



The County of San Diego

Planning Commission Hearing Report

Date:	February 22, 2019	Case/File No.:	Alpine Springs RV Park Major Use Permit Modification PDS2018-MUP-79-044W1 PDS2018-ER-79-15-008A
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Alpine Springs RV Park Occupancy Limits Modification
Time:	9:00 a.m.	Location:	5635 Willows Road
Agenda Item:	#2	General Plan:	Village Core Mixed Use
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	General Commercial/Residential
Applicant/Owner:	Viejas Baron Long Capitan Band of Diegueno Mission Indians	Community:	Alpine
Environmental:	CEQA §15301 Exemption	APN:	406-091-01

A. EXECUTIVE SUMMARY

1. Introduction

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed Major Use Permit Modification (PDS2018-MUP-79-044W1) and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

The applicant proposes modifying the conditions of the Major Use Permit (MUP) that was approved for the Alpine RV Resort in 1980. Those conditions established maximum stays for visitors at the recreational vehicle (RV) resort in a 12-month period: 90 days for vehicles with total utility hook-up capacity (sewer, water, and electricity) and 30 days for others. However, California Health and Safety Code Section 18865.2 states that any local jurisdiction that has imposed such time limitations must grant an exemption upon an RV park owner's request unless findings specified in the California Health and Safety Code can be made. The recommended revisions to the MUP conditions satisfies the owner's request and meets the requirements in the California Health and Safety Code.

Based on staff's analysis, it is the Department's position that the required MUP and CEQA findings can be made, and recommends approval of the Major Use Permit Modification, with the conditions noted in the attached Decision.

2. Requested Actions

This is a request for the Planning Commission to evaluate the proposed MUP Modification, determine if the required findings can be made, and take the following actions:

- a. Adopt the Environmental Findings included in Attachment D, which include a finding that the project is exempt from CEQA.
- b. Grant MUP Modification PDS2018-MUP-79-044W1, make the findings, and impose the requirements and conditions as set forth in the Decision (Attachment B).

3. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the Alpine Subregional Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- e. Is the project consistent with other applicable County regulations?
- f. Does the project comply with CEQA?

B. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests modifying conditions of approval of an existing MUP (P79-44) for the Alpine Springs RV Park, which was approved in 1980 and allows 102 RV spaces. To change conditions of an MUP, an MUP Modification is needed. Two conditions of the MUP establish maximum time limits for visitors at the RV park. The request to modify the conditions is based on the California Health and Safety Code Section 18865.2, which states that a local jurisdiction that has imposed such time limitations must grant an exemption when requested to do so by the RV park owner, unless findings specified in the California Health and Safety Code can be made. The application does not include any new construction or changes to any physical aspects of the RV park.

The Alpine Springs RV Park currently is owned by the Viejas Baron Long Capitan Band of Diegueno Mission Indians (Viejas Band) operating under the approved MUP and conditions. One condition limits a stay to 90 days in any 12-month period for vehicles with total utility hook-up capacity (sewer, water, and electricity). Another condition states that, for tents or vehicles with less than total hook-up capacity, the limit is 30 days in any 12-month period. These restrictions, or occupancy limits, are found in the section of the County Zoning Ordinance that regulates RV parks, 6456 d.1. and d.2., and typically are included in the County's RV park MUPs. However, in accordance with the California Health and Safety Code Section 18865.2, the applicant is requesting that the limits be changed. The requested changes are identical to revised occupancy limits approved by the Planning Commission for a similar MUP Modification in 2009 for another RV park, which was based on the same section of the California Health and Safety Code cited in the current Alpine Springs RV Park request.

The applicant explained that many people who use the RV park want to stay for longer periods of time than currently is allowed. This includes people who come to the RV park from other states to stay in a warmer climate for the winter. It also includes employees of contractors working on long-term projects in East County, such as electric power transmission lines, who want to stay at the RV park for the duration of the project. Many of these employees come from other states to work on the projects.

