



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: February 19, 2014

REPORT NO. HO 14-007

ATTENTION: Hearing Officer

SUBJECT: **SOUTHWEST FEED & GRAIN**  
PTS# 210874

LOCATION: 2671 Monument Road

APPLICANT: William Kreinbring, Applicant

### SUMMARY

Issue(s): Should the Hearing Officer approve, modify or deny a Conditional Use Permit and Coastal Development Permit to renew an expired permit for retail sales and storage of animal feed on a 3.70 acre site at 2671 Monument Road in the AR-1-1 Zone within the Tijuana River Valley Community Plan in Council District 8?

Staff Recommendation(s) – Approve Conditional Use Permit No. 778487 and Coastal Development Permit No 1241831.

Community Planning Group Recommendation – There is no recognized community planning group for this community. On September 19, 2011 San Ysidro Community Planning Group voted 13:0:0 to recommend approval of the proposed project, without conditions.

Environmental Review: A prior Negative Declaration No. 99-0308 was prepared and certified for the original project. The current application was reviewed by the Environmental Analysis Section and was determined, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162(a), that: (1) no substantial changes are proposed to the project which would require major revisions of the previous Negative Declaration; (2) no substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous Negative Declaration; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous Negative Declaration was certified. Therefore, no subsequent Negative Declaration or other environmental document is required for the current application, as all potential impacts resulting from implementation of the project were adequately addressed and disclosed in Negative Declaration No. 99-0308.

## BACKGROUND

The Tijuana River Valley Community Plan Land Use map identifies the site for agricultural uses (Attachment 1). The site is located at 2671 Monument Road in the AR-1-1 Zone, formerly known as the A-1-10 Zone (Attachment 2). The site is developed with an existing animal feed and grain business and is surrounded by other properties developed with agricultural and residential uses (Attachment 3).

On June 23, 1999 the City of San Diego approved Coastal Development/Hillside Review/Conditional Use Permit No. 99-0308 to allow the existing animal feed and grain business and improvements to the site. The approved permit had an expiration date of June 23, 2009. On April 22, 2011 consultants for the applicant filed application for a Conditional Use Permit and Coastal Development Permit to allow the existing business and improvements to continue and be maintained.

## DISCUSSION

The Southwest Feed and Grain project would maintain all existing improvements permitted by the original Coastal Development/Hillside Review/Conditional Use Permit No. 99-0308 (Attachment 4) and would continue to operate an animal feed processing facility and limited retail sales at 2671 Monument Road in the Tijuana River Valley Community Plan area. The facility would include and maintain existing landscaping, fencing and other minor improvements related to the retail operation of the feed and grain business. The existing structures include an office building of 950 square feet, a one-story residence of 650 square feet, a steel container, a molasses tank, three existing manufactured trailers, and a covered storage area. The current application would allow one additional covered storage area of approximately 1,276 square feet, new parking, pavement and ADA path of travel from the restroom in the office building to the parking area (Attachment 5).

In addition to allowing the continuation of an existing business and permitted structures, the current application proposes to resolve an unpermitted structure erected on the site. The proposed covered storage area of approximately 1,276 square feet was erected on the site without the benefit of legal building permit or entitlements and the current application proposes to resolve this situation. No other improvements are proposed with the current application and all undeveloped areas of the site would be protected by compliance with the conditions of approval.

## Conclusion

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the proposed Conditional Use Permit and Coastal Development Permit (Attachment 6). The draft Conditional Use Permit No. 778487 and Coastal Development Permit No 1241831 is provided as Attachment 7. Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Conditional Use Permit No. 778487 and Coastal Development Permit No 1241831, **with modifications.**
2. Deny Conditional Use Permit No. 778487 and Coastal Development Permit No 1241831, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



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John S. Fisher  
Development Project Manager

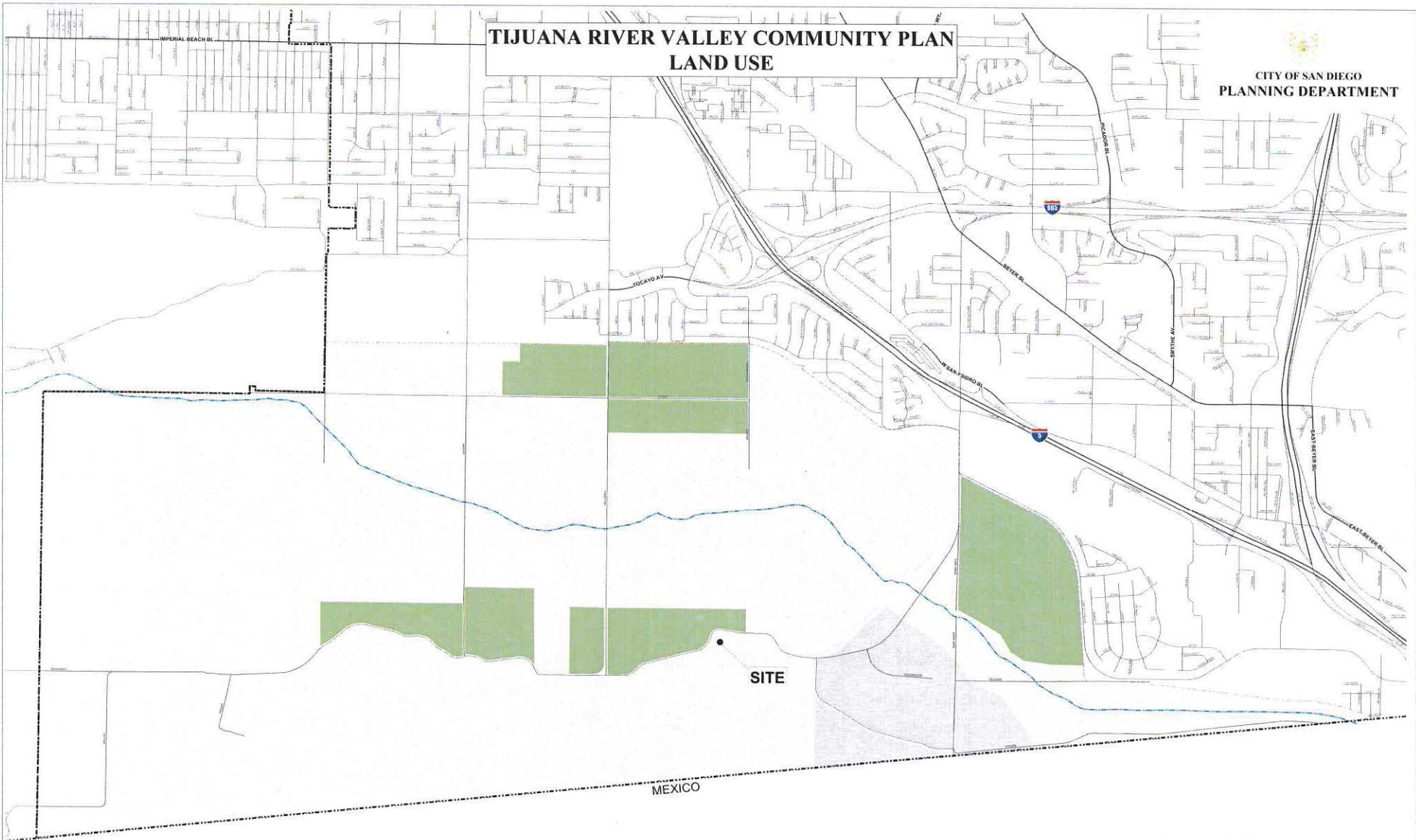
Attachments:

1. Community Plan Land Use Map
2. Aerial Photograph
3. Project Location Map
4. Photographs of existing site
5. Copy of Conditional Use Permit No. 99-0308
6. Project Plans
7. Draft Permit Resolution with Findings
8. Draft Permit with Conditions
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement

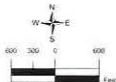


# TIJUANA RIVER VALLEY COMMUNITY PLAN LAND USE

CITY OF SAN DIEGO  
PLANNING DEPARTMENT



- Legend**
- Multi-Species Conservation Open Space
  - Other Community Open Space / Agriculture
  - Utility
  - Military
  - Community Plan Boundary





bing Maps

My Notes

On the go? Use [m.bing.com](http://m.bing.com) to find maps, directions, businesses, and more



