



County of San Diego Planning & Development Services

May eBLAST

Code Compliance Reaches Out to Customers



Planning & Development Services (PDS) believes communication is essential to serve our customers. One of the many ways we do this is to place offices for our Code Compliance services in some of our unincorporated neighborhoods — to better understand and be part of our communities. PDS Code Compliance has four storefront locations - Spring Valley, Bonita, Ramona and Fallbrook - where residents can talk to staff about...well, almost anything. Aside from filing a

complaint about issues like waste, inoperable vehicles or illegal construction, they can ask questions about how to navigate PDS processes, questions about County codes, where to apply for permits, and if a permit is required. If we don't have the answer, staff will point folks in the right direction.

Come visit us at:

Bonita – Cherie Cham

Public Safety Center [4355 Bonita Rd.](#)
Monday 8:00am to 4:30pm

Fallbrook - Tom Causey

Sherriff's Substation [388 E. Alvarado St.](#)
Monday & Thursday 8:30am to 12:30pm

Spring Valley/Casa De Oro – Open by appointment only, call (858) 694-2705

Sherriff's Storefront [9732 ½ Campo Rd.](#)
Monday 8:00am to 4:30pm

Ramona - Saul Valdez

Sherriff's Substation [1424 Montecito Rd.](#)
Monday 8:00am to 4:30pm

On-line Transportation Impact Fee Resource

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

An online [Transportation Impact Fee \(TIF\) calculator](#) is now available for customers and staff to easily estimate TIF rates. Just plug in your Assessor Parcel Number, the type of land use you're developing (e.g., Single Family Dwelling, Commercial, etc.), the number of units you're building and the square footage, and the website automatically calculates your estimated TIF amount. With the update of the General Plan in 2011 and TIF program update in 2012, TIF rates were significantly lowered. PDS Land Development staff, with help from County Geographic Information Systems (GIS) — computer mapping systems — created the online TIF calculator to help customers. This new calculator gives our customers an idea of what the TIF amount will cost depending on the project and location, allowing folks to perform their due diligence before acquiring development or proposing a project. Please note, the calculator provides estimates - exact fees can be provided at the Planning & Development Services Land Development Counter.

Wind Energy Ordinance and General Plan Amendment

The Board of Supervisors will hold a public hearing on the Wind Energy Ordinance and associated General Plan Amendment (GPA) at 9 a.m. May 8 at the [County Administration Center, Room 310, 1600 Pacific Highway, San Diego, CA 92101](#).

The project includes amendments to the Zoning Ordinance that consist of deletions, additions and revisions to provide an updated set of definitions, procedures, and standards for reviewing and permitting wind turbines and meteorological testing (MET) facilities. The Board agenda and hearing information is available [here](#).



2012 General Plan Annual Progress Report

In accordance with state law, an Annual Progress Report has been prepared to inform the Board of Supervisors and unincorporated communities of San Diego County about the status of implementing the General Plan, housing issues, and development in the unincorporated portions of the County. This report can be viewed [here](#).

Housing Element Update

The Board of Supervisors adopted the County's draft Housing Element update on April 24. Prior to the Board's action, the California Department of Housing and Community Development (HCD) tentatively approved the draft. The adopted element will now be submitted to HCD for a final determination of compliance with state law. For information on the Housing Element, please visit the [County's Housing Element](#) webpage.

Department of Public Works (DPW) Seeks Contact Information for Professionals Interested in an Upcoming Training

Would you like to reduce the size of treatment control best management practices? The County of San Diego Watershed Protection Program in DPW can help. Planning is underway for a public workshop to assist with preparation of the Hydromodification Channel Screening Report (Geomorphic Assessment related to channel susceptibility to erosion). The Watershed Protection Program is surveying interest and creating a contact list for a potential June workshop (date not set). If you are interested in participating please contact Miles Safa at miles.safa@sdcounty.ca.gov by Wednesday May

did you
KNOW?

PDS Building Division inspectors have completed more than 26,000 inspections and travelled over 177,000 miles in the last year.

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.



County Supervisors Appoint Members to the Historic Site Board

The Board of Supervisors appointed Paul Johnson and Abel Silvas to the Historic Site Board at its April 10 meeting. Paul Johnson, an architect who specializes in historic sites, has served on the Historic Site Board for 11 years.

