

**Attachment B – Form of Decision
Approving PDS2018-MUP-18-016**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

COMMISSIONERS

David Pallinger (Chairman)
Michael Seiler (Vice Chairman)
Douglas Barnhart
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Director

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Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/pds

March 22, 2019

PERMITTEE: REBECCA'S RETREAT GROUP CARE
MAJOR USE PERMIT: PDS2018-MUP-18-016
E.R. NUMBER: PDS2018-ER-18-14-012
PROPERTY: 9307 TROPICO DRIVE, VALLE DE ORO
APN(s): 499-510-78

DECISION OF THE PLANNING COMMISSION

This Major Use Permit for MUP-18-016 consists of five (9) sheets including site plan, parking plan, floor plans, and elevations dated December 017, 2018. This permit authorizes the operation and maintenance of a 14-guest senior group care center, with six (6) on-site staff, in an existing three (3) bedroom single-family residence pursuant to Sections 2705 and 7358 of the Zoning Ordinance.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **March 22, 2021** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

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SPECIFIC CONDITIONS: Compliance with the following Specific Conditions 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-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.

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

2. **GEN#2-INSPECTION FEE**

Intent: In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] 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, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

3. **DPW#1 – WASTEWATER DISCHARGE PERMIT**

Intent: In order to comply with the San Diego County Sanitation District, the project shall obtain a Commercial Wastewater Discharge Permit. **DESCRIPTION OF REQUIREMENT:** The owner shall obtain a Commercial Wastewater Discharge Permit from the county of San Diego Department of Public Works (DPW). The owner shall submit a written application DPW, Wastewater Management Division, through Department of Planning and Development Services (PDS) permit counter. **DOCUMENTATION:** The applicant shall provide evidence of obtaining the commercial wastewater discharge permit. **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 [DPW, Wastewater Management Division] is responsible for enforcement of this permit.

4. **PLN#2-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 plot plan and the building plans. This includes, but is not limited to:

- a. Maintaining the necessary access driveway and parking area;
- b. Maintaining and retaining all existing landscaping as shown on the approved plot plans;
- c. Obtaining all necessary building permits for interior improvements;

- d. Obtaining all wastewater discharge permits through the Department of Environmental Health;

DOCUMENTATION: The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any interior changes to approved structures that cannot be seen by an adjacent residence, parcel or roadway, shall not require modification or deviation of the permit. Expansion of the existing approved structures and/or addition of noise generating equipment would require either modification or deviation. **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] shall inspect the site for compliance with the approved Building Plans.

5. FIRE#1-FIRE PROTECTION PLAN IMPLEMENTATION: [PDS, PCC] [UO] [PDS, FEE X2]

INTENT: In order to assure fire safety in compliance with the San Miguel Fire Protection District, the site shall be maintained in conformance with the approved fire protection conditions. **DESCRIPTION OF REQUIREMENT:** The following measures shall be implemented:

- a. Facility shall have an automatic fire sprinkler system installed throughout which meets the requirements of NFPA 13D.
- b. Smoke detectors shall be installed in each bedroom, in the hallway outside bedrooms and in all day-care activity rooms.
- c. A minimum of one 2A:10B:C multi-purpose fire extinguisher shall be installed for every 1,500 square feet of floor space and shall have a current service tag attached.
- d. Gates or other structures or devices that could obstruct fire access roadways or otherwise hinder emergency operations are prohibited unless they meet standards approved by the Fire Chief and receive approval.
- e. Automatic gates if provided, shall have Knox brand key switches that override all functions and open the gates.
- f. Additional requirements: There may be further conditions applied to this project at a later date.

DOCUMENTATION: The applicant shall provide documentation (inspection report or conformance letter from SMFPD) that demonstrates compliance with the San Miguel Fire Protection District. **TIMING:** Prior to occupancy of this permit, the requirements shall be implemented. **MONITORING:** The [PDS, PCC] shall verify that the requirements have been initially implemented pursuant to the approved building plans and the fire protection plan.

7. ROADS#3-ANNEX TO LIGHTING DISTRICT

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the [County of San Diego Board Policy I-18](#) and [The County of San Diego Public Road Standards](#), the property shall transfer into the Lighting District. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR]. The applicant

shall provide the receipt to [PDS, PCC]. **TIMING:** Prior to occupancy of the first structure built in association with this permit, or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

8. ROADS#4–IRREVOCABLE OFFER OF DEDICATION

INTENT: In order to promote orderly development and to comply with the County of San Diego Board Policy I-18, the County of San Diego Public Road Standards, and the Community Trails Master Plan, an irrevocable offer of dedication (IOD) for road purposes shall be granted to the County. **DESCRIPTION OF REQUIREMENT:**

- a. Execute an Irrevocable Offer to Dedicate (IOD) real property , for public road purposes, to the County of San Diego. The IOD shall provide a one-half right-of-way width of thirty feet (30') from the ultimate centerline, plus slope rights and drainage easements for Tropico Drive along the frontage of the project.
- b. The IOD shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted in the future for public use as determined by the Director of Planning & Development Services.

