

**Attachment B – Form of Decision Approving
Site Plan PDS2015-STP-15-004**

extended by the Director of Planning & Development Services at any time prior to the original expiration date. The request for an extension of time shall be filed prior to the expiration date and accompanied by the required filing fee.

.....

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 Site Plan. 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. 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. 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. GEN#1 FILING THE NOD/NOE AND F & W FEES

INTENT: In order to comply with Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Wildlife Code, fees to the California Department of Fish and Wildlife, for review of an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND), in association with processing of this permit, shall be paid. **DESCRIPTION OF REQUIREMENT:** To comply with State law, the applicant/owner must file the Notice of Determination (NOD) or Notice of Exemption (NOE), signed by the lead agency, and remit the required fees to the County Clerk's Office within five (5) working days of the date of approval. **DOCUMENTATION:** The applicant shall provide to

the Planning & Development Services, Zoning Counter, a copy of the filed NOD/NOE and the fee receipt showing that all fees have been paid. No permit can be issued if the NOD/NOE has not been filed and the Fish & Wildlife fees have not been paid. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit, the NOD/NOE shall be filed and Fish & Wildlife fees paid. **MONITORING:** The PDS Zoning Counter shall verify that the NOD/NOE has been filed and all fees have been paid.

4. **BIO#1 BIOLOGICAL RESOURCES**

INTENT: In order to protect sensitive biological resources, pursuant to the California Environmental Quality Act (CEQA) and the County of San Diego Resource Protection Ordinance (RPO), either a biological open space easement shall be granted within parcels APN 137-091-02-00 and/or 137-100-01-00 or habitat shall be purchased at an offsite mitigation bank. Table 1 provides the required mitigation for either option.

Vegetation Type	Impact Acreage	Mitigation Ratio	Mitigation Acreage
Disturbed (11300)	0.87	None	--
Big sagebrush scrub (35210)	0.20	2:1	0.40
Northern mixed chaparral (37130)	0.15	0.5:1	0.08
Red shank chaparral (37300)	0.52	1:1	0.52
Flat-topped buckwheat (32800)	0.45	2:1	0.90
Upper Sonoran subshrub scrub (3900)	0.16	1:1	0.16
Non-native grassland (42200)	1.15	0.5:1	0.58
Southern coast live oak riparian forest (61310)	0.52	3:1	1.56
TOTAL	4.02	--	4.2

DESCRIPTION OF REQUIREMENT: One of the following two options shall be selected to mitigate for biological impacts.

A. Open Space Easement

Grant to the County of San Diego by separate document, an open space easement. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exception(s) to this prohibition is:

- 1) Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding

dated February 26, 1997, (<http://www.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments thereto.

Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS.

- 3) Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the DEH.
- 4) Uses, activities, and placement of structures expressly permitted by the of Director of Planning & Development Services, whose permission may be given only after following the procedures and complying with all requirements applicable to an Administrative Permit pursuant to The Zoning Ordinance of the County San Diego.

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents.
MONITORING: The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PPD] for pre-approval. The [PDS, PPD] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PPD] for satisfaction of the condition.

B. Offsite Habitat Purchase

The applicant shall purchase habitat credit of 4.2 acres of habitat as indicated in Table 1 as follows:

- 1) The mitigation bank shall be approved by the California Department of Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
 - a) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 - b) If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
 - c) To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
 - d) An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

DOCUMENTATION: The applicant shall purchase the off-site mitigation credits and provide the evidence to the [PDS, PPD] for review and approval. It is recommended that the applicant submit the mitigation proposal to the [PDS, PPD], for a pre-approval.
MONITORING: The [PDS, PCC] shall review the mitigation purchase for compliance with

this condition. Upon request from the applicant [PDS, PCC] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed.

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 easements shall be recorded or the offsite habitat purchase shall be completed.

5. CULT#1 ARCHAEOLOGICAL MONITORING

INTENT: In order to mitigate for potential impacts to subsurface, buried archaeological resources, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the California Environmental Quality Act (CEQA).

