

**Attachment N – Form of Decision Approving  
PDS2012-3300-12-005**

# Attachment Page 885

FORM OF DECISION  
MAJOR USE PERMIT PDS2012-3300-12-005  
(Wastewater Reclamation Facility)

August 7, 2015

**PERMITEE:** ACCRETIVE INVESTMENTS, INC.  
**MAJOR USE PERMIT:** PDS2012-3300-12-005  
**E.R. NUMBER:** 3910 12-02-003  
**PROPERTY:** 9306 COVEY LANE, WITHIN THE VALLEY CENTER COMMUNITY PLANNING AREA, WITHIN THE UNINCORPORATED COUNTY OF SAN DIEGO  
**APN:** 129-010-62

GRANT, this Major Use Permit is for the construction of an on-site wastewater collection system consisting of 2 sheets including plot plan, floor plans and elevations dated June 16, 2013 in accordance with the Lilac Hills Ranch Specific Plan.

This Major Use Permit shall expire concurrently with Tentative Map 5571 except where construction and/or use of the property in reliance on this permit has commenced. Recordation of a Final Map pursuant to Tentative Map 5571 and completion of (or entry into agreements to construct where permitted) all required improvements shall be deemed to establish such construction and/or use in reliance; provided however, that the period within which such construction and/or use must be commenced may be extended as provided by Section 7376 and provided further, that construction complies with zoning regulations in effect at the time of construction.

This Decision to Grant this Major Use Permit is contingent upon accompanying legislative actions of General Plan Amendment PDS2012-3800-12-001 and Specific Plan PDS2012-3810-12-001 have also been approved.

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**SPECIFIC CONDITIONS:** Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

**ANY PERMIT:** *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

**1. GEN#1-COST RECOVERY**

**INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to

the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

**2. GEN#2-RECORDATION OF DECISION**

**INTENT:** In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

**3. LNDSCP#1-LANDSCAPE DOCUMENTATION PACKAGE: [PDS, REG] [GP, CP, BP, UO] [DPR, TC, PP]**

**INTENT:** In order to provide adequate Landscaping, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the COSD Water Efficient Landscape Design Manual and the COSD Water Conservation in Landscaping Ordinance, the COSD Off-Street Parking Design Manual, the COSD Grading Ordinance, the Design Guidelines, and the requirements of the Designator. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit from [DPW, Land Development] approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to Planning & Development Services.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.

- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Parking areas shall be landscaped and designed pursuant to the Off-street Parking Design Manual and the County Zoning Ordinance Section 6793.b

Additionally, the following items shall be addressed as part of the Landscape Documentation Package:

**DOCUMENTATION:** The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), and pay all applicable review fees. **TIMING:** Prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The [PDS, Landscape Architect] and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

***BUILDING PERMIT:*** (Prior to approval of any building plan and the issuance of any building permit).

**4. NOISE#1- NOISE CONTROL DESIGN MEASURES: [PDS, BPPR][PDS, PCC]**

**INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be verifies that they are constructed.

**DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans.

- a. Best engineering practices shall be used and considered in the placement of noise generating equipment associated with the site plans for the WRF such that noise levels at the property line comply with County standards. Development plans shall be accompanied by an acoustical analysis demonstrating compliance with County standards for approval prior to issuance of building permits for the

Wastewater Reclamation Facility. The acoustical study shall identify all noise-generating sources and calculate predicted noise levels at potentially affected property lines. The acoustical study shall identify mitigation measures shown to be effective in reducing noise levels (e.g., enclosures, barriers, site orientation, noise rating of selected equipment, equipment orientation, noise enclosures, etc.) and shall be implemented, as necessary, to comply with the County Noise Ordinance Section 36.404.

**TIMING:** Prior to any issuance of a building permit associated with the Wastewater Reclamation Facility. **MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to this permit's conditions.

**OCCUPANCY:** *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

**5. LNDSCP#2-CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE: [PDS, BPR] [UO] [PDS, FEE]**

**INTENT:** In order to provide adequate Landscaping that, and to comply with the COSD Water Efficient Landscape Design Manual, the COSD Water Conservation in Landscaping Ordinance, the COSD Off-Street Parking Design Manual, the COSD Grading ordinance, the Design Guidelines, and the requirements of the Designator, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package . This does not supersede any erosion control plantings that may be applied pursuant to Section 87.417 and 87.418 of the County Grading Ordinance. These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, Landscape Architect, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The shall submit to the [PDS Landscape Architect, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, Landscape Architect] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

**6. GEN#3-INSPECTION FEE: [PDS, ZONING][PDS, PCO] [UO][DPR, TC, PP].**

**INTENT:** In order to comply with Zoning Ordinance Section 7362.e the Discretionary Inspection Fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the Discretionary Permit Inspection Fee at the [PDS, Zoning Counter] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection

fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, Zoning Counter] shall process an invoice and collect the fee for the Use Permit Compliance Inspection Fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

#### 7. GEN#4-SITE PLAN IMPLEMENTATION

**INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved building plans. This includes, but is not limited to: improving all parking areas and driveways, installing all required design features, painting all structures with the approved colors, trash enclosures are properly designed and screened, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] and [DPR TC, PP] shall inspect the site for compliance with the approved Building Plans.