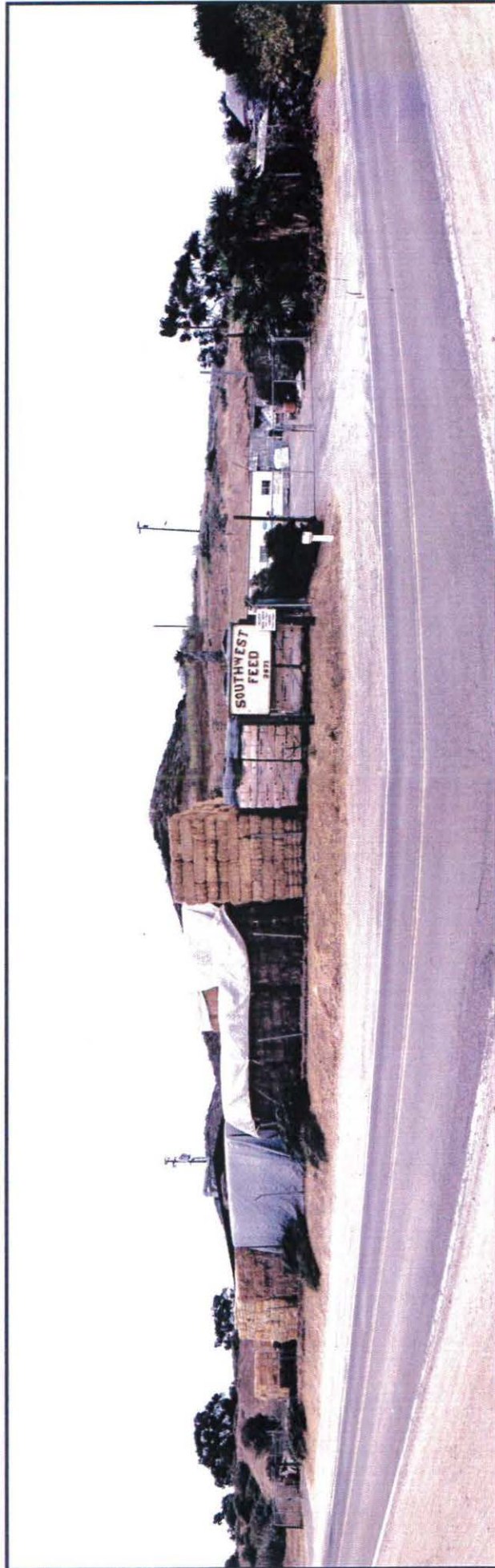
Bird's eye view maps can't be printed, so another map view has been substituted.



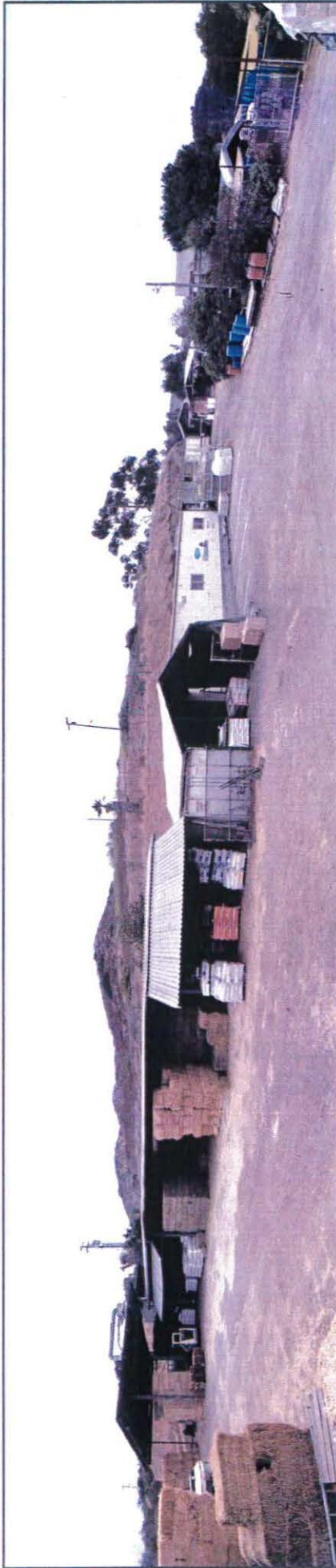


To see all the details that are visible on the screen, use the "Print" link next to the map.



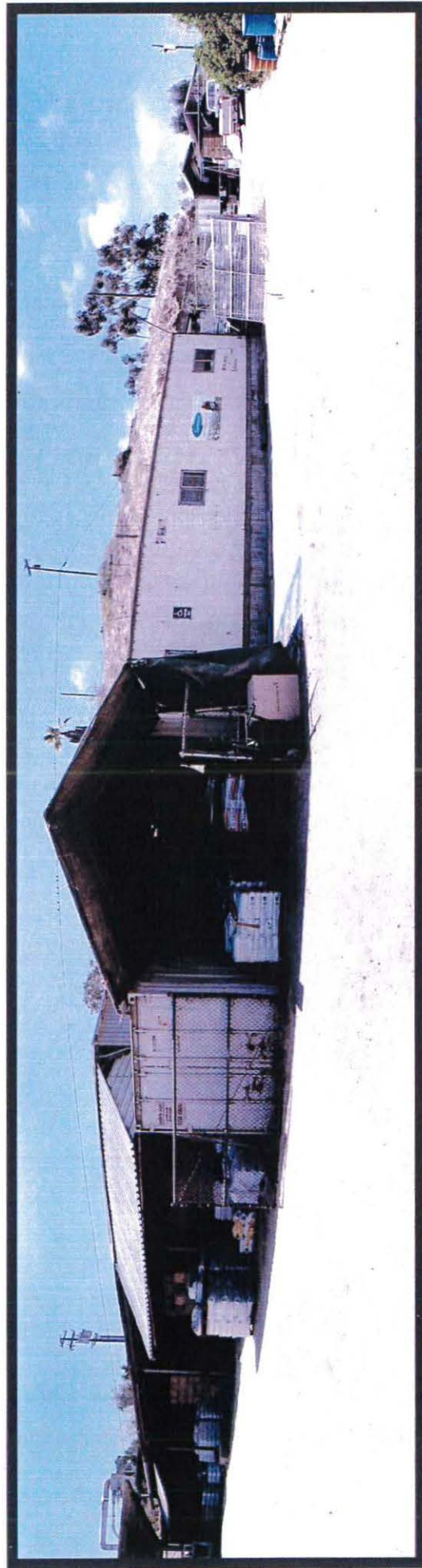


**Subject Property Facing North**



**Subject Property Facing South**





Subject Buildings... Zoomed

RECORDING REQUESTED BY  
CITY OF SAN DIEGO  
PLANNING & DEVELOPMENT REVIEW

AND WHEN RECORDED MAIL TO  
PERMIT INTAKE  
MAIL STATION 501

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: 44.00



1999-0559571

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ATTACHMENT 5

COASTAL DEVELOPMENT/HILLSIDE REVIEW AND CONDITIONAL USE PERMIT  
NO. 99-0308  
**SOUTHWEST FEED, GRAIN AND HAY**  
CITY MANAGER

This Permit, is granted by the City Manager of the City of San Diego to CARREY J. NELSON AND KATHLEEN O. NELSON, TRUSTEES OF THE NELSON REVOCABLE TRUST, Individual Owners, Owner/Permittee/Lessor and WILLIAM AND SARAH KREINBRING, Applicant/Permittee/Lessee pursuant to Sections 105.0202, 101.0454, and 101.0510 of the Municipal Code of the City of San Diego. The 3.7 acre site is located at 2671 Monument Road in the A-1-10 Zone of the Tia Juana River Valley Community Plan Area. The project site is legally described as a Portion of Section 3, Township 19 South, Range 2 West, San Bernardino Base Meridian, according to United States Government Survey approved February 25, 1870.

Subject to the terms and conditions set forth in this permit, permission is granted to Owners/Permittees to accommodate the relocation of an existing animal feed processing facility and limited retail sales (animal supplies) facility. Said facility to include office and residential uses within existing structures, hay storage, hay/feed processing, limited retail uses related to animal feed and supplies, milling, off-street parking and associated landscaping and fencing described as, and identified by size, dimension, quantity, type and location on the approved Exhibits "A", dated June 23, 1999, on file in the Office of Planning and Development Review. The facility shall include:

- a. Building No. 1 - One 24' x 60' (1,440 square-feet) manufactured metal modular building to be used for retail sales and storage of animal feed and related products; and
- b. Building No. 2 - One 50' x 100' (5,000 square-feet) manufactured metal modular building to be used for feed and hay storage, and milling equipment; and
- c. Molasses tank to be located adjacent to Buildings 1 and 2; and
- d. Existing one-story structures (950 sq. ft. and 650 sq. ft.) to be used for office and residential uses only; and
- e. Landscaping (planting, irrigation and landscape related improvements); and

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- f. Off-street parking facilities; and
- g. Accessory improvements including perimeter fencing and gates; and
- h. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Community Plan, California Environmental Quality Act guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this permit, and any other applicable regulations of the Municipal Code in effect for this site.

