



County of San Diego

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March 1, 2016

Marc Halcon
Covert Canyon, LLC
5590 Ruffin Road
San Diego, CA 92123

Dear Mr. Halcon:

Covert Canyon, LLC ("Covert Canyon") is in default of the Stipulated Administrative Enforcement Order ("Enforcement Order") dated October 27, 2015 and must immediately cease its Governmental Military and Law Enforcement Training uses at 19150 High Glen Road in Alpine, California, contiguous Assessor Parcel Numbers ("APNs") 521-130-08-00, 521-130-05-00, 521-130-07-00, and 522-070-03-00 ("Property"). Additionally, this letter serves as notice that the previous non-conforming use for First Responder Medic Training is no longer allowed on the Property due to discontinuance.

On October 27, 2015 the County and Covert Canyon, executed the Enforcement Order resolving disputed claims and clarifying the recognized uses on the Property. The Enforcement Order, agreed to by both the County and Covert Canyon, outlined specific Compliance Measures with definite due dates for each measure. Four Compliance Measures were due on January 25, 2016; 90-days from the execution of the Enforcement Order. The County has not yet received the required submittals and Covert Canyon is in default of the Enforcement Order.

Specifically, Covert Canyon has not completed the following as outlined in Section II of the Enforcement Order:

- F. Within 90 calendar days from the execution of the Stipulation:
1. Submit an application and grading plans prepared by a California licensed civil engineer for a grading permit for all existing and proposed grading on the Property;
 2. Retro-fit the classroom building with ignition-resistant construction in accordance with the County Building Code and have an NFPA 13-D sprinkler system installed with backup power; and have the improvements inspected and approved by COUNTY and County Fire Authority/San Diego Rural Fire Protection District;
 3. Complete the fuel modification as outlined in the Fire Protection Plan (see exhibit C of the Enforcement Order) with permission from the USFS; and
 4. Complete turn-outs, and road improvements along High Glen Road as outlined in the Fire Protection Plan (see exhibit C of the Enforcement Order) and with permission and permitting from the USFS.

Marc Halcon/Covert Canyon, LLC
March 1, 2016
Page 2

Consequently, as outlined in Sections III-B, III-E, and IV-B of the Enforcement Order, the previously suspended account balance of \$7,000.00 is immediately due and payable to the County with 10% interest accruing as of January 25, 2016 (the date of default), and the current accrued Site Plan processing charge of \$103.90 is immediately due. Separately, on February 11, 2016 the project manager informed your agent, Michel Anderson, of the default status of the account which requires an additional deposit in the amount of \$5,000.00 in order to continue processing the Site Plan.

All payment shall be made immediately in the form of a cashier's check or money order made out to the County of San Diego and mailed or personally delivered to:

The County of San Diego
Department of Planning & Development Services
5510 Overland Ave, Ste 310
San Diego, CA 92123

On a related issue, the non-conforming First Responder Medic Training use at the Property, authorized in the letter from the County on September 11, 2009, has discontinued and is no longer allowed. At the Planning Commission hearing on December 11, 2015 you stated Covert Canyon has not held soft tissue training since 2014 and that you have no plans to conduct such training in the near future. Whenever a use which is nonconforming discontinues active operation for a continuous period of 12 months, such nonconforming use shall not be resumed. Given that this training has not been held since 2014, the nonconforming First Responder Medic Training use is no longer allowed.

The Department appreciates your cooperation and we look forward to resolving these matters. As always, staff is available to answer questions.

Sincerely,



CLAY WESTLING, P.E., Deputy Director
Planning & Development Services

CC: Cindy Brand, Esq.
Robert Wright, Esq