DOCUMENTATION: The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the IOD shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approve the IOD documents for recordation, and forward the recorded copies to [PDS, LDR], for review and approval. The [PDS, LDR] shall review the IOD to assure compliance with this condition.

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

9. PLN#3–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, environmental documentation, and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans and plot plan(s). This includes, but is not limited to the following:

- a. Maintain a minimum of four parking spaces in the locations shown on the approved plot plans; all parking for the project shall occur on-site;
- b. Maintain and retain the existing landscaping, as shown on the approved plot plans;
- c. Ensure the property is free of any trash and debris;
- d. Limit number of residents to 14, all fully ambulatory;

- e. Limit number of on-site staff to three (3) full time staff over three separate shifts in a 24 hour period;
- f. Ensure deliveries will not occur before 7:00am;
- g. Limit the use of the facility to those uses allowed by the State Department of Health Care Services, or the applicable authorized State agency;
- h. Cease all operations after 3:30pm.
- i. No overnight stays permitted.

Failure to conform to the approved plot plan(s) 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, building plans, and environmental documentation. If the permittee or property owner chooses to change the site design or operation in any way, they must obtain approval from the County for a deviation or a modification pursuant to the County of San Diego Zoning Ordinance. Any interior changes to approved structures that cannot be seen by an adjacent residence, parcel or roadway, shall not require modification or deviation of the permit. Expansion of the existing approved structures and/or addition of noise generating equipment would require a modification or deviation. **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.

10. NOISE#3–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements:

- a. Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404.
- b. The operations of any mechanical unit associated with this Major Use Permit shall conform to the daytime and nighttime sound level limits for uses pursuant to Section 36.404.
- c. All mechanical equipment may incorporate (if needed for noise ordinance compliance) noise reducing measures such as, but not limited to, screen walls, noise barriers, increased setbacks to the property line, placement of equipment behind structures, etc.

DOCUMENTATION: The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the

duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

11. ROADS#1-SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance of 300 Feet in both directions along **Tropico Drive** from the project driveway openings for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

12. PLN#4 – DROP-OFF/PICK-UP SCHEDULE

INTENT: In order to provide safety and maintain the residential character of the surrounding area, a drop-off and pick-up schedule shall be created, maintained, and adhered to for the life of this permit. This condition is intended to prevent congestion on Tropico Drive. **DESCRIPTION OF REQUIREMENT:** There shall be a maximum drop-off/pick-up of three cars in any 15 minute period on **Tropico Drive** from the project driveway openings for the life of this permit for the drop-offs and pick-ups of the patients. **DOCUMENTATION:** Upon request, the applicant shall provide a drop-off/pick-up schedule. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

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MAJOR USE PERMIT FINDINGS

Pursuant to Section 7358 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*

Scale and Bulk

The proposed project is a 14-person senior group care facility in an existing three bedroom single-family residence. The plot plans, photographs, and elevations illustrate that the existing residential structure is unobtrusive to the surrounding viewshed. The existing single-family residence is similar in scale and bulk to neighboring residences, and no new construction or additions to the residence are proposed. Existing landscaping will screen views of the residence.

Residential lots immediately surrounding the subject parcel are a minimum of 10,000 square feet, with some larger lots which include rural residential uses. Single family residences in the surrounding neighborhood are also similarly sized to the subject residence, and most neighboring residences have small accessory structures. The existing landscaping surrounding the residence offers screening for many of the immediate neighbors. The proposed project is found to be compatible with adjacent uses in terms of bulk and scale because of the existing nature of the residence with no changes proposed.

Coverage

The project would not result in coverage that is out of character with the surroundings. The subject property is approximately 0.41 acres and contains a single family residence, with a coverage of approximately 23 percent. The surrounding area is characterized as rural residential and agricultural. Surrounding land uses include residential and rural residential on larger lots. Coverage of the surrounding properties ranges from 7.7 percent to approximately 28.4 percent. The coverage of the site would not change with the approval of the project, as there is no new construction proposed. The existing single family residence is compatible with the existing coverage nearby, and will maintain the village character of the surrounding community.

Density

The existing single-family residence will remain, and no new residential structures are proposed. The existing residence has five bedrooms and is consistent with the density allowance of the VR-7.3 General Plan Designation.

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

All necessary public facilities and services are available as detailed in the service availability letters submitted for the project. The project will be served by the San Diego County Sanitation District and water from the Helix Municipal Water District. Emergency services for the project will be provided by San Miguel Fire Protection District and the San Diego County Sheriff's Department. As such, all necessary public facilities and services are available.