**ONGOING:** (Upon establishment of use the following conditions shall apply during the term of this permit).

#### 8. HAZ#1-HAZARDS AND HAZARDOUS MATERIALS: HAZARDOUS SUBSTANCE HANDLING [PDS, BPPR][PDS, PCC] [PDS, BI] [DEH, HMD] **INTENT** To reduce avoid impacts associated with the handling of hazardous substances. **DESCRIPTION OF REQUIREMENT:**

- a. Prior to building permit for the on-site water Wastewater Reclamation Facility, the applicant shall prepare a new or update the Valley Center Municipal Water District's (VCMWD) existing Risk Management Plan pursuant to CalARP requirements. The RMP would include a hazard assessment program, an accidental release prevention program, and an emergency response plan. The RMP must be revised, as necessary, or every five years. The RMP would be subject to the approval by the Department of Environmental Health Hazardous Materials Division, and building permits for the WRF would not be issued until final acceptance.
- b. The on-site Wastewater Reclamation Facility would use chlorine gas, a regulated substance subject to Chapter 6.95 of the Health and Safety Code.

**TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with the approved Building Plans.

- 9. **HAZ#2-VECTORS: VECTOR CONTROL DESEIGN MEASURES [PDS, BPPR][PDS, PCC] [PDS, BI] [DEH, VCT] INTENT:** In order to comply with County regulations, BMP's shall be implemented to reduce attraction of flies, mosquitoes, and other vectors, including rodents, associated with the screening process of the Wastewater Reclamation Facility. **DESCRIPTION OF REQUIREMENT:** Screened material shall be removed from the facility two to three times per week. The screening process would take place indoors, with screened material disposed of in a commercial dumpster that would be housed indoors until transported off site. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with the approved Building Plans.
  
- 10. **AQ#1-AIR QUALITY: AIR QUALITY DESIGN MEASURES [PDS, BPPR][PDS, PCC] [PDS, BI] INTENT:** In order to comply with County regulations The contractor shall use all available engineering controls such as blasting cabinets and local exhaust ventilation. The use of compressed air for cleaning surfaces shall be avoided. Water sprays, wet methods for cutting, chipping, sawing, grinding etc. shall be used, as feasible. The use of respirators approved for protection against silica shall be issued to construction workers during blasting and grading operations, where feasible. **DESCRIPTION OF REQUIREMENT:** The proposed means of foul air treatment in the Wastewater Reclamation Facility shall be activated carbon towers. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, BI] and [PDS, PCC] shall inspect the site for compliance with the approved Building Plans.
  
- 11. **GEN#5-SITE CONFORMANCE**  
**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plans, building plans, and plot plans for Major Use Permit 12-005. This includes, but is not limited to maintaining the following: all parking and driveway areas, watering all landscaping at all times, painting all necessary aesthetics design features, and all lighting wall/fencing. Failure to conform to the approved plot plan; is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.



**MITIGATION MONITORING OR REPORTING PROGRAM (MMRP):** Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts. Section 21081.6(a)(1) states, in part:

*The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.*

Section 21081(b) further states:

*A public agency shall provide {that} the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.*

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

**Intent:** An explanation of why the mitigation measure (MM) was imposed on the project.

**Description:** A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

**Documentation:** A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

**Timing:** The specific project milestone (point in progress) when the specific required actions are required to implemented.

**Monitoring:** This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

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**MAJOR USE PERMIT FINDINGS**

Pursuant to Section 7358 (see Section 7359 for additional findings required for a "Specific Hazardous Waste Facility Project" and for in lieu findings for Large Wind Turbine permits) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

- (a) *The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to*

1. *Harmony in scale, bulk, coverage, and density*

The proposed Wastewater Reclamation Facility would be located on 2.4-acres in the southwestern portion of the site as detailed in the Lilac Hills Ranch Specific Plan. The 8.1-acre storage reservoir would be located to the southeast of the Wastewater Reclamation Facility and associated structures. The building pad and the storage reservoir would be located at approximately the same elevation. This would be a low profile, low intensity use that is separated from the surrounding uses by intervening topography and a distance of over 520 feet. The proposed facility would appear visually similar to a barn or garage and would be built with such materials. The proposed conceptual landscaping will also provide visual buffering of the site from the surrounding uses.

2. *The availability of public facilities, services, and utilities:*

All necessary public facilities would be available prior to use in reliance on this permit. The Valley Center Municipal Water District would operate the Wastewater Reclamation Facility. Fire protection services will be provided by the Deer Springs Fire Protection District and water and sewer will be provided Valley Center Municipal Water District.