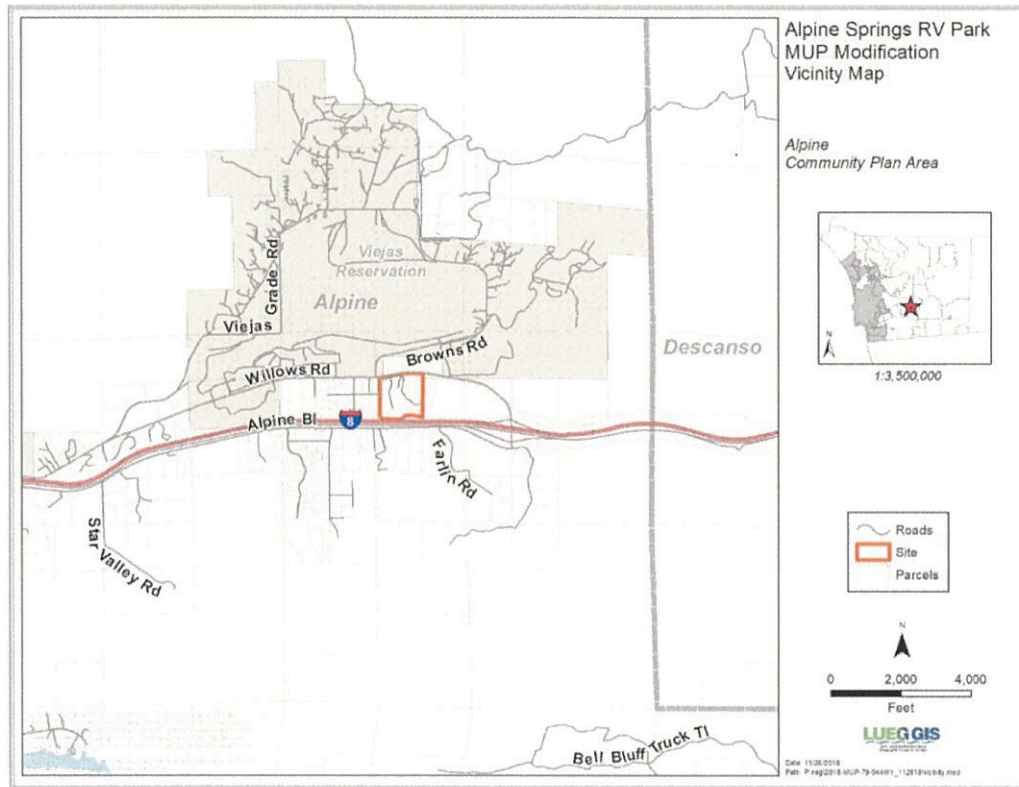


Figure 1: Vicinity Map

Please refer to Attachment A – Planning Documentation, to view location maps and the plot plan of the existing RV park.

2. Subject Property and Surrounding Land Uses

The RV park site is a 32.6-acre parcel located between Willows Road on the north and Interstate 8 on the south, 0.6 miles east of the Viejas Casino and Resort. The site slopes down from the east and drains to the northwest corner of the property. The 102 camp sites are laid out in linear, terraced patterns running north/south in the center of the site and east/west in the southwest portion. The park also includes an office, caretaker residence, clubhouse, restrooms, pool, and internal circulation driveways. Willows Road provides access to the site. The RV park currently is connected to the Viejas Reservation water and sewer systems. The Alpine Fire Protection District provides fire services.

The Viejas Reservation is northwest of the site, on the north side of Willows Road.

Please refer to Attachment A- Planning Documentation for maps of surrounding land uses, land use designations, and zoning.