DESCRIPTION OF REQUIREMENT: A Project Archaeologist shall be engaged to perform cultural resource monitoring and a potential data recovery program during all earth-disturbing activities. The archaeological monitoring program shall include but is not limited to the following:

- A. The Project Archaeologist shall perform the monitoring duties before, during and after construction as identified below. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed.
- B. The Project Archaeologist shall provide evidence that a Cupeño Native American has been contracted to perform Native American Monitoring for the project.
- C. The Project Archaeologist and Cupeño Native American monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program.
- D. The Project Archaeologist and Cupeño Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Cupeño Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Cupeño Native American Monitor.
- E. In the event that previously unidentified potentially significant cultural resources are discovered:
 - 1) The Project Archaeologist or the Cupeño Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
 - 2) At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
 - 3) The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Cupeño Native American Monitor, shall determine the significance of the discovered resources.

- 4) Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
 - 5) Isolates and clearly non-significant deposits shall be minimally documented in the field.
 - 6) Should the cultural materials for isolates and non-significant deposits not be collected by the Project Archaeologist, then the Cupeño Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
 - 7) A Research Design and Data Recovery Program to mitigate impacts to significant cultural resources shall be prepared by the Project Archaeologist in coordination with the Cupeño Native American Monitor. The Research Design and Data Recovery Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources.
 - 8) The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods.
- F. If any human remains are discovered:
- 1) The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 - 2) Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
 - 3) If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
 - 4) The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 - 5) The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
 - 6) Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- G. Upon conclusion of field work, if archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the laboratory analysis, and disposition of cultural materials.

If no cultural resources are discovered, a brief letter to that effect must be submitted stating that the earth disturbing activities have been completed. Daily Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance and MOU to the [PDS, PPD]. **TIMING:** 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. **MONITORING:** The [PDS, PPD] shall review the contract or letter of acceptance and MOU for compliance with this condition.

6. PALEO#1 PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the Mitigation Monitoring and Reporting Program pursuant to PDS2015-STP-15-004, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site has high levels of sensitive Paleontological resources and will excavate less than 2,500 cubic yards, as such paleontological monitoring by the either the construction contractor or archaeological monitor is required. All construction activities are subject to the [County of San Diego Grading Ordinance Section 87.430](#), if any significant resources (Fossils) are encountered during construction activities. The Paleontological Monitoring Program shall include the following:

- A. The contractor or archaeological monitor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.
- B. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the [San Diego County Guidelines for Determining Significance for Paleontological Resources](#).

TIMING: The required actions shall occur throughout the duration of the construction. **MONITORING:** The [PDS, PPD] shall make sure that the contractor or archaeological monitor is on-site performing the Monitoring duties of this condition.

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

7. CULT#2 CULTURAL RESOURCES REPORT – FINAL REPORT

INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- A. DPR Primary and Archaeological Site forms.
- B. Daily Monitoring Logs

C Evidence that the disposition of all cultural materials has been completed which may include but is not limited to the following:

- 1) Prehistoric archaeological materials collected during the archaeological monitoring program shall be submitted and curated at a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- 2) Historic materials shall be curated at a San Diego curation facility, as identified above, and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

D. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance this condition and the report format guidelines.

8. PALEO#2 PALEONTOLOGICAL MONITORING – FINAL REPORT

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2015-STP-15-004, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

- A. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#).
- B. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the letter report to PDS for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection ([Grading Ordinance SEC 87.421.a.2](#)), the letter report shall be completed. **MONITORING:** PDS shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDC] that the requirement is completed.

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

9. 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 plot plan. This includes, but is not limited to maintaining the following: all fencing, trails, and driveways areas,. 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. 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. **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.

The following conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

Condition(s): 4, 5, 6, 7, 8

.....

