



County of San Diego

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PLANNING & DEVELOPMENT SERVICES
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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

April 10, 2018

Freedom Fighters Foundation Inc.
c/o Antoinette Djokich
PO Box 235191
Encinitas, CA 92023

Administrative Warning Letter for Case PDS2018-ENFGEN-000328

Location of Violation: 00000 Old Guejito Rd., Escondido, CA 92027

APN: 240-12-15-00

Zone: A-70

Dear Freedom Fighters Foundation Inc.,

Planning & Development Services, Code Compliance Division (Code Compliance) has received complaints regarding potential grading and clearing of land in violation of County Code as well as shooting activity occurring on APN 240-12-15-00, located at 0000 Old Guejito Rd., Escondido, CA 92027 (referred to as the Property). During a site visit to the Property on Thursday, March 15, 2018, Code Compliance staff verified violations for unpermitted grading, solid waste, unpermitted structures including sea cargo containers, and inoperable vehicles. The violations and required corrective actions are provided below.

We encourage the owner/operator to make every effort to correct these violations quickly to avoid further enforcement efforts. We are available to provide information and assistance in navigating the process to resolve the violations. Please contact Chris Calatrello at 858-495-5473 or chris.calatrello@sdcounty.ca.gov to arrange a meeting to discuss options to bring the property into compliance. To assist the owner/operator in reaching compliance, we prepared the attached Compliance Schedule. The owner/operator has fourteen (14) calendar days from the date of this letter to contact us and schedule a meeting before escalated enforcement will begin, including but not limited to Administrative Citations and/or Civil Penalties.

Unpermitted Grading and Clearing

Code Compliance observed several flat pads of varying sizes at the Property along with new and/or expanded access roads. In addition, extensive clearing of native vegetation was observed. Such earthwork and vegetation clearing require various discretionary permits and associated environmental review as well as installation of permanent Best Management Practices (BMPs). Several incidents of erosion were observed throughout the property, and Code Compliance has verified that sensitive resources may have been affected by this activity.

Immediate installation of temporary BMPs are required to minimize further erosion and prevent additional environmental impacts. The owner/operator will be required to hire a licensed civil engineer to prepare plans and exhibits for staff review to resolve these violations.

San Diego County Code of Regulatory Ordinances (SDCCRO) Section 87.110, requires that the site be restored to its previous condition prior to the grading and clearing. Restoration will include remedial grading and revegetation of the site with species of plants identical to or serving biological resource values as close as possible to those of the vegetation which existed on the site prior to the illegal grading or clearing. These activities require a Revegetation Plan permit prepared by a qualified biologist and/or landscape architect as well as a Grading Plan permit prepared by a licensed civil engineer.

As required by the regional Stormwater Municipal Permit, the County of San Diego must notify the San Diego Regional Water Quality Control Board (RWQCB) of any property where construction or demolition activity may be occurring without permit coverage, including, but not limited to, clearing, grading, grubbing, or excavation, or any other activity that results in a land disturbance of equal to or greater than one acre covered under the statewide Construction General Permit (Adopted Order 2009-0009-DWQ, as amended by 2010-0014-DWQ and 2012-0006-DWQ) but has not obtained permit coverage. Please contact the San Diego RWQCB at (619) 516-1990 for additional information about enrollment under the statewide Construction General Permit and to confirm if you are subject to coverage. Please review the attached Watercourse Tip Sheet and contact the appropriate resource agencies before conducting any additional activities in or around a watercourse or other natural drainage area.

Unpermitted Structures

Code Compliance observed various unpermitted structures at the Property including, but not limited to a staircase, storage buildings and various other structures. Such structures are not allowed on vacant land without an established primary use as described in Section 6152 of the San Diego County Zoning Ordinance (SDCZO). All of these structures must be removed from the property.

Sea Cargo Containers

A sea cargo container was observed on the property in violation of SDCZO Section 6162. As described above, there is no established primary use of the property and no accessory structures such as sea cargo containers can be placed on the property. All the cargo containers must be removed from the property.

Hazardous Material and Waste Management:

The owner/operator is required to store and handle any hazardous material in accordance with State law and County ordinance. Also, if hazardous waste is generated the waste shall be identified, accumulated and disposed of in accordance with the law. Refer to the Dept. of Environmental Health webpage regarding storage and County permitting requirements: <https://www.sandiegocounty.gov/content/sdc/deh/hazmat.html> SDCC Sections 68.904, 68.905, and 68.906.

Solid Waste

Solid waste including six (6) large pipes, wood debris, miscellaneous metal debris and seven (7) water drums were observed in violation of SDCCRO Section 68.503. All solid waste must be removed from the property and disposed of properly.

Inoperable Vehicles

Two inoperable vehicles were observed on the property in violation of SDCCRO Section 78.103. These vehicles must be removed from the property and disposed of properly.

Property Use

The property does not have an established primary principal use and is considered vacant land. It is zoned A-70 (Limited Agriculture) with allowed uses described in SDCZO Sections 2702-2705. Code Compliance has received complaints of shooting activity on the property, and observed targets and related materials while onsite. We request that the owner/operator provide a description of these shooting activities during the requested meeting with staff to discuss the grading and clearing violations.

Corrections Required

This letter and the attached Compliance Schedule describe each of the required corrective actions necessary to resolve the violations at the Property. Deadlines for each of these corrective actions must be met and the owner/operator must cease any unpermitted developed of the property to avoid further enforcement action. Robust communication between staff and property owners is essential to ensure the violations are corrected quickly and avoid further enforcement actions. Staff is available to assist the owner/operator in preparing for and resolving these violations. Please contact Chris Calatrello at 858-495-5473 or chris.calatrello@sdcounty.ca.gov within the next fourteen (14) calendar days to schedule a meeting to discuss the scope of work and permitting process for rectifying these violations.

Thank you in advance for taking an active role in correcting the violation(s) at the Property and for being part of the solution as Code Compliance strives to enhance safe and livable communities.

Sincerely,



Brent Panas
Chief, Code Compliance Division
Planning & Development Services

Attachments:
Compliance Schedule
Watercourse Tip Sheet

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Cc: Robert Wright, Wright, L'Estrange & Ergastolo,
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