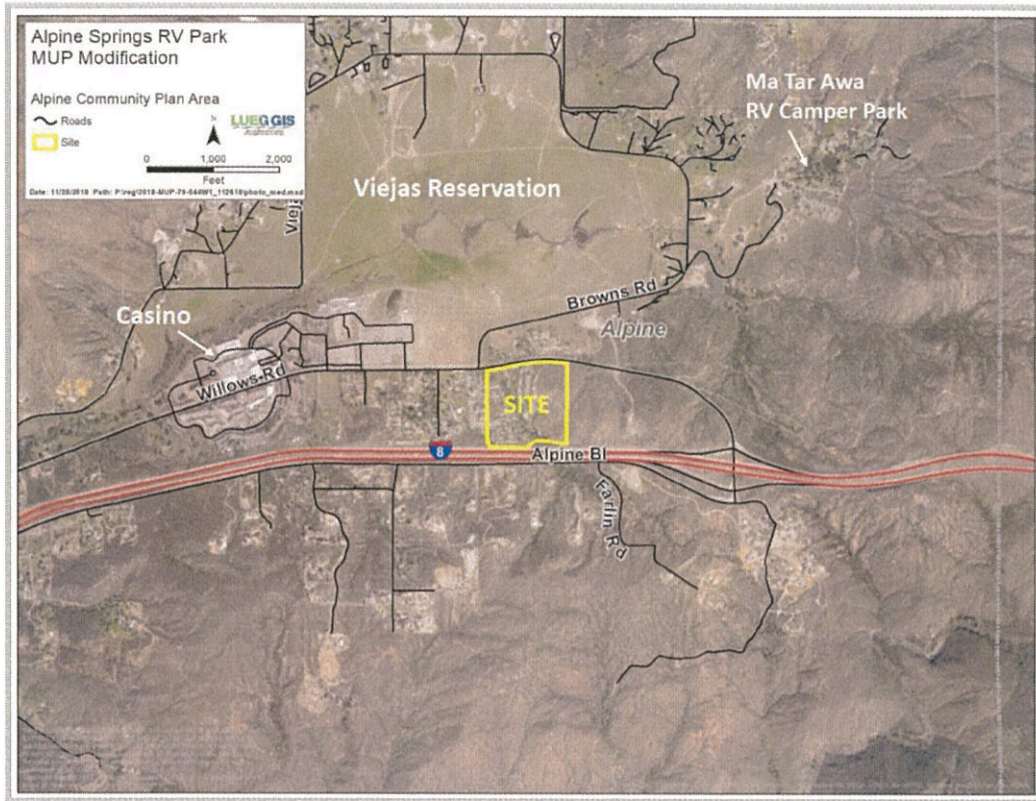


Figure 2: Aerial Photo of Vicinity

The General Plan Regional Category for the site is Village. The General Plan Land Use Designation is Village Core Mixed Use (C-5). Zoning for the site is General Commercial/Residential (C34). Surrounding land uses, as shown in Figures 2 and 4, consist of single-family homes, storage facilities, an interstate freeway, the Viejas Reservation with another RV park, undeveloped uplands to the east, and the Viejas Casino approximately one half mile to the west.



