



County of San Diego Planning & Development Services

June eBLAST

New Mobile Application Assists Customers



At home and want to know the zoning for your address or one that you're interested in? Out in the field and looking at property and want to know the zoning? With the County's new mobile application the information is literally at your fingertips and provides zoning and land use information for the unincorporated area of San Diego County.

This mobile-enabled website technology works with most smart phones. It displays the county zoning layer directly from the most current [GIS](#) database. Users can switch between options such as topography, aerial/satellite imagery,

general reference maps, national geographic base maps and much more. Users can even use their phone GPS to see their current physical location in the map. This is one of the most recent online tools developed to provide more information to customers remotely. To access the new mobile application, [simply click here](#).

Land Development Performance Review Committee's First meeting on June 20th

In August 2012, the Board established the Land Development Performance Review Committee to help improve the land-use processes for the County's unincorporated areas. On April 24 the Board unanimously appointed seven new members who will work with County staff to develop ways to measure land-use performance to show that permitting-process improvements are occurring — making the system faster and less expensive without compromising quality. The committee membership was designed to represent our diverse stakeholders. Welcome to the new committee members!

- Chris Brown, President of Alchemy Consulting Group
- Eileen Delaney, Fallbrook Community Planning Group member, representing District 5
- Doug Logan, owner of Rancho Coastal Engineering & Surveys
- Jim Piva, Ramona Community Planning Group Chairman, representing District 2
- Paul Smith, owner of a construction inspection company, Made EZ in Escondido
- Ted Shaw, Senior Land Use Consultant with the Atlantis Group
- Joe Thompson, Biologist

The meetings are open to the public. The first one will be held from 10am – noon at the County Operations Center, Building 5500, Room 120. A new webpage is being developed to provide information such as project

Board of Supervisors

GREG COX
First District

DIANNE JACOB
Second District

DAVE ROBERTS
Third District

RON ROBERTS
Fourth District

BILL HORN
Fifth District

Planning & Development Services

MARK WARDLAW
Director

DARREN GRETLER
Assistant Director

Important Dates

Board of Supervisors Calendar and Agendas

Planning Commission Calendar and Agendas

documents, meeting times and locations. To join the distribution list to receive agendas and announcements, please email Megan Jones at megan.jones@sdcounty.ca.gov.

Wind Energy Ordinance Approved

The County Board of Supervisors (Board) took a number of actions on May 15 to update the County's Wind Energy regulations. The Board actions unanimously approved Zoning Ordinance Amendments that will allow greater opportunities for Meteorological Testing Facilities and Small Wind Turbine Systems for on-site energy use in conjunction with residential, commercial or agricultural land uses. In a separate action, the Board voted 4-1 (Supervisor Jacob dissenting) to approve Zoning Ordinance Amendments to established a framework for Large Wind Turbine Systems for off-site energy use. General Plan Amendments were also approved to the Borrego and Boulevard Community Plans to help implement the new Ordinance Amendments. Project history and documents can be reviewed [on the PDS website](#).

Purchase of Agricultural Conservation Easements (PACE) Program

On June 19, the Board will consider setting a public hearing on July 17 to consider the acquisition of five conservation easements selected under the County's PACE Pilot Program. [The PACE program](#) promotes long term preservation of agricultural land in the County. Under PACE, interested agricultural property owners are paid for placing a perpetual easement on their agricultural property that limits future uses that are at odds with agriculture and eliminates the property owner's ability to subdivide. This means the agricultural land is preserved and the property owner receives money to support their continued agricultural operations.

Code Enforcement gets a big thank you from a Julian property owner!



Code Enforcement was contacted by a neighbor about a nearby property in Julian with public nuisance conditions that included trash, debris, useless items and old inoperative motor home. Code Enforcement posted the property for public nuisance abatement and gave the property owner a deadline to remove the waste. Code Enforcement staff coordinated efforts with a pastor from

a local community church who agreed to help the property owner clean the property.

50 cubic yards of waste – enough to fill nearly 7 pickup trucks – was removed over the next few days. The motor home was removed using a County program that helps property owners to remove public nuisance vehicles from their property for free. The neighbor was very happy to have the blight removed and thanked staff for "being so kind and professional".



Ramona Winery Presentation by PDS Staff

A growing and enthusiastic local winery community looking for information about the County of San Diego's tiered winery ordinance prompted Planning

did you
KNOW?

San Diego County
grows more
avocados than
anywhere else in
the United States;
it has about 40%
of the nation's
crop.

Online Services

[Citizen Access Portal](#)

Research property information
and permits. Apply for some
permits online.

[GIS Maps](#)

Determine the zoning and
characteristics of properties with
our web-based mapping tool.



& Development Services (PDS) staff to hold a presentation about the ordinance for the Ramona Valley Vineyard Association (RVVA) members on April 23 in Ramona. Joe Farace and Matt Schneider with Advance Planning; Clay Westling, and Matt Olson with Building explained the ordinance and how it applied to different types of winery operations, fielded questions on allowable uses, building permit requirements and disabled access provisions. Following the presentation, Sherry Wilson, the RVVA's Program Director, expressed her thanks in an email to PDS staff: "The information you presented was exactly what our membership needed, and I think it helped to answer a lot of questions and clear up a lot of misunderstandings. Thanks for taking so much time to answer questions and to talk personally with several of our members". PDS has issued permits for several wineries – including projects in the Ramona area – since the 2010 adoption of the tiered ordinance which exempts smaller wineries from some planning reviews and fees associated with larger winery projects as long as the operation meets certain criteria.

Butterfield Trails Approved by Planning Commission

On May 17, the Planning Commission approved the Butterfield Trails project on consent. The project is a residential subdivision in Valley Center designed to improve preservation of environmental resources



while balancing housing densities and community character. The project will include the development of 71 residential lots and the preservation of more than 27 acres of open space. The project will improve the existing habitat by adding new vegetation to the open space. A 50 year old red barn will be preserved as part of the development. The Valley Center Community Planning Group unanimously supported the project stating it provides appropriate project design that blends with the surrounding area.

Del Rey Avocado Facility Expansion



A flexible and collaborative approach by PDS building inspectors enabled a Fallbrook avocado packing company to complete a facility expansion in time for the harvest. PDS building inspectors Bob Nagle and Tom Brogan recognized an incoming crop of avocados set a tight construction deadline on Del Rey

Avocado's new cold storage and ripening warehouses. The inspectors worked with the project contractor and architect to develop a flexible inspection schedule, allowing efficient construction progress while ensuring code compliance. The warehouses passed final inspection in April and were operational in time for the harvest!

Regional Water Quality Board Issues Permit

Welcome to the PDS Team!

Souphalak "Souphie" Sakdarak, *Land Use Aide*



Souphie is a new Land Use Aide in the Building Division. She previously worked at the County as a Student Worker. We are happy to welcome Souphie back and already view her as an asset to our PDS team with her positive attitude and great customer service. We are excited to have her on the front lines serving our customers at the Building counter.



Romeo Montillano, *Land Use Aide*

Romeo is a new Land Use Aide to the Project Planning Division. He comes to us with five years of experience as an Engineering Aide with the City of San Diego. Romeo is very enthusiastic and shows an eagerness to jump in and assist with any task that is asked of him.

We welcome him and look forward to him serving our customers with excellence.

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