

24   MS. SHEARER-NGUYEN: Right.

25   MR. BLAS: Especially the latest map that you

1   just showed us -- they extend the roads that benefit all

2   of the property owners and so we can, on the future, be

3   able to develop our own properties.

4   MS. SHEARER-NGUYEN: Right.

5   MR. BLAS: But my concern is back in the '90s

6   they identified vernal pool on that subdivision, because

7   I -- some -- many of the property owners would try to

8   put a precise plan back then. We submitted a map for

9   Planning Commission. They accepted it. But because

10   they put the moratorium on Otay Mesa because of the

11   airport, our map went to pieces. We wasted money. We

12   wasted environmental study they required back then. And

13   we couldn't revive it later, a lack of money and trust

14   by the property owners.

15   Today we are at the mercy of -- not at the

16   mercy of Pardee. I think Pardee is doing us a big favor

17   by -- by the direction that the City give them to

18   include all of that area.

19   And my question is I hope they don't force us

20   to do an environmental whenever we want to do something.

21   MS. SHEARER-NGUYEN: No. So, again, we're

22   establishing a specific area, and it's got boundaries.

23   And if you're within those boundaries, you would be able

24   to come in and benefit from this environmental document.

25   You would benefit from this environmental document.

1   MR. BLAS: Okay.

2   MS. SHEARER-NGUYEN: The only time that you

3   wouldn't be able to use it is if you were to come in and

4   do something that is not consistent with what was

5   identified.

6   MR. BLAS: No. I understand that.

7   MS. SHEARER-NGUYEN: Yeah. Yeah.

8   MR. BLAS: Okay. Thank you.

9   MS. SHEARER-NGUYEN: Uh-huh.

10   MR. PIZZATO: When do you anticipate that

11   actual construction development will commence?

12   MS. SHEARER-NGUYEN: That, I don't know.

13   MS. PETERSON: I actually can't necessarily

14   speak to that either. Like I said, we anticipate

15   hopeful project approval late 2021. So -- or, actually,

16   into probably 2022.

17   MR. PIZZATO: So one would not assume, if it

18   will take place in 2022, development will commence?

19   MS. PETERSON: We would then -- even once we

20   have approval of the Specific Plan, we then still have

21   to go through the process of -- at the City -- of

22   getting our grading and construction permits. So there

23   is a subsequent process that has to take place before we

24   even put a shovel in the ground, so to speak.

25   MR. PIZZATO: You have to process a tentative

1 | map and all that?

2 | THE REPORTER: I'm sorry?

3 | MS. SHEARER-NGUYEN: A tentative map.

4 | MS. PETERSON: Yes. After approval of the

5 | Specific Plan, it does then require processing of a

6 | tentative map, yeah.

7 | MR. PIZZATO: And you anticipate the Specific

8 | Plan could be approved at the end of next year?

9 | MS. PETERSON: We anticipate approval into --

10 | probably -- it will probably go into 2022.

11 | MS. SHEARER-NGUYEN: Any comments related to

12 | the analysis that will be conducted in the environmental

13 | document? Any additional comments?

14 | MR. BLAS: Again, as Pardee starts doing their

15 | phases of construction, let's say, four, six years from

16 | now, doesn't matter, as property owners, do you think

17 | the City -- well, you said no questions. Only comments.

18 | MS. SHEARER-NGUYEN: That's okay.

19 | MR. BLAS: Do you think the City would be

20 | amenable to doing an assembly district to help us to --

21 | to develop our properties? We already have public

22 | roads. All we have to do is provide you with a specific

23 | plan separate from Pardee because it would be our

24 | properties.

25 | MS. SHEARER-NGUYEN: Right. I can't speak to

1 | that and how the City goes about assessing fees and

2 | such. You would just come in and submit your

3 | development plans.

4 | MS. PETERSON: Yes.

5 | And, Tony, I guess I'll just clarify that the

6 | Specific Plan is going to set forth a land use

7 | framework. So future development will need to be

8 | consistent with that. If it isn't consistent with that,

9 | then additional environmental analysis will be required.

10 | MR. BLAS: No, no, no. If it's consistent with

11 | what you're saying. But we will not have the money to

12 | really build the streets and do it unless we have

13 | assistance through an assembly district.

14 | MS. PETERSON: And I'll add to that there --

15 | the Environmental Impact Report is being prepared at a

16 | project level for the Specific Plan. There will still

17 | be additional what I'll call project-level analysis

18 | required for future developments.