Figure 3: Site and Viejas Reservation

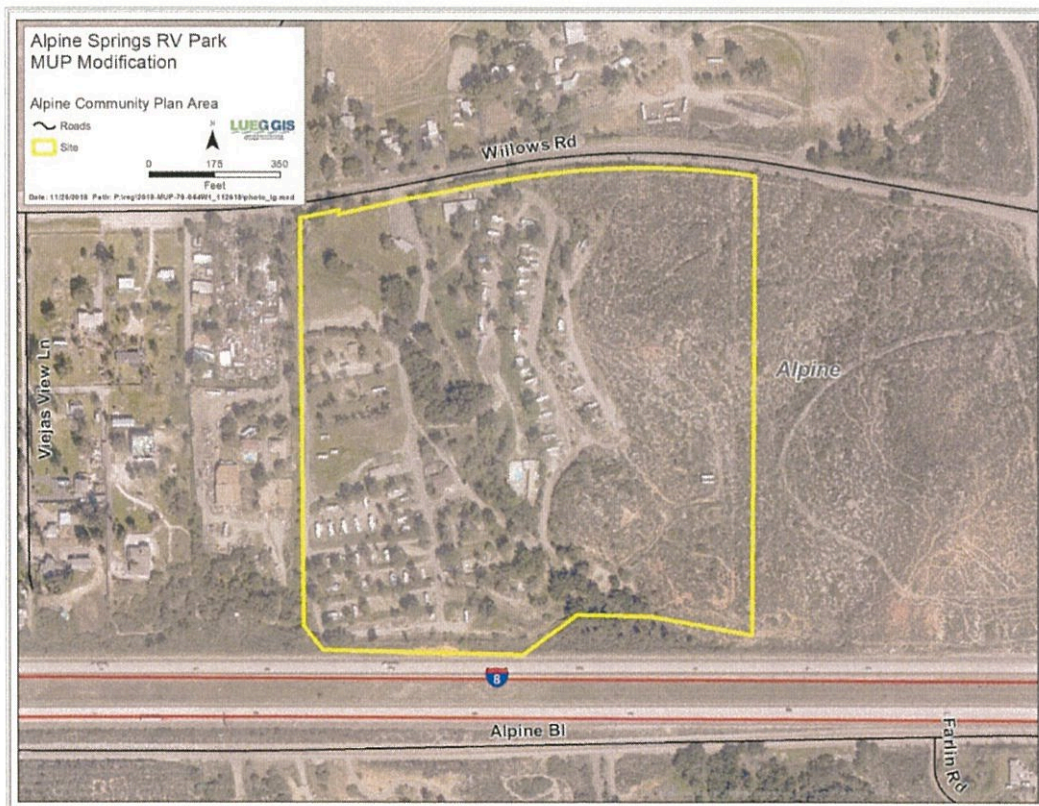


Figure 4: Aerial Photo of RV Park

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Village Core Mixed Use & Tribal Lands	General Commercial/ Residential & Indian Reservation	Willows Road, Browns Road	Single-Family Homes, Viejas Reservation
East	Village Core Mixed Use	General Commercial/ Residential	Willows Road	Undeveloped Upland
South	Interstate Freeway & Semi-Rural Residential	Transportation/ Utility Corridor & Limited Agriculture	Interstate 8	Interstate Freeway, Single-Family Homes
West	Village Core Mixed Use	General Commercial/ Residential	Willows Road, Viejas View Lane	Storage, Single-Family Homes

C. ANALYSIS AND DISCUSSION

The project has been reviewed to ensure it conforms to all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, Alpine Subregional Plan, the Zoning Ordinance, and CEQA Guidelines. A detailed discussion of the project analysis and consistency with applicable codes, policies, and ordinances is as follows.

1. Project Analysis

Occupancy Limits

The existing MUP includes two conditions that establish occupancy limits. One condition limits a stay to 90 days in any 12-month period for vehicles with total hook-up capacity (sewer, water, and electricity). Another condition states that, for tents or vehicles with less than total hook-up capacity, the limit is 30 days in any 12-month period. These restrictions are consistent with the section of the County Zoning Ordinance that regulates RV parks, 6456 d.1. and d.2, and typically are included in RV park MUPs.

However, California Health and Safety Code Section 18865.2(a) states that when a local jurisdiction has imposed a time limitation for occupancy of spaces in an RV park, the park owner may apply for an exemption to that limitation. The exemption “shall be granted” unless the local jurisdiction can make a substantial finding that, based on, but not limited to, lack of spaces in RV parks, the exemption would cause adverse impacts that cannot be avoided by any of the options listed in the Code. That is, the Code provides some options to removing the time limits completely.

Two options in the Code, under Sec. 18865.2(b), would provide partial exemptions: (1) set aside some spaces for short-term stays but remove limits on the remaining spaces, or; (2) increase the maximum stay to a length of time that satisfies the problems raised by the applicant.