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

The proposed project is to allow operation of a senior treatment facility, with a maximum of 14 guests, within an existing single family residence. The project does not consist of any new construction or additions to the existing five bedroom residence, and all parking for the facility will occur in designated spaces within the gated courtyard on the property.

The surrounding land uses primarily consist of single family residences and agricultural operations. The proposed project will be compatible with the

surrounding area in terms of visual character and aesthetics because the existing residence will remain the same size and appearance.

A trip generation analysis was conducted which concluded that the proposed project will generate 56 trips per day, an increase of 32 trips per day from the existing operation. This increase will not cause significant impacts in accordance with the County's Guidelines for Determining Significance for Transportation and Traffic and CEQA Guidelines, and further traffic analysis was not necessary. As detailed in the County's Report Format and Content Requirements for Transportation and Traffic, a project, such as this, that generates less than 200 daily trips is not required to prepare a Traffic Impact Study. The existing roads in the area have been determined to be sufficient to handle the traffic resulting from the proposed project. The project will not be required to pay into the County's Transportation Impact Fee (TIF) program as no building permit will be required.

It has been demonstrated that the proposed project will not have a harmful effect upon the neighborhood character as visual, traffic, and noise impacts have been addressed during the discretionary review process through design considerations and conditions of approval.

The project would not result in harmful noise impacts to the surrounding uses. Primary noise sources associated with the project include traffic related noise. There will be no use of generator units, no outdoor events and no use of amplified equipment that would exceed County noise standards. The project has been conditioned to require that all noise generating equipment and operations conform to the County Noise Ordinance.

The project would not result in light pollution to the surrounding areas. All proposed lighting will be required to comply with the County's Light Pollution Code. All light fixtures are required to be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to Section 6324 of the Zoning Ordinance and the Light Pollution Code.

When considering that potential visual, traffic, noise and lighting impacts have been addressed during the discretionary review process through design considerations and conditions of approval, and all potential impacts have been adequately addressed, it has been demonstrated that the proposed project will not have harmful effect upon desirable neighborhood character.

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

A trip generation analysis was conducted which concluded that the proposed project will generate 56 trips per day, an increase of 32 trips per day from the existing operation. This increase will not cause significant impacts in accordance with the County's Guidelines for Determining Significance for Transportation and Traffic and CEQA Guidelines, and further traffic analysis was not necessary. As detailed in the County's Report Format and Content Requirements for

Transportation and Traffic, a project, such as this, that generates less than 200 daily trips is not required to prepare a Traffic Impact Study. The existing roads in the area have been determined to be sufficient to handle the traffic resulting from the proposed project. The project will not be required to pay into the County's Transportation Impact Fee (TIF) program as no building permit will be required.

It has been demonstrated that the proposed project will not have a harmful effect upon the neighborhood character as visual, traffic, and noise impacts have been addressed during the discretionary review process through design considerations and conditions of approval.

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

The proposed project is to allow the operation of a senior group care facility, with a maximum of 14 guests, within an existing single-family residence. There is no proposed construction or expansion of the existing residence. The senior care facility is suitable for the site because it utilizes the existing five bedroom residence, and all associated parking will be accommodated on-site. Although there are no other similar facilities in the surrounding area, the proposed use would not result in the construction of additional structures, and is self-contained within the limits of the property. Therefore, the type and intensity of the proposed use would be harmonious with the surrounding area.

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

No relevant impacts were 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:*

The proposed project is subject to the General Plan Land Use Designation Village Residential (VR-4.3) Regional Category. The project is consistent with the Village General Plan Land Use Designation because it proposes a group care facility that would serve the housing needs of the County. The project is also consistent with the goals and policies within the General Plan, such as compatibility of uses with community character, wastewater disposal, and avoidance of environmental impacts.

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

Pursuant to CEQA Guidelines Section 15301, the project is exempt from CEQA because it involves the use of an existing single family residence as a group care home. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause a substantial change in the significance of historical resources and would not result in negative visual impacts to a scenic highway.

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ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. 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 lighting. No additional lighting is permitted. 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.

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 plans, specific permit conditions and approved building plans associated with this permit. No noise generating equipment 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.

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. 10410](#) 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 during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: 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 in May 2013. *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:

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED PROTECTION PROGRAM/susmppdf/lid_handbook_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.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 below. <http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 \(N.S.\)](#), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [Section 87.201 of Grading Ordinance](#).

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS

Planning & Development Services (PDS)			
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		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT’S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO PLANNING COMMISSION
 MARK WARDLAW, SECRETARY

BY:
 David Sibbet, Planning Manager

Project Planning Division
Planning & Development Services

cc: Mitchell Arnold, 9307 Tropico Drive, La Mesa, CA, 91941
Rebecca Chong, 9307 Tropico Drive, La Mesa, CA, 91941

email cc:
Ed Sinsay, Team Leader, Land Development/Engineering, PDS
David Sibbet, Planning Manager, Project Planning, PDS