3. *The harmful effect, if any, upon desirable neighborhood character:*

The proposed Wastewater Reclamation Facility would be comprised of a group of relatively small structures and a storage reservoir located on a 10.5-acre site. The storage reservoir would be located to the southeast of the facility buildings. The building pad and the potential upper surface of the reservoir would be at approximately the same level. This would be a low profile, low intensity use that is separated from the surrounding uses by intervening topography and a distance of over 520 feet. The proposed landscaping will provide visual buffering of the site from the surrounding uses. The Wastewater Reclamation Facility was analyzed in the Environmental Impact Report and includes mitigation and design measures to address noise and odors.

4. *The generation of traffic and the capacity and physical character of surrounding streets:*

The operation of the Wastewater Reclamation Facility generates a very low number of trips totaling a number of 14 ADT. The road improvements required to accommodate the Wastewater Reclamation Facility are minimal and consist of a 24 foot wide access/utility road which would be similar to the proposed nearby residences. All required parking will be provided on-site.

- 5. *The suitability of the site for the type and intensity of use or development, which is proposed:*

The site is currently undeveloped and would be suitable for the unique requirements of the Wastewater Reclamation Facility. The pad and pit that would be required for the reservoir will require grading; however the Wastewater Reclamation Facility site would be 110 feet below the grade of the nearest house pad. The 10.5 acre site would be adequate to accommodate the Wastewater Reclamation Facility and proposed landscaping blends with open space areas to the south and residential uses to the east.

- 6. *Any other relevant impact of the proposed use:*

No other impacts have been identified.

- (b) *The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan:*

A Wastewater Reclamation Facility would be typically associated with urban development and thus consistent with the amendments to the Regional Land Use Elements. The Wastewater Reclamation Facility is also consistent with the goals and policies of the General Plan.

- (c) *That the requirements of the California Environmental Quality Act have been complied with.*

An Environmental Impact Report has been prepared for this project, dated July 1, 2015, and is on file with Department of Planning and Development Services Under Environmental Review Number 12-02-003. The EIR includes the "California Environment Quality Act Guidelines Section 15091 Findings Regarding Significant Effects of the Project", the "Statement of Overriding Considerations"; and the list of required mitigation measures that have been included herein as conditions of project approval.

**ORDINANCE COMPLIANCE AND NOTICES:** The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

**NOISE ORDINANCE COMPLIANCE:** In order to comply with the County Noise Ordinance 36.401 et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from

the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

**COMPLIANCE INSPECTION:** In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10096 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

**LOW IMPACT DEVELOPMENT NOTICE:** On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning January 25, 2008. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

[http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/stormwater/docs/sd\\_permit/r9\\_2007\\_0001/2007\\_0001final.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf).

<http://www.sdcounty.ca.gov/PDS/docs/LID-Handbook.pdf>.

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link above.

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MUP 12-005

August 7, 2015

**GRADING PERMIT REQUIRED:** A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of Section 87.201 of Grading Ordinance.

**NOTICE:** THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

**NOTICE:** The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on \_\_\_\_\_.

**NOTICE:** The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of PDS conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the **[PDS, FEE]** designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

**NOTICE:** Fish and Wildlife Fees have been paid in the amount of \$3,069.75 for the review of the EIR, Receipt numbers 442372 and 37-2015-049, dated June 21, 2013 and July 21, 2015.

| <b>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</b> |      |                                       |     |
|---|------|---------------------------------------|-----|
| <b>Planning &amp; Development Services (PDS)</b>              |      |                                       |     |
| Project Planning Division                                     | PPD  | Land Development Project Review Teams | LDR |
| Permit Compliance Coordinator                                 | PCC  | Project Manager                       | PM  |
| Building Plan Process Review                                  | BPPR | Plan Checker                          | PC  |
| Building Division   | BD   | Map Checker                           | MC  |
| Building Inspector  | BI   | Landscape Architect                   | LA  |
| Zoning Counter  | ZO   |                                       |     |
| <b>Department of Public Works (DPW)</b>                       |      |                                       |     |
| Private Development Construction Inspection                   | PDCI | Environmental Services Unit Division  | ESU |
| <b>Department of Environmental Health (DEH)</b>               |      |                                       |     |
| Land and Water Quality Division                               | LWQ  | Local Enforcement Agency              | LEA |
| Vector Control  | VCT  | Hazmat Division                       | HMD |

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MUP 12-005

August 7, 2015

| <b>Department of Parks and Recreation (DPR)</b> |    |                       |     |
|---|----|-----------------------|-----|
| Trails Coordinator                              | TC | Group Program Manager | GPM |
| Parks Planner                                   | PP |                       |     |
| <b>Department of General Service (DGS)</b>      |    |                       |     |
| Real Property Division                          | RP |                       |     |

cc: Randy Goodson, Accretive Investments, Inc., 12275 El Camino Real, Suite 110, San Diego, CA 92130  
Landmark Consulting, 9555 Genesee Ave., Suite 200, San Diego, CA 92121

email cc:  
Mark Slovick, Planning Manager, PDS  
Valley Center Community Planning Group  
Valley Center Design Review Board