Another option in the Code, under Sec. 18865.2(c), is to remove all the time limits but: (1) impose conditions to assure there will be no impacts on local school districts due to additional enrollment, and; (2) assure the park is complying with the California Health and Safety Code

The applicant is requesting that the limits be changed to allow an unlimited stay for 75% of visitors (77 of 102 RV spaces) and a 90-day limit for 25% of visitors (25 of 102 RV spaces). The proposed changes satisfy the requirements of the California Health and Safety Code which allows, under Sec. 18865.2(b), providing partial exemptions by setting aside some spaces for short-term occupancy and removing limits on the remaining spaces.

The proposal does not include any new buildings, construction, or alteration to any physical aspects of the existing RV park. Visitor spaces will remain at 102, the number allowed by the existing MUP.

Encroachment Permit

The RV park originally was approved with onsite wells and an onsite septic system. The Viejas Band acquired the RV park in 1996. In the period 2003-2005, the Viejas Band connected the Alpine Springs RV Park to the water and sewer systems of the Viejas Reservation to the north. This required pipes to be run under Willows Road, a County right of way. Typically, the County requires an Encroachment Maintenance and Removal Agreement for such work in a County right of way before installation. Such an agreement allows installation of improvements, such as water and sewer pipes, and also protects the County from damages caused by the installation, maintenance, and use of such improvements.

However, neither the Viejas Band nor the County could locate a record of an agreement for the water and sewer pipes that were installed. Though these utilities are not related to the request to change the occupancy time limits, the connections to the Reservation's systems arose during the review of the request. To remedy the situation, staff worked with the Viejas Band and now the County has an encroachment agreement for the pipes in the Willows Road right of way.

Site Plan Exemption

The site has a "B" Special Area Designator for Community Design Review Area Regulations, which typically requires a Site Plan Permit, per Section 5750 of the Zoning Ordinance. However, Sections 5757.a.2. and 7156.a. of the Zoning Ordinance both allow for such an exemption from this requirement when all the purposes and requirements of the Site Plan Permit process will be fulfilled by another discretionary permit, which in this case is the MUP Modification. Section 5757.a.2. more specifically allows for an exemption when the purposes and requirements of the Site Plan Permit process will be fulfilled by a discretionary permit that is reviewed by the applicable Community Design Review Board.

Staff recommends approval of an exemption from a Site Plan Review for the following reasons. There is no proposed new construction and no proposed physical alteration to the site to justify a design review, so a Site Plan review would not provide any additional benefit. The Alpine Design Review Board reviewed the project and recommended approval on August 6, 2018. Therefore, PDS

recommends that the MUP Modification proposal fulfills the purposes and requirements of a Site Plan Permit.

This exemption is included in the MUP Modification Decision.

2. General Plan Consistency

The proposed project is consistent with the following relevant General Plan goals, policies, and actions as described in Table D-1.

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
GOAL LU-4 - Inter-jurisdictional Coordination. Coordination with the plans and activities of other agencies and tribal governments that relate to issues such as land use, community character, transportation, energy, other infrastructure, public safety, and resource conservation and management in the unincorporated County and the region.	Review of the application involved inter-jurisdictional coordination with between County staff and the Viejas Band. Coordination included issues of land use, infrastructure, and management of the RV park. There is no new construction proposed and so, as explained in the MUP findings, the MUP Modification will have no negative effect on community character, transportation, or public safety.

3. Subregional Plan Consistency

The proposed project is consistent with the following relevant Alpine Subregional Plan goals, policies, and actions as described in Table D-2.

Table D-2: Subregional Plan Conformance

Subregional Plan Policy	Explanation of Project Conformance
Community Character Goal 1. Preserve and seek to enhance the rural character of Alpine by maintaining a pattern of land use consistent with the following regional land use categories. A. Village: Preserve and enhance the village character of Alpine defined by the current central hub of industrial, commercial, and higher density residential land use designations.	The RV park is in a Village Regional Designation and a Village Core Mixed Use Land Use Designation. The RV park is a commercial activity with residential characteristics. The proposed revisions to the occupancy limits will serve to preserve and enhance the viability of this use. There will be no negative impacts on community character