

Alpine Community Planning Group

P.O. Box 1419, Alpine, CA 91903-1419

Notice of Regular Meeting | Final Agenda

Thursday, January 28, 2016 at 6:00pm

Alpine Community Center | 1830 Alpine Boulevard, Alpine, CA 91901

Archived Agendas & Minutes – <http://www.sdcounty.ca.gov/pds/Groups/Alpine.html>

County Planning & Sponsor Groups – <http://www.sdcounty.ca.gov/pds/CommunityGroups.html>

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A. Call to Order

B. Invocation / Pledge of Allegiance

C. Roll Call of Members

D. Approval of Minutes / Correspondence / Announcements

1. Approval of Minutes

- i October 22, 2015 Meeting Minutes

2. ACPG Statement: The Alpine Community Planning Group was formed for the purpose of advising and assisting the Director of Planning, the Zoning Administrator, the Planning Commission and the Board of Supervisors in the preparation, amendment and implementation of community and sub-regional plans. The Alpine Community Planning Group is an advisory body only.

3.

- i The County of San Diego has issued a Notice of Preparation of an Environmental Impact Report for the Property Specific Requests General Plan Amendment and Rezone. PROJECT NUMBER(S): PDS2012-3800-12-005; PDS2014-REZ-14-006 ENV. REVIEW NUMBER: PDS2012-ER-12-00-003; SCH#2015121012. This Notice of Preparation is being issued to advise property owners, agencies, and stakeholders that the County intends to prepare a Subsequent Environmental Impact Report (SEIR) to analyze potential impacts associated with the proposed Project. The SEIR will tier from the Programmatic EIR prepared for the County's General Plan Update (SCH No. 2002111067), which was certified by the Board on August 3, 2011. The Notice of Preparation can be viewed at:
<http://www.sandiegocounty.gov/content/sdc/pds/advance/PSR.html>

- ii Notice is hereby given that the County of San Diego is recirculating for public review a Draft Supplemental Environmental Impact Report (SEIR) for the Forest Conservation Initiative (FCI) Lands General Plan Amendment (GPA) in accordance with the California Environmental Quality Act (CEQA). The Forest Conservation Initiative (FCI) was a voter-approved initiative in 1993 that required a minimum lot size of 40 acres for these lands. The FCI expired on December 31, 2010. With its expiration, the former FCI lands reverted to the land use designations of the previous General Plan (1978) in effect before the FCI was enacted. As a result, the land use designations associated with the FCI lands are not consistent with the 2011 General Plan land use designations. **Review Period: January 14 through February 29, 2016**

(1) The Project Description is available at:
<http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/FCI2016/1.0%20Project%20Description.pdf>

(2) The entire Draft SEIR can be reviewed at:
<http://www.sandiegocounty.gov/content/sdc/pds/advance/FCI.html>

(3) Links to key components are provided

below to facilitate review:

(a) Notice of Availability:

<http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/FCI2016/0.0%20Notice%20of%20Availability.pdf>

(b) Recirculation Readers Guide:

<http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/FCI2016/0.0%20Readers%20Guide.pdf>

(c) Executive Summary:

<http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/FCI2016/0.1%20Executive%20Summary.pdf>

(4) In person at Planning & Development Services (PDS), Project Processing Counter; 5510 Overland Avenue, Suite 110; San Diego, California 92123.

(5) On CD-ROM at the following branch libraries: Alpine, Campo-Morena Village, Descanso, Fallbrook, Julian, Pine Valley, Ramona, Valley Center (for locations see http://www.sdcl.org/locations_ALL-BRANCHES.html):

(6) For additional information, please contact: Robert Citrano — (858) 694-3229 / e-mail: robert.citrano@sdcounty.ca.gov, or Peter Eichar — (858) 495-5524 / e-mail: peter.eichar@sdcounty.ca.gov.

E. Open Discussion: Opportunity for members of the public to speak to the ACPG on any subject matter within the ACPG's jurisdiction that is not on the posted agenda.

F. Prioritization of this Meeting's Agenda Items

G. Organized / Special Presentations

1. On April 1, 2015 the Governor of California issued an Executive Order pertaining to the existing drought conditions facing California. As part of the Executive Order a number of State requirements were created to address and mitigate the on-going emergency drought condition. One of the requirements directed the State's Department of Water Resources (DWR) to amend their Model Water Efficiency Landscape Ordinance (MWELo). The County is now required to adopt the State's amended MWELo or adopt a County ordinance as effective as the State's ordinance at conserving water. The County is proceeding with amendments to our local ordinance to address the State's amendment to their MWELo.

i A revised draft ordinance in "strikeout/underline" format is available on the PDS website at

http://www.sandiegocounty.gov/content/sdc/pds/Public_Review_Non-CEQA.html

ii Please forward comments or questions to Joseph Farace at (858) 694- 3690 or by e-mail at

joseph.farace@sdcounty.ca.gov

iii To view the documents associated with the Water Conservation in Landscaping Ordinance, go to

http://www.sandiegocounty.gov/content/sdc/pds/Landscape-Ordinance_Design_Review_Manual.html

The group will make a recommendation to the county regarding the updated ordinance. **Discussion & Action.**

2. The owner of a 2.06-acre property at 2139 South Grade Road, Alpine, CA (APN – 520-050-11-00) has applied for an administrative permit (PDS2015-AD-15-044) for a second dwelling unit. The site is currently developed with a single-family residence / attached garage (2,440sf / 633sf). The project proposes to build a secondary dwelling unit with an attached garage (1200sf / 480sf). The group will make a recommendation to the County. **Presentation, Discussion, & Action.**

3. The owner of a 9.35-acre property at 6582 Japatul Vista Lane, Alpine, CA (APN – 523-111-26-00) has applied for an administrative permit (PDS2015-AD-15-047) for a 3rd story. The property was developed in 1978 with a single-family residence. The previous owner of the property added a 3rd story to the structure without a permit. The project proposes to permit the addition as habitable space. Per the owner's application the addition does not exceed the 35' height limit. The group will make a recommendation to the County. **Presentation, Discussion, & Action.**

4. The Descanso Community Planning Group has requested that the ACPG provide comment on a project located in Alpine, but within the Descanso Community Planning area. The owner of a property located at 23523 Old Ranch Road, Alpine, CA has applied for an administrative permit (PDS2015-AD-15-048) to use the property as a small winery. The applicant will make the property available for special events through licensed caterers, public wine tastings and the production and storage of wine. The applicant will continue to operate a vineyard on the subject property. The applicant will also be cultivating dates from rate date plans and plans to process, store and sell the produce. The applicant has committed to provide ADA compliant bathroom facilities and on-site parking. The subject property will also be utilized as a Mediterranean garden and nursery. **Presentation, Discussion, & Action.**

H. Group Business:

1. Election of officers

i Chair

- ii Vice-Chair
 - iii Secretary
- 2. Appointment of Sub-Committee Chairs.
- 3. Appointment of Ad-hoc Coordinating Committee to review standing rules.
- I. **Consent Calendar**
- J. **Subcommittee Reports (including Alpine Design Review Board)**
- K. **Officer Reports**
- L. **Open Discussion 2 (if necessary)**
- M. **Request for Agenda Items for Upcoming Agendas**
- N. **Approval of Expenses / Expenditures**
- O. **Announcement of Meetings:**
 - 1. Alpine Community Planning Group – February 25th, 2016
 - 2. ACPG Subcommittees – TBD
 - 3. Planning Commission – February 5th, 2016
 - 4. Board of Supervisors – February 2nd & 3rd, 2016
- P. **Adjournment of Meeting**

Disclaimer Language

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.