SITE PLAN FINDINGS

- a. That the proposed development meets the intent and specific standards and criteria prescribed in Sections 5700 et seq. and 7150 et seq. of The Zoning Ordinance because the development is compatible with adjacent land uses. This permit is for a protective fence. Fences are present in the surrounding area including the adjacent resort that has a chain link along the perimeter of its property.
- b. That the proposed development is compatible with the North Mountain Subregional Plan and the Greater Warner Springs Community Plan because the installation of ranch style protective fencing would retain the rural character of the area, would prevent the degradation of resources and provide for the preservation of resources.
- c. That any applicable standards or criteria waived by the Director pursuant to Section 7158d have been or will be fulfilled by the condition or conditions of a Use Permit or Variance. No standard or criteria has been waived.
- d. That the proposed development complies with the "H" Special Area Designator. The project was considered by the County of San Diego Historic Site Board who made a recommendation of approval of the project with revision. The requested revision of ranch style fencing along the Los Tules neighborhood has been incorporated into the project.

.....

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:

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 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.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.

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; <http://www.usace.army.mil/>
Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; <http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; <http://www.dfg.ca.gov/>

NOTICE : The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 6010 Hidden Valley Rd, Carlsbad, CA 92011-4219, (760) 431-9440, <http://www.fws.gov/>.

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 October 25, 2018.

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 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.

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 Director, the decision may be appealed to the Planning Commission in accordance with [Section 7166 of the County Zoning Ordinance](#). An appeal shall be filed 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.

PLANNING & DEVELOPMENT SERVICES
 MARK WARDLAW, DIRECTOR

BY: 
 David Sibbet, Planning Manager
 Project Planning Division

- cc: David Bantz, P.O. Box 4, Warner Springs, CA 92086
 Joseph Blonski, 2156 Via Tiempo, Cardiff, CA 92007
 Corey Buhrer, 31322 Camino Chico, Warner Springs, CA 92086
 Don Burgess, P.O. Box 38, Warner Springs, CA 92086
 Bruce & Alana Coons, 2475 San Diego Avenue, San Diego, CA 92110
 Gene Doxey, P.O. Box 321, Santa Ysabel, CA 92070
 Jon Golenbaum, P.O. Box 190, Warner Springs, CA 92086
 Gerald & Kathy Fishkin, P.O. Box 14, Warner Springs, CA 92086
 Kathryn Fletcher, P.O. Box 188, Warner Springs, CA 92086
 Deborah Hauser, 2156 Via Tiempo, Cardiff, CA 92007
 Oliver Hefler, P.O. Box 4, Warner Springs, CA 92007
 David Hemelstrand, P.O. Box 423, Warner Springs, CA 92086
 Diane Hemelstrand, 6141 Paseo Palero, Carlsbad, CA 92009
 George Kettenburg, 32659 Camino Orta, Warner Springs, CA 92086
 Jim & Susan Laslavic, 32606 Camino Ortega, Warner Springs, CA 92086
 Charles & Janie Meyer, P.O. Box 155, Warner Springs, CA 92086
 Steve Monfort, P.O. Box 134, Warner Springs, CA 92086
 Andre & Louise Peron, 32347 Camino San Ignacio, Warner Springs, CA 92086
 Lawrence Peabody, 26420 Paradise Valley Road, Warner Springs, CA 92086

Russell Vause, 32221 Camino San Ignacio, Warner Springs, CA 92086
David Langley, 6141 Paseo Palero, Carlsbad, CA 92009
Save Our Heritage Organization, 2475 San Diego Avenue, San Diego, CA 92110
Los Tules Property Owners Association, P.O. Box 38, Warner Springs, CA 92086
Warner Springs Historical Society, P.O. Box 188, Warner Springs, CA 92086
Brian Mooney, RICK Engineering, 5620 Friars Road, San Diego, CA 92110

email cc:

Donna Beddow, Project Manager, Project Planning, PDS
Glen Gundert, PDCI, DPW

Attachment: Red Lined Plot Plan

FILED IN THE OFFICE OF THE COUNTY CLERK

San Diego County on OCT 29 2018

Posted OCT 29 2018 Removed DEC 11 2018

Returned to agency on DEC 11 2018

Deputy 