Abel Silvas, a new appointee, is a Native American involved in local history and local tribal groups. The Historic Site Board develops and implements preservation policy, determines eligibility for and makes nominations to various lists and registers, advises decision makers and coordinates public participation in historic preservation activities. Since the inception of the Historic Site Board in 2000, 59 properties have been designated historic with 46 participating in the Mills Act, which provides property tax credits for owners who maintain their property in the period of significance. The Historic Site Board meets once a quarter. Click the link for additional information on the [Historic Site Board](#).



Welcome to the PDS Team!



Mohammad "Moe" Zarabi, *Land Use Aide*

Moe Zarabi is a new Land Use Aide to the PDS Building Division. Moe hit the ground running and jumped right in to assist customers on his first day. He has an amazing, positive attitude and is a valued addition to our Department. Moe comes to PDS with six years experience as a junior engineer with the City of Santee.



Traci Iliff, *HR Assistant*

Traci is the newest addition to PDS Personnel. Traci's helpful approach, willingness to pitch into do whatever it takes to support PDS, and bright smile are excellent additions to the PDS team. Traci has already proven that she is very resourceful, helping people find answers to their questions to solve issues, no matter how big or small. She comes to PDS from the Department of Public Works where she worked in various divisions of the department.

On the Move...



Lucia Miranda, *Junior Land Use Environmental Planner*

Lucia's "can-do" attitude and ability to quickly learn and adapt will be great for the PDS team at the Zoning Counter. Lucia is focused on customer service and understands the importance of accuracy when it comes to zoning. She is changing duties from Land Use Aide at the Zoning Counter to plan checking as a Junior Planner.



Sami Real, Chief, Project Planning
 Sami has been selected as Chief of the Project Planning Division in Planning & Development Services. Sami embodies our customer-first attitude and hands-on problem solving approach that we expect in the new Planning & Development Services Department Leadership Team.



Darren Gretler, Assistant Director
 Darren has been promoted to the position of Assistant Director of PDS. As Deputy Director, Darren has been instrumental in fostering the positive changes occurring in the Department. Darren has taken great initiative to build and support strong staff teams, achieve a high level of customer service, public outreach and engagement, and is a respected leader in our organization.



Lee Shick, Project Manager, Land Development
 Congratulations to Lee on his retirement after 36 years of County Service. In his most current role, Lee served as a Land Development Project Manager since 1998. His projects will be distributed between Ed Sinsay and Ken Brazell. Ed and Ken can be

reached at:

Kenneth.Brazell@sdcounty.ca.gov 858-694-2728
Edwin.Sinsay@sdcounty.ca.gov 858-694-2486



Jeff Murphy, Chief, Advance Planning
 Jeff Murphy, Chief of Advance Planning, has accepted the position of Planning & Building Director for the City of Encinitas. For more than 12 years, Jeff has been a valued and trusted member of PDS where he has been a manager and leader of our Building, Advance Planning, and Project Planning Divisions. PDS plans to post an internal

and external recruitment to fill the Advance Planning Chief position in early May. During this transition period, Joe Farace and Bob Citrano will be the points of contact for Advance Planning Division services and questions and can be reached at:

Joe Farace, Planning Manager: (858) 694-3690
Joseph.Farace@sdcounty.ca.gov
 Bob Citrano, Planning Manager: (858) 694-3229
Robert.Citrano@sdcounty.ca.gov

PDS Staff Spot(t)light - Sue Spotts:

It's old cliché, but Sue Spotts truly does have "a smile that lights up the room." Her laughter comes easy and is nothing short of infectious. There's a good chance she's the first person you encounter if you visit Planning & Development Services and begin at the check-in counter. You may also talk with her by phone if she's working the phones that day.

Spotts takes her job very seriously. "I like the customer interaction," Spotts said. "I'm a people person. I strive to give each individual the attention they need from start to finish."



Clay Westling, Chief of the Building Division, said, "Sue is a go getter, she takes charge and gets things done quickly. She is great with our customers and understands their need to get help in a timely manner."

Spotts' official title is Administrative Analyst, but she describes herself as a "go-to person for staff and customers...I get to do everything." But no matter what she does, she produces smiles from her customers.

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