19 | So there is a global, overarching, programmatic

20 | analysis level that will be completed, but other

21 | property owners such as yours outside of the Pardee

22 | ownership will still have additional detailed

23 | project-level analysis required and mitigation.

24 | MR. BLAS: And mitigation?

25 | MS. PETERSON: Yes.

1   MS. SHEARER-NGUYEN: Yes.

2   MS. PETERSON: So every development is required

3   to analyze and then mitigate based on that, the

4   conclusions of that analysis.

5   MR. BLAS: I would think that my lot would be

6   excluded. It's already part of a subdivision that's

7   accepted. And I have a road in front of me which is

8   only 20 feet wide. I'm willing to give more feet, along

9   with the other property owners, to make it to today's

10 City standards, but it's already a part of -- I have

11 property. It's already public road. What should I do?

12 Mitigation to what?

13   MS. PETERSON: All I can say is that the -- the

14 EIR that we're here to talk about tonight is related to

15 the development per the land use framework that I just

16 presented. I can't necessarily speak to what's already

17 been approved for your project.

18   MR. BLAS: That's why I asked my first question

19 if they push the subdivision to do an additional, once

20 it's already accepted, with --

21   MS. SHEARER-NGUYEN: Right. And, again, I

22 can't speak to that because I don't -- I'm not the

23 right -- I don't have that technical knowledge or

24 understanding of mapping or subdivision law.

25   MR. BLAS: Should I submit the questions on the

1 comments?

2   MS. SHEARER-NGUYEN: So what I would suggest is

3 you submit comments. And, again, this is not the first

4 or the last time that you can comment on things. But we

5 really do have to keep the scope of this meeting to just

6 the environmental. And I'm sorry that I can't help in

7 that way.

8   MR. FREEDMAN: Can I recommend that you contact

9 Vivian Moreno's office in Council District 8 --

10   MR. BLAS: I already did.

11   MR. FREEDMAN: -- for the Enhanced

12 Infrastructure Financing District in Otay Mesa.

13   MR. BLAS: I already did.

14   MR. FREEDMAN: Oh, you already did. Well, I

15 mean, that's what they're looking at in assessment --

16   MR. BLAS: They told me to just stick with

17 Pardee (inaudible).

18   "Okay."

19   Thank you anyway.

20   MS. SHEARER-NGUYEN: Are there any additional

21 members of the public that would like to comment on the

22 environmental document?

23   MR. PIZZATO: How can we get a picture of that

24 diagram?

25   MS. PETERSON: On the back table there are

1 little business cards that have the project website.

2 And if you go there, most of the plans and maps that

3 have been presented are included in there. Every

4 presentation that we've made to the subcommittee is

5 included on there.

6   MS. SHEARER-NGUYEN: Well, with that, I think I

7 will close the public scoping meeting. I have just a

8 few comments.

9   Thank you for attending and -- oh, sorry. Out

10 of order here. I apologize.

11   This closes the public environmental scoping

12 meeting for the Southwest Specific Plan Project.

13   Your input will be considered by City staff for

14 use in the scope of the EIR and included as part of the

15 official record and document. The information and/or

16 comments submitted will become part of the

17 administrative record and included in the environmental

18 document.

19   Speakers and commenters who provided contact

20 information will also be placed on an interested parties

21 list for further actions associated with the project.

22 Therefore, please ensure that you've provided your

23 address and e-mail if you so do wish to be part of that

24 list.

25   I would also like to remind everyone that this

1 | is just the start of the environmental review process.

2 | There will be many other opportunities to provide

3 | comment on the environmental document and the project,

4 | such as during the community group meetings, public

5 | review of the draft document, as well as public

6 | hearings.

7 | Thank you, and have a great evening.

8 | MR. PIZZATO: Thank you.

9 | (Reporter's Transcript of Environmental Impact

10 | Report Scoping Meeting concluded at 6:11 p.m.)

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1   I, Gina Marie De Luca, a Certified Shorthand

2   Reporter of the State of California, do hereby certify:

3

4   That the foregoing proceedings were taken

5   before me at the time and place herein set forth; that a

6   verbatim record of the proceedings was made by me using

7   machine shorthand which was thereafter transcribed under

8   my direction; further, that the foregoing is an accurate

9   transcription thereof.

10

11 Dated: This 19th day of March 2020

12   at San Diego, California.

13

14

15

16 _____

17   Gina Marie De Luca

18   CSR No. 6973, RMR, CRR

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