No further development of the site shall be permitted beyond that described in this permit and indicated on the site plan. Development shall only be permitted on the northerly portion of the site as indicated on the site plan by a red line. A deviation from the fencing regulations of the Municipal Code is being provided to accommodate a maximum 6'-0" high chain link fencing and gates within the front setback.

1. Construction must commence and be pursued in a diligent manner within 12 months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within 12 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decisionmaker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this permit be conducted on the premises until:
  - a. The Permittee signs and returns the Permit to Planning and Development Review; and
  - b. The Permit is recorded in the office of the San Diego County Recorder.
3. Unless this permit has been revoked by the City of San Diego the property included by reference within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless otherwise authorized by the City Manager.
4. This permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.
5. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.
6. Issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.)



7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. Before issuance of any building permits, complete working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated June 23, 1999, on file in the Office of Planning and Development Review. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new Permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the Permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove or modify the proposed Permit and the condition(s) contained therein.

10. This Conditional Use Permit and corresponding use of this site shall expire on June 23, 2009. Upon expiration of this permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit.

11. Prior to the expiration date of this Conditional Use Permit, the Permittee may submit a new Conditional Use Permit application to the City Manager for consideration with review and a decision by the appropriate decisionmaker at that time.

12. This Coastal Development, Hillside Review and Conditional Use Permit shall become effective on the eleventh working day following receipt by the Coastal Commission of the Notice of Final Action, following all appeals.

#### **ENGINEERING REQUIREMENTS:**

13. The property owner shall enter into an agreement with the City waiving the right to oppose special assessment proceedings initiated for half-width improvements for Monument Road.

14. Prior to issuance of any Certificate of Occupancy or final inspection, the applicant shall conform to requirements of the Municipal Code pertaining to "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.

**TRANSPORTATION DEVELOPMENT REQUIREMENTS:**

15. Prior to issuance of any Certificate of Occupancy or final inspection, the Applicant shall provide 5 feet of Irrevocable Offer of Dedication (IOD) along the property frontage on Monument Road.

16. All gates shall remain open at all times during the operation hours of the site.

**PLANNING/DESIGN REQUIREMENTS:**

17. No fewer than twelve (12) off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibits "A," dated June 23, 1999, on file in the Office of Planning and Development Review. Parking spaces shall comply at all times with Division 8 of the Municipal Code and shall not be converted for any other use unless otherwise authorized by the City Manager.

18. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

19. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

20. A topographical survey conforming to the provisions of the Municipal Code may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this permit or a regulations of the underlying zone. The cost of any such survey shall be borne by the permittee.

21. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

22. All signage associated with this development shall be consistent with signage noted on Exhibit 'A' dated June 23, 1999.

23. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.

24. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.
25. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.
26. No merchandise, material or equipment shall be stored on the roof of any building.

**LANDSCAPE REQUIREMENTS:**

27. Prior to issuance of any building permit, complete landscape construction documents, including plans, details and specifications (including a permanent automatic irrigation system unless otherwise approved), shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit 'A', Landscape Concept Plan, dated June 23, 1999, on file in the Office of Planning and Development Review. No change, modification or alteration shall be made unless appropriate application or amendment of this Permit shall have been granted.
28. Prior to issuance of any Certificate of Occupancy it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections.
29. All required landscape shall be maintained in a disease, weed and litter free condition at all times and shall not be modified or altered unless this Permit has been amended.
30. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved plans within 30 days of completion of construction by the Permittee.
31. All landscape and irrigation shall conform to the standards of the City of San Diego's Landscape Technical manual. All required landscape areas shall be maintained by the owner. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

APPROVED by the City Manager of the City of San Diego on June 23, 1999.



ALL-PURPOSE CERTIFICATE

Type/Number of Document CDP/HRP/CUP  
Date of Approval June 23, 1999

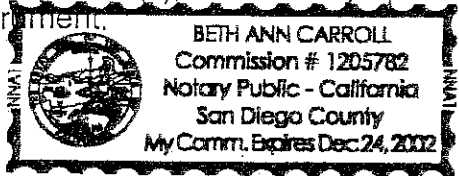
STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

William C. Tripp  
WILLIAM C. TRIPP, Development Project Manager

On 8-10-99 before me, BETH ANN CARROLL (Notary Public), personally appeared WILLIAM C. TRIPP, Development Project Manager of Planning and Development Review of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Beth Ann Carroll  
BETH ANN CARROLL



(Seal)

ALL-PURPOSE CERTIFICATE

OWNER(S)/PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED OWNER(S)/PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF OWNER(S)/PERMITTEE(S) THEREUNDER.

Signed Carrey Dunelson  
CARREY DUNELSON

Signed Kathleen O. Nelson  
KATHLEEN O. NELSON

Signed William Kreinbring 7-01-99  
WILLIAM KREINBRING

Signed Sarah Kreinbring 7-01-99  
SARAH KREINBRING

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

On July 1, 1999 before me, Sharon K. Spearman (Name of Notary Public) personally appeared William Kreinbring + Sarah Kreinbring, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Sharon K. Spearman

(Seal)

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }  
County of Orange } ss.

On 7-6-99, before me, Elaine M. Capps Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Carrey J. Nelson and Kathleen D. Nelson  
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Elaine M. Capps  
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document Coastal Development / Seaside  
Title or Type of Document: Review & Conditional Use Permit No. 99-0308

Document Date: \_\_\_\_\_ Number of Pages: 6

Signer(s) Other Than Named Above: William Kreinbring and Doral Heisbring

Capacity(ies) Claimed by Signer

Signer's Name: Carrey J. Nelson & Kathleen D. Nelson

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: Owners / Permittees

Signer Is Representing: self



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CITY MANAGER  
 RESOLUTION NO. D-1054  
 COASTAL DEVELOPMENT, HILLSIDE REVIEW AND CONDITIONAL USE PERMIT  
 NO. 99-0308  
**SOUTHWEST FEED, GRAIN AND HAY**

WHEREAS, CARREY J. NELSON AND KATHLEEN O. NELSON, TRUSTEES OF THE NELSON REVOCABLE TRUST, Individual Owners, Owner/Permittee/Lessor and WILLIAM AND SARAH KREINBRING, Applicant/Permittee/Lessee, filed an application with the City of San Diego for a permit to accommodate the relocation of an existing animal feed processing facility and limited retail sales (animal supplies) facility consisting of office and residential uses within existing structures, and hay storage, hay/feed processing and limited retail uses related to animal feed and supplies, to be located within two proposed structures, and off-street parking and associated landscaping (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 99-0308), on an approximate 1.5 acre portion of a partially disturbed 3.7 acre site and;

WHEREAS, the project site is located at 2671 monument Road in the A-1-10 Zone of the Tia Juana River Valley Community Plan Area and;

WHEREAS, the project site is legally described as a Portion of Section 3, Township 19 South, Range 2 West, San Bernardino Base Meridian, according to United States Government Survey approved February 25, 1870, and;

WHEREAS, on June 23, 1999, the City Manager of the City of San Diego considered Coastal Development, Hillside Review and Conditional Use Permit No. 99-0308 pursuant to Sections 105.0202, 101.0454, and 101.0510 of the Municipal Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the City Manager of the City of San Diego as follows:

That the City Manager adopts the following written Findings, dated June 23, 1999.

- I. COASTAL DEVELOPMENT PERMIT ~ (Municipal Code Section 105.0208)**
- A. THE PROPOSED DEVELOPMENT WILL NOT ENCROACH UPON ANY EXISTING PHYSICAL ACCESSWAY LEGALLY UTILIZED BY THE GENERAL PUBLIC OR ANY PROPOSED PUBLIC ACCESSWAY IDENTIFIED IN AN ADOPTED LCP LAND USE PLAN; NOR WILL IT OBSTRUCT VIEWS TO AND ALONG THE OCEAN AND OTHER SCENIC COASTAL AREAS FROM PUBLIC VANTAGE POINTS.**



The proposed development is located on Monument Road within the Tia Juana River Valley Community Plan Area, on a northerly portion of a partially developed 3.7 acre site. The site and related development is not located on or near any existing accessway legally utilized by the public or any proposed public accessway identified in the adopted LCP Land Use Plan and will therefore not encroach upon one. There are no views to or along the ocean from the site and there are no public vantage points identified near the area. Therefore, the proposed development will not encroach upon any existing physical accessway legally utilized by the public or any proposed public accessway identified in an LCP Land Use Plan; nor will it obstruct views to or along the ocean and other scenic coastal areas from public vantage points.

**B. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT IDENTIFIED MARINE RESOURCES, ENVIRONMENTALLY SENSITIVE AREAS, OR ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES.**

There are no marine resources, environmentally sensitive areas, or archaeological or paleontological resources on the portion of the site to be developed. All proposed development will avoid steeper portions of the site located to the south, and no grading is proposed. Therefore, the proposed development will not adversely affect marine resources, environmentally sensitive areas, or archaeological or paleontological resources. A Negative Declaration has been prepared in accordance with California Environmental Quality Act (CEQA) Guidelines.

**C. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REQUIREMENTS RELATED TO BIOLOGICALLY SENSITIVE LANDS AND SIGNIFICANT PREHISTORIC AND HISTORIC RESOURCES AS SET FORTH IN THE RESOURCE PROTECTION ORDINANCE, CHAPTER X, SECTION 101.0462 OF THE SAN DIEGO MUNICIPAL CODE, UNLESS BY THE TERMS OF THE RESOURCE PROTECTION ORDINANCE, IT IS EXEMPTED THEREFROM.**

The proposed development, located on a northerly portion of a previously disturbed 3.7 acre site avoids all biologically sensitive lands. No significant historic resources are located on the site. Therefore, a Resource Protection Ordinance Permit is not required for this development, located within the Coastal Zone.

**D. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT IDENTIFIED RECREATIONAL OR VISITOR-SERVING FACILITIES OR COASTAL SCENIC RESOURCES.**

No recreational or visitor serving facilities or coastal scenic resources are located on or adjacent to the proposed site. Therefore, the proposed development will not adversely

affect recreational or visitor-serving facilities or coastal scenic resources. The project is located on the south side of Monument Road within the Tia Juana River Valley. The relocation of this facility from another site approximately one mile to the east will have no adverse impact on recreational or visitor-serving facilities or coastal scenic resources.

- E. THE PROPOSED DEVELOPMENT WILL BE SITED AND DESIGNED TO PREVENT ADVERSE IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITATS AND SCENIC RESOURCES LOCATED IN ADJACENT PARKS AND RECREATION AREAS, AND WILL PROVIDE ADEQUATE BUFFER AREAS TO PROTECT SUCH RESOURCES.**

The proposed project is not located adjacent to any parks and recreational areas and will therefore not adversely affect these resources, nor will the project adversely affect buffer areas designed to protect such resources. The proposed development has been sited and designed to prevent adverse impacts to environmentally sensitive habitats located off-site.

- F. THE PROPOSED DEVELOPMENT WILL MINIMIZE THE ALTERATIONS OF NATURAL LANDFORMS AND WILL NOT RESULT IN UNDUE RISKS FROM GEOLOGIC AND EROSIONAL FORCES AND/OR FLOOD AND FIRE HAZARDS.**

The proposed project is not located adjacent to any parks and recreational areas. Therefore, the proposed development will not adversely affect environmentally sensitive habitats and scenic resources located in adjacent parks and recreational areas, nor will the project adversely affect buffer areas to protect such resources.

- G. THE PROPOSED DEVELOPMENT WILL BE VISUALLY COMPATIBLE WITH THE CHARACTER OF THE SURROUNDING AREA, AND WHERE FEASIBLE, WILL RESTORE AND ENHANCE VISUAL QUALITY IN VISUALLY DEGRADED AREAS.**

The property is located at 2671 Monument Road within the A-1-10 Zone. Portions of the 3.7 acre site have been previously disturbed and developed with two structures used as single-family residences, and associated accessory uses. Other properties located within the Tia Juana River Valley Community are similarly developed.

- H. THE PROPOSED DEVELOPMENT WILL CONFORM WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN, THE LOCAL COASTAL PROGRAM, AND ANY OTHER APPLICABLE ADOPTED PLANS AND PROGRAMS IN EFFECT FOR THIS SITE.**

The proposed development will consist of limited retail (animal feed products) and feed processing uses. This site is designated for agricultural use by the Tia Juana River Valley Community Plan, and current zoning designation of A-1-10. The Conditional Use Permit will accommodate the requested commercial use(s) associated with agriculture.

**II. HILLSIDE REVIEW PERMIT ~ (Municipal Code Section 101.0454)**

- A. THE SITE IS PHYSICALLY SUITABLE FOR THE DESIGN AND SITING OF THE PROPOSED STRUCTURE(S) AND WILL RESULT IN THE MINIMUM DISTURBANCE OF SENSITIVE AREAS.**

Development of the property with the proposed modular buildings is designed to be for a temporary period and to have a minimal impact on the site, and no grading is proposed. The majority of the site area to be utilized is located outside of the Hillside Review Overlay Zone, which occupies a significant remaining southerly portion of the site. All sensitive areas of the site and adjacent properties are avoided by the proposed development.

- B. THE GRADING PROPOSED IN CONNECTION WITH THE DEVELOPMENT WILL NOT RESULT IN SOIL EROSION, SILTING OF LOWER SLOPES, SLIDE DAMAGE, FLOODING, SEVERE SCARRING OR ANY OTHER GEOLOGICAL INSTABILITY WHICH WOULD AFFECT HEALTH, SAFETY AND GENERAL WELFARE AS APPROVED BY THE CITY ENGINEER.**

No grading is proposed in conjunction with the proposed development, which is to be placed on previously disturbed portions of the property. Parking areas will be paved in accordance with requirements of the Municipal Code, and drainage will be directed toward the existing right-of-way on Monument Road. Steeper slopes located on southerly portions of the site will be avoided. The limited development of the site is not anticipated to result in or significantly contribute to soil erosion, silting of lower slopes, slide damage, flooding, severe scarring or any other geological instability which would affect health, safety and/or general welfare as approved by the City Engineer.

- C. THE PROPOSED DEVELOPMENT RETAINS THE VISUAL QUALITY OF THE SITE, THE AESTHETIC QUALITIES OF THE AREA AND THE NEIGHBORHOOD CHARACTERISTICS BY UTILIZING PROPER STRUCTURAL SCALE AND CHARACTER, VARIED ARCHITECTURAL TREATMENTS, AND APPROPRIATE PLANT MATERIAL.**

Proposed development consists of metal modular storage buildings to be located on the site for a temporary period of ten years. Development is designed to be of a temporary nature to minimize impacts to the site. Landscaping will be provided to enhance

aesthetic qualities of the area to the extent practicable. Development regulations of the A-1 Zone and guidelines of the applicable community plan for the area do not specify nor regulate aesthetics nor architectural treatments. The scale of the proposed site development is compatible with the area, utilizing existing one-story structures, and modular structures approximately 17 feet in height.

- D. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE OPEN SPACE ELEMENT OF THE CITY'S PROGRESS GUIDE AND GENERAL PLAN, THE OPEN SPACE AND SENSITIVE LAND ELEMENT OF THE APPLICABLE COMMUNITY PLAN, ANY OTHER ADOPTED APPLICABLE PLAN IN EFFECT FOR THIS SITE, AND THE ZONE. THE APPLICANT HAS DISCUSSED THE FEASIBILITY OF OPEN SPACE DEDICATIONS OR EASEMENTS WITH APPROPRIATE CITY STAFF.**

The site is zoned A-1-10 and designated for agricultural use in the applicable community plan. The Municipal Code allows utilization of a Conditional Use Permit to accommodate commercial uses associated with agriculture. Site development will comply with relevant regulations of the A-1 Zone and applicable Municipal Code regulations. Staff has determined that acquisition of open space dedications or easements are not feasible nor desirable for this site, and that no public benefit would be derived. This determination is due to the temporary nature of the proposed use and the disturbed condition of the site.

- E. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE QUALITATIVE GUIDELINES AND CRITERIA AS SET FORTH IN DOCUMENT NO. RR-262129, "HILLSIDE DESIGN AND DEVELOPMENT GUIDELINES."**

The proposed development will be sited on previously disturbed portions of the property and located adjacent to the existing public right-of-way and paved portion of Monument Road. Steeper portions of the site located within the Hillside Review Overlay Zone will be avoided. Therefore the proposed development has been determined to be in conformance with the Hillside Design and Development Guidelines.

**III. CONDITIONAL USE PERMIT ~ (MUNICIPAL CODE SECTION 101.0510)**

- A. THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE NEIGHBORHOOD, THE GENERAL PLAN, OR THE COMMUNITY PLAN, AND, IF CONDUCTED IN CONFORMITY WITH THE CONDITIONS PROVIDED BY THE PERMIT, WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA; AND**



Due to the limited scope, and temporary nature and term of the proposed use to a previously disturbed portion of the site, no adverse impacts to the neighborhood, the general plan, or the community plan are anticipated. The project has been reviewed for conformance with the development regulations of the A-1-10 Zone. A deviation is being granted to the fence regulations to allow fencing to exceed three feet in height within the front setback. This deviation is necessary to accommodate security concerns related to the relocation of the business to this site. Conditions have been added to the permit which require that gates associated with said fencing to remain open during hours of operation. The fence location has been reviewed and determined to not present conflicts with traffic circulation patterns. No detrimental impacts to the health, safety or general welfare are anticipated.

**B. THE PROPOSED USE, WILL COMPLY WITH ALL THE RELEVANT REGULATIONS IN THIS CODE.**

Conditions have been incorporated into the permit to regulate the operation of the business and ensure compliance with applicable provisions of the Municipal Code. Provided that these conditions are met and the business conducted in the manner described, no conflicts with any regulations of applicable codes or plans are foreseen.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the City Manager, Coastal Development/Hillside Review and Conditional Use Permit No. 99-0308 is hereby GRANTED by the City Manager to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 99-0308, a copy of which is attached hereto and made a part hereof.

  
 WILLIAM C. TRIPP  
 Development Project Manager  
 Planning and Development Review

Adopted on: June 23, 1999

ORIGINAL

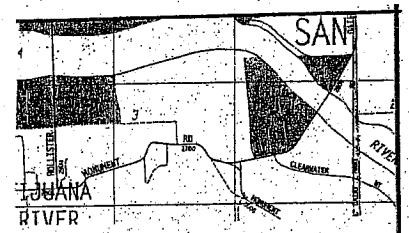
LEGEND:

1. DIRECTION OF RUNOFF FLOW

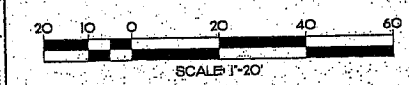
- NO GRADING IS PROPOSED.
- NO UNDERGROUNDING OR TRENCHING IS PROPOSED.
- NO SOIL DISTURBANCE IS PROPOSED EXCEPT FOR INSTALLATION OF A/C PAVING FOR 10 REQUIRED PARKING SPACES
- OWNER SHALL GRANT TO THE CITY OF SAN DIEGO A 5'-0" WIDE IRREVOCABLE OFFER OF DEDICATION ALONG THE WEST FRONTAGE ALONG MONUMENT ROAD, SATISFACTORY TO THE CITY ENGINEER.

CONDITIONS OF APPROVAL

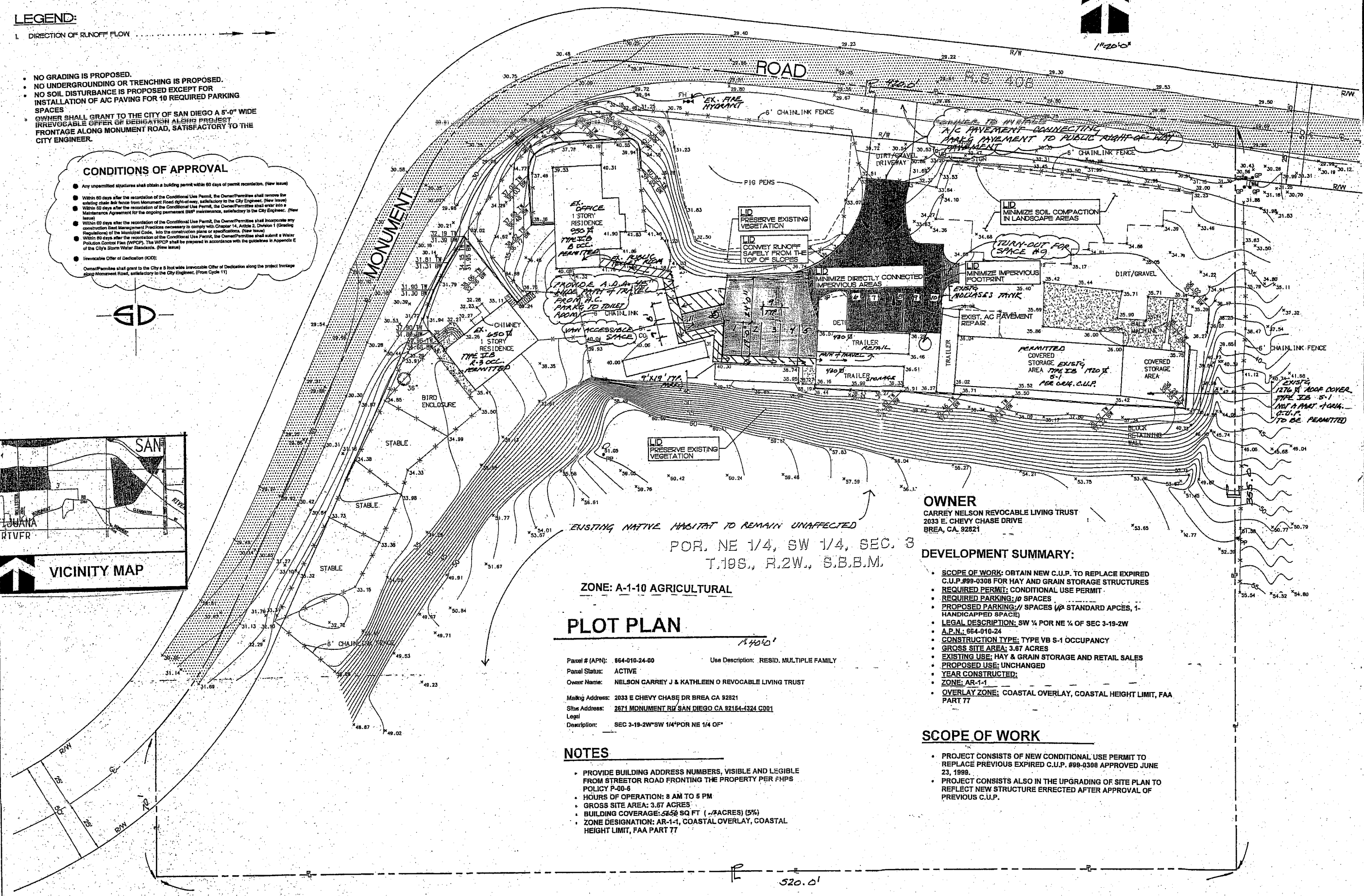
- Any unpermitted structures shall obtain a building permit within 60 days of permit recodification. (New Issue)
- Within 60 days after the recodification of the Conditional Use Permit, the Owner/Permittee shall remove the existing chain link fence from Monument Road (right-of-way), satisfactory to the City Engineer. (New Issue)
- Within 60 days after the recodification of the Conditional Use Permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer. (New Issue)
- Within 60 days after the recodification of the Conditional Use Permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Erosion Regulations) of the Municipal Code, into the construction plans or specifications. (New Issue)
- Within 60 days after the recodification of the Conditional Use Permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards. (New Issue)
- Irrevocable Offer of Dedication (IOD):  
Owner/Permittee shall grant to the City a 5 foot wide Irrevocable Offer of Dedication along the project frontage along Monument Road, satisfactory to the City Engineer. (From Cycle 11)



VICINITY MAP



SD



EXISTING NATIVE HABITAT TO REMAIN UNAFFECTED  
 POR. NE 1/4, SW 1/4, SEC. 3  
 T.19S., R.2W., S.B.B.M.

ZONE: A-1-10 AGRICULTURAL

PLOT PLAN

Parcel # (APN): 064-010-24-00 Use Description: RESID. MULTIPLE FAMILY  
 Parcel Status: ACTIVE  
 Owner Name: NELSON GARREY J & KATHLEEN O REVOCABLE LIVING TRUST  
 Mailing Address: 2033 E CHEVY CHASE DR BREA CA 92821  
 Situs Address: 2671 MONUMENT RD SAN DIEGO CA 92184-4324 C001  
 Legal Description: SEC 3-19-2W\*SW 1/4\*POR NE 1/4 OF\*

NOTES

- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREETOR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6
- HOURS OF OPERATION: 8 AM TO 5 PM
- GROSS SITE AREA: 3.67 ACRES
- BUILDING COVERAGE: 5656 SQ FT (15.4% ACRES) (5%)
- ZONE DESIGNATION: AR-1-1, COASTAL OVERLAY, COASTAL HEIGHT LIMIT, FAA PART 77

OWNER  
 GARREY NELSON REVOCABLE LIVING TRUST  
 2033 E. CHEVY CHASE DRIVE  
 BREA, CA. 92821

DEVELOPMENT SUMMARY:

- SCOPE OF WORK: OBTAIN NEW C.U.P. TO REPLACE EXPIRED C.U.P.#99-0308 FOR HAY AND GRAIN STORAGE STRUCTURES
- REQUIRED PERMIT: CONDITIONAL USE PERMIT
- REQUIRED PARKING: 10 SPACES
- PROPOSED PARKING: 11 SPACES (10 STANDARD APC'S, 1-HANDICAPPED SPACE)
- LEGAL DESCRIPTION: SW 1/4 POR NE 1/4 OF SEC 3-19-2W
- A.P.N.: 064-010-24
- CONSTRUCTION TYPE: TYPE VB S-1 OCCUPANCY
- GROSS SITE AREA: 3.67 ACRES
- EXISTING USE: HAY & GRAIN STORAGE AND RETAIL SALES
- PROPOSED USE: UNCHANGED
- YEAR CONSTRUCTED:
- ZONE: AR-1-1
- OVERLAY ZONE: COASTAL OVERLAY, COASTAL HEIGHT LIMIT, FAA PART 77

SCOPE OF WORK

- PROJECT CONSISTS OF NEW CONDITIONAL USE PERMIT TO REPLACE PREVIOUS EXPIRED C.U.P.#99-0308 APPROVED JUNE 23, 1999.
- PROJECT CONSISTS ALSO IN THE UPGRADING OF SITE PLAN TO REFLECT NEW STRUCTURE ERRECTED AFTER APPROVAL OF PREVIOUS C.U.P.

REVISIONS	BY
11/15/13	R

**Robin J. Franklin**  
 PROFESSIONAL BUILDING DESIGNER  
 8151 FAIRMOUNT AVENUE, SUITE 205  
 SAN DIEGO, CA 92120  
 (619) 624-0769

**SOUTHWEST FEED**  
 2671 MONUMENT ROAD  
 SAN DIEGO, CA. 92184  
 (619) 428-5439

ROBIN J. FRANKLIN  
 8151 FAIRMOUNT AVE, SUITE 205  
 SAN DIEGO, CA. 92120  
 (619) 624-0769

PROJECT ADDRESS:  
 2671 MONUMENT ROAD  
 SAN DIEGO, CA. 92184

PROJECT NAME:  
 SOUTHWEST FEED

SHEET TITLE:  
 SITE PLAN

SHEET 1 OF 2

REVISION DATE #	REVISION DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

HEARING OFFICER RESOLUTION NO.  
CONDITIONAL USE PERMIT NO. 778487 and  
COASTAL DEVELOPMENT PERMIT NO. 1241831  
**SOUTHWEST FEED & GRAIN PROJECT NO. 210874**

WHEREAS, CARREY J. NELSON and KATHLEEN O. NELSON, Trustees of the Carry J. and Kathleen O. Nelson Revocable Living Trust, Owners, and WILLIAM and SARAH KREINBRING, Permittees, filed an application with the City of San Diego for a permit to maintain all existing improvements permitted by Coastal Development/Hillside Review/Conditional Use Permit No. 99-0308 and continue operation of an animal feed processing facility and limited retail sales and one new proposed covered storage area of approximately 1,276 square feet, new parking, pavement and ADA path of travel from the restroom in the office building to the parking area (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 778487 and 1241831), on portions of a 3.70 acre site;

WHEREAS, the project site is located at 2671 Monument Road in the AR-1-1 zone of the Tijuana River Valley Community Plan;

WHEREAS, the project site is legally described as beginning at a point 500 feet North and 250 feet West of the Southeast corner of the Northeast quarter of the Southwest quarter of Section 3, Township 19, Range 2 West, San Bernardino Base and Meridian in the County of San Diego, State of California according to the United States Government Survey approved February 25, 1870. From said point of beginning thence Westerly 520 feet, thence Northerly to the center line of the County Road Survey #408 as described in Deed to the County of San Diego, recorded May 5, 1927, Book 1345, page 289 of Deeds recorded by said County; thence Easterly along Road to a point 250 feet West of the Easterly Boundary of the said Northeast quarter and thence Southerly to point of beginning. Said parcel lying entirely South of County Road Survey #408 and being in area 3.67 acres, more or less;

WHEREAS, on February 19, 2014, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 778487 and Coastal Development Permit No 1241831 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on June 20, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162(a), that: (1) no substantial changes are proposed to the project which would require major revisions of the previous Negative Declaration; (2) no substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous Negative Declaration; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous Negative Declaration was certified. WHEREAS, no subsequent Negative Declaration or other environmental document is required for the current application, as all potential impacts resulting from implementation of the project were adequately addressed and disclosed in Negative Declaration No. 99-0308; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated February 19, 2014.

FINDINGS:**Coastal Development Permit - Section 126.0708**

**1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.** The Southwest Feed and Grain (Project) will maintain all existing improvements permitted by the original Coastal Development/Hillside Review/Conditional Use Permit No. 99-0308 and will continue to operate an animal feed processing facility and limited retail sales at 2671 Monument Road in the Tijuana River Valley Community Plan area. The facility will include and maintain existing landscaping, fencing and other minor improvements related to the retail operation of the feed and grain business. The existing structures include an office building of 950 square feet, a one-story residence of 650 square feet, a steel container, a molasses tank, three existing manufactured trailers, a covered storage area. The Project will permit one additional covered storage area of approximately 1,276 square feet, new parking, pavement and ADA path of travel from the restroom in the office building to the parking area. The Project will be developed entirely within the private property and will not encroach upon any existing physical access way legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan as there is no existing physical access way legally used by the public or any proposed public access ways located on the private property.

There are no existing physical accessways to the shoreline across the Project site. The Tijuana River Valley Community Plan does not identify any proposed public accessway across the site. As such, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan.

There are no designated public view corridors identified by the Tijuana River Valley Community Plan or within the existing side yards. The Project is approximately three miles east of the shoreline of the Pacific Ocean and no views to the ocean or other scenic coastal areas can be observed from the site. The site is on the south and east side of Monument Road. The Tijuana River is north of the site, yet is not visible as a developed private property intervenes between the river and the Project site. The Project will adhere to community goals, not to intrude into any of the identified public view corridors, in that no identified public view corridors are identified in the Tijuana River Valley Community Plan across the site. The Project will not obstruct coastal or scenic views from any public vantage point. Therefore, it has been concluded that implementation of the Project will not adversely obstruct public views to, or along the ocean or other scenic resources.

As such, the proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in a Local Coastal Development Program Land Use Plan in that there is no such access and the proposed coastal development will have no effect upon public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

**2. The proposed coastal development will not adversely affect environmentally sensitive lands.** The Southwest Feed and Grain (Project) will maintain all existing improvements permitted by the original Coastal Development/Hillside Review/Conditional Use Permit No. 99-0308 and will continue to operate an animal feed processing facility and limited retail sales at 2671 Monument Road in the Tijuana River Valley Community Plan area. The facility will include and maintain existing landscaping, fencing



and other minor improvements related to the retail operation of the feed and grain business. The existing structures include an office building of 950 square feet, a one-story residence of 650 square feet, a steel container, a molasses tank, three existing manufactured trailers, a covered storage area. The Project will permit one additional covered storage area of approximately 1,276 square feet, new parking, pavement and ADA path of travel from the restroom in the office building to the parking area. The Project site has previously been developed and the remaining areas of environmentally sensitive lands, which are entirely within the Multi-Habitat Planning Area, will be protected by conditions of approval which requires the recording a covenant of easement to the benefit of the City of San Diego, United States Fish and Wildlife Service and California Department of Fish and Wildlife. There are no other environmentally sensitive lands on the Project site. All new development will be confined to areas of the site which have been already disturbed by the previous development and use of the site. The Project will conform with all applicable provisions of the Municipal Code and certified Local Coastal Program. No deviations or variances are requested or required to approve the Project. Therefore, the proposed development will not adversely affect environmentally sensitive lands.

**3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.** The Southwest Feed and Grain (Project) will maintain all existing improvements permitted by the original Coastal Development/Hillside Review/Conditional Use Permit No. 99-0308 and will continue to operate an animal feed processing facility and limited retail sales at 2671 Monument Road in the Tijuana River Valley Community Plan area. The facility will include and maintain existing landscaping, fencing and other minor improvements related to the retail operation of the feed and grain business. The existing structures include an office building of 950 square feet, a one-story residence of 650 square feet, a steel container, a molasses tank, three existing manufactured trailers, a covered storage area. The Project will permit one additional covered storage area of approximately 1,276 square feet, new parking, pavement and ADA path of travel from the restroom in the office building to the parking area. The Project is located in an area identified in the Tijuana River Valley Community Plan as Multi-Species Conservation Open Space. The Project will be consistent with the land use and will conform to all the requirements of the AR-1-1 zone, the Tijuana River Valley Community Plan and Local Coastal Program Land Use Plan. The proposed project will be consistent with the goals identified by the Tijuana River Valley Community Plan and Local Coastal Program Land Use Plan for agricultural development. The Project will be consistent with the recommended land use, design guidelines, and development standards in effect for the subject property per the adopted Tijuana River Valley Community Plan, the Environmentally Sensitive Lands regulations, the City's certified Local Coastal Program, and the City of San Diego's Progress Guide and General Plan, which recommend the subject property be developed with agricultural development in accordance with development regulations of the existing AR-1-1 zone. The Project will comply with all applicable provisions of the Municipal Code and certified Local Coastal Program and deviations or variances are not requested. Therefore, the proposed development is in conformity with the City's certified Local Coastal Program Land Use Plan and any other applicable adopted plans and programs in effect for this site.

**4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.** The Southwest Feed and Grain (Project) will maintain all existing improvements permitted by the original Coastal Development/Hillside Review/Conditional Use Permit No. 99-0308 and will continue to operate an animal feed processing facility and limited retail sales at 2671 Monument Road in the Tijuana River Valley Community Plan area. The facility will include and maintain existing landscaping, fencing and other minor improvements

related to the retail operation of the feed and grain business. The existing structures include an office building of 950 square feet, a one-story residence of 650 square feet, a steel container, a molasses tank, three existing manufactured trailers, a covered storage area. The Project will permit one additional covered storage area of approximately 1,276 square feet, new parking, pavement and ADA path of travel from the restroom in the office building to the parking area. The Project will have no impact on the public's ability to access coastal areas open to the public and will have no impact upon the public recreation policies of Chapter 3 of the California Coastal Act. The Project is approximately three miles east of the shoreline of the Pacific Ocean. The site is on the south and east side of Monument Road where the Tijuana River is north of the site, yet a developed private property intervenes between the river and the Project site. No coastal access is identified by the Tijuana River Valley Community Plan from this site. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

### **Findings for Conditional Use Permit Approval – Section §126.0305**

**(a) The proposed development will not adversely affect the applicable land use**

**Plan.** The Southwest Feed and Grain (Project) will maintain all existing improvements permitted by the original Coastal Development/Hillside Review/Conditional Use Permit No. 99-0308 and will continue to operate an animal feed processing facility and limited retail sales at 2671 Monument Road in the Tijuana River Valley Community Plan area. The facility will include and maintain existing landscaping, fencing and other minor improvements related to the retail operation of the feed and grain business. The existing structures include an office building of 950 square feet, a one-story residence of 650 square feet, a steel container, a molasses tank, three existing manufactured trailers, a covered storage area. The Project will permit one additional covered storage area of approximately 1,276 square feet, new parking, pavement and ADA path of travel from the restroom in the office building to the parking area.

The Project is located in an area identified in the Tijuana River Valley Community Plan as Multi-Species Conservation Open Space and is zoned AR-1-1 for agricultural uses and development. The Project will be consistent with the land use and will conform to all the requirements of the AR-1-1 zone, the Tijuana River Valley Community Plan and Local Coastal Program Land Use Plan. The proposed project will be consistent with the goals identified by the Tijuana River Valley Community Plan and Local Coastal Program Land Use Plan for agricultural development. The Project will be consistent with the recommended land use, design guidelines, and development standards in effect for the subject property per the adopted Tijuana River Valley Community Plan, the Environmentally Sensitive Lands regulations, the City's certified Local Coastal Program, and the City of San Diego's Progress Guide and General Plan, which recommend the subject property be developed with agricultural development in accordance with development regulations of the existing AR-1-1 zone. The Project will comply with all applicable provisions of the Municipal Code and certified Local Coastal Program and deviations or variances are not requested. Therefore, the proposed development is in conformity with the Tijuana River Valley Community Plan and any other applicable adopted plans and programs in effect for this site.

**(b) The proposed development will not be detrimental to the public health, safety, and welfare.** The Southwest Feed and Grain (Project) will maintain all existing improvements permitted by the original Coastal Development/Hillside Review/Conditional Use Permit No. 99-0308 and will continue to operate an animal feed processing facility and limited retail sales at 2671 Monument Road in the Tijuana River Valley Community Plan area. The facility will include and maintain existing landscaping, fencing and other minor improvements related to the retail operation of the feed and grain business. The existing structures include an office building of 950 square feet, a one-story residence of 650 square feet, a steel container, a molasses tank, three existing manufactured trailers, a covered storage

area. The Project will permit one additional covered storage area of approximately 1,276 square feet, new parking, pavement and ADA path of travel from the restroom in the office building to the parking area. The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the project for this site contains specific conditions addressing the project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. All Building, Fire, Plumbing, Electrical, Mechanical Code and City regulations governing the construction and continued operation of the development apply to this site to prevent adverse affects to those persons or other properties in the vicinity. Conditions of approval require compliance with several operational constraints, development controls and the review of all construction plans by professional staff to determine the proposed construction will comply with all regulations. Inspection of the proposed construction will assure construction will be implemented in accordance with the approved plans and the final construction will comply with all regulations and will assure the continued health, safety and general welfare of persons residing or working in the area.

**(c) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.** The Southwest Feed and Grain (Project) will maintain all existing improvements permitted by the original Coastal Development/Hillside Review/Conditional Use Permit No. 99-0308 and will continue to operate an animal feed processing facility and limited retail sales at 2671 Monument Road in the Tijuana River Valley Community Plan area. The facility will include and maintain existing landscaping, fencing and other minor improvements related to the retail operation of the feed and grain business. The existing structures include an office building of 950 square feet, a one-story residence of 650 square feet, a steel container, a molasses tank, three existing manufactured trailers, a covered storage area. The Project will permit one additional covered storage area of approximately 1,276 square feet, new parking, pavement and ADA path of travel from the restroom in the office building to the parking area.

**(d) The proposed use is appropriate at the proposed location.** The Southwest Feed and Grain (Project) will maintain all existing improvements permitted by the original Coastal Development/Hillside Review/Conditional Use Permit No. 99-0308 and will continue to operate an animal feed processing facility and limited retail sales at 2671 Monument Road in the Tijuana River Valley Community Plan area. The facility will include and maintain existing landscaping, fencing and other minor improvements related to the retail operation of the feed and grain business. The existing structures include an office building of 950 square feet, a one-story residence of 650 square feet, a steel container, a molasses tank, three existing manufactured trailers, a covered storage area. The Project will permit one additional covered storage area of approximately 1,276 square feet, new parking, pavement and ADA path of travel from the restroom in the office building to the parking area.

The Project site is zoned AR-1-1 and the proposed use is an animal feed and grain business. The development of the site is of a very low intensity also consistent with the agriculture development regulations and intent of the zoning. The Project will preserve the sensitive areas of the site and no development has or will occur in these areas and only the areas of lowest sensitivity have been or will be developed with the agriculture use. The Project neither requests nor requires the approval of any deviation or variance to allow the development of the Project as proposed. The Project complies with all the development regulations of the AR-1-1 Zone and Environmentally Sensitive Lands Regulations which apply to this site. With the adoption of the permit conditions, the Project will be in conformance with all relevant regulations. Conceptual plans submitted by the applicant have been reviewed by City staff and determined by City staff to be in compliance with all development regulations relevant to the

site. No deviations or variance is required to approve the Project. Therefore, the proposed Project will be an appropriate use at this proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 778487 and Coastal Development Permit No 1241831 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 778487 and 1241831, a copy of which is attached hereto and made a part hereof.

---

John S. Fisher  
Development Project Manager  
Development Services

Adopted on: February 19, 2014

Job Order No. 24001098

DRAFT



**RECORDING REQUESTED BY**  
 CITY OF SAN DIEGO  
 DEVELOPMENT SERVICES  
 PERMIT INTAKE, MAIL STATION 501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001098

**CONDITIONAL USE PERMIT NO. 778487 and**  
**COASTAL DEVELOPMENT PERMIT NO. 1241831**  
**SOUTHWEST FEED & GRAIN PROJECT NO. 210874**  
**HEARING OFFICER**

This Conditional Use Permit No. 778487 and Coastal Development Permit No 1241831 is granted by the Hearing Officer of the City of San Diego to CARREY J. NELSON and KATHLEEN O. NELSON, Trustees of the Carry J. and Kathleen O. Nelson Revocable Living Trust, Owners, and WILLIAM and SARAH KREINBRING, Permittees, pursuant to San Diego Municipal Code sections 126.0305 and 126.0708. The 3.7 acre site is located at 2671 Monument Road in the AR-1-1 zone of the Tijuana River Valley Community Plan. The project site is legally described as: beginning at a point 500 feet North and 250 feet West of the Southeast corner of the Northeast quarter of the Southwest quarter of Section 3, Township 19, Range 2 West, San Bernardino Base and Meridian in the County of San Diego, State of California according to the United States Government Survey approved February 25, 1870. From said point of beginning thence Westerly 520 feet, thence Northerly to the center line of the County Road Survey #408 as described in Deed to the County of San Diego, recorded May 5, 1927, Book 1345, page 289 of Deeds recorded by said County, thence Easterly along Road to a point 250 feet West of the Easterly Boundary of the said Northeast quarter and thence Southerly to point of beginning. Said parcel lying entirely South of County Road Survey #408 and being in area 3.67 acres, more or less.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees to maintain all existing improvements permitted by Coastal Development/Hillside Review/Conditional Use Permit No. 99-0308 and continue operation of an animal feed processing facility and limited retail sales and one new proposed covered storage area of approximately 1,276 square feet, new parking, pavement and ADA path of travel from the restroom in the office building to the parking area described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 19, 2014, on file in the Development Services Department.

The project shall include:

- a. Maintain all existing improvements permitted by Coastal Development/Hillside Review/Conditional Use Permit No. 99-0308 and continue operation of an animal feed processing facility and limited retail sales and one new proposed covered storage area of approximately 1,276 square feet, new parking, pavement and ADA path of travel from the restroom in the office building to the parking area;
- b. Maintain existing landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by [ENTER DATE including the appeal time].
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or

obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**MSCP REQUIREMENTS:**

12. Prior to the issuance of any construction permits, the Owner/Permittee shall grant the on-site Multiple Habitat Planning Area [MHPA] within the undeveloped portion of the site to the City's Multiple Species Conservation Program [MSCP] preserve by means of a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service [USFWS] and the California Department of Fish and Wildlife [CDFW], as shown on Exhibit "A." The Owner/Permittee shall maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed to by the City.

**ENGINEERING REQUIREMENTS:**

13. Within 60 days after recording the Conditional Use Permit, the Owner/Permittee shall remove the existing chain link fence from Monument Road right-of-way, satisfactory to the City Engineer.

14. Within 60 days after recording the Conditional Use Permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

15. Within 60 days after recording the Conditional Use Permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

16. Within 60 days after recording the Conditional Use Permit, the Owner/Permittee shall submit a Water Pollution Control Plan. The Water Pollution Control Plan shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

**PLANNING/DESIGN REQUIREMENTS:**

17. The Owner/Permittee shall apply to the Development Services Department for a building permit or permits for all unpermitted structures within 60 days of recording this permit and shall pursue issuance, completion and final inspection of said building permit(s) in a responsible and diligent manner.

18. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

19. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations.

20. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

### **TRANSPORTATION REQUIREMENTS**

21. A minimum of 11 automobile spaces, including 1 van accessible space, shall be provided as required by the Land Development Code and shown on the Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

22. Prior to the issuance of the final building permit, Owner/Permittee shall grant to the City a five-foot wide Irrevocable Offer of Dedication along the project frontage along Monument Road, satisfactory to the City Engineer.

### **INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on February 19, 2014 by Hearing Officer Resolution No. [Approved Resolution Number].



Permit Type/PTS Approval No.: CUP No. 778487 and CDP No 1241831  
Date of Approval: February 19, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
John S. Fisher  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

\_\_\_\_\_  
**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of  
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

CARREY J. NELSON, Trustee  
Carry J. and Kathleen O. Nelson Revocable Living Trust  
Owner

By \_\_\_\_\_  
Carry J. Nelson

KATHLEEN O. NELSON, Trustee  
Carry J. and Kathleen O. Nelson Revocable Living Trust  
Owner

By \_\_\_\_\_  
Kathleen O. Nelson

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**

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**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**SOUTHWEST FEED & GRAIN**  
Permittee

By \_\_\_\_\_  
WILLIAM KREINBRING

**SOUTHWEST FEED & GRAIN**  
Permittee

By \_\_\_\_\_  
SARAH KREINBRING

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**

DRAFT



City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5210

Community Planning  
 Committee  
 Distribution Form Part 1

Project Name : Southwest Feed & Grain		Project Number 210874	Distribution Date 4/22/11
Project Scope: Tijuana River Valley SAP No. 24001098 (PROCESS 3) Conditional Use Permit to renew an expired permit for retail sales and storage of animal feed on a 3.70 acre site at 2671 Monument Road in the AR-1-1 Zone within the Tijuana River Valley Community Plan, Coastal Overlay (appealable), Coastal Ht Limit, FAA Part 77. Council District 8. Notice Cards=3.			
Project Location			
Applicant Name: Michael Azarmi		Applicant Phone No. 619-624-0769	
Related Projects			
Project Manager John Fisher	Phone Number (619) 446-5231	Fax Number (619) 446-5245	E-mail Address JSFisher@sandiego.gov
Community Plan	Council District	Existing Zone	Proposed Zone
Project Issues (To be completed by Community Planning Committee for initial review):  <i>NO ISSUES. SEE FORM PART 2</i>			
Attach Additional Pages If Necessary.		Return Within 30 Days of Distribution of Project Plans To: Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101  
(619) 446-5210

## Community Planning Committee Distribution Form Part 2

Project Name : <b>Southwest Feed &amp; Grain</b>		Project Number <b>210874</b>	Distribution Date <b>4/22/11</b>
Project Scope : Tijuana River Valley SAP No. 24001098 (PROCESS 3) Conditional Use Permit to renew an expired permit for retail sales and storage of animal feed on a 3.70 acre site at 2671 Monument Road in the AR-1-1 Zone within the Tijuana River Valley Community Plan, Coastal Overlay (appealable), Coastal Ht Limit, FAA Part 77. Council District 8. Notice Cards=3.			
Project Location			
Applicant Name: <b>Michael Azarmi</b>		Applicant Phone No. <b>619-624-0769</b>	
Related Projects			
Project Manager <b>John Fisher</b>	Phone Number <b>446-5231</b>	Fax Number (619) 446-5245	E-mail Address <b>JSFisher@sandiego.gov</b>
Community Plan <b>SAN YSIDRO</b>	Council District <b>8</b>		
Existing Zone	Proposed Zone	Building Height	Number of Stories
FAR			
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes <b>13</b>	Members No <b>0</b>	Members Abstain <b>0</b>
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
Agenda Date: <b>9/19/2011</b>	<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued
CONDITIONS: <b>NONE - Approve as presented.</b>			
NAME <b>MICHAEL R. FREEDMAN</b>	TITLE <b>CHAIRMAN</b>		
SIGNATURE <b>Michael R. Freedman</b>	DATE <b>9/20/2011</b>		
Attach Additional Pages If Necessary.		Please Return Within 30 Days of Distribution of Project Plans To:	
Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101			



City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5000

# Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

Project Title \_\_\_\_\_

Project No. For City Use Only

210874

Project Address: \_\_\_\_\_

**Part I - To be completed when property is held by individual(s)**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached  Yes  No

Name of individual (type or print):  
**CARREY J. & KATHLEEN O. NELSON**  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
**2033 E. CHEVY CHASE DRIVE**  
 City/State/Zip:  
**BREA, CA. 92821-5906**  
 Phone No: **714-529-8397** Fax No: **714-990-1457**  
 Signature: *Carrey Nelson* Date: **3/2/2010**

Name of individual (type or print):  
**William AND Sarah Kreinbring**  
 Owner  Tenant/Lessee  Redevelopment Agency  
**2671 Monument Rd.**  
 Street Address:  
**SAN Diego Calif. 92154**  
 City/State/Zip:  
**619-428-5439**  
 Phone No: **William Kreinbring** Fax No: **3-1-10**  
 Signature: *William Kreinbring* Date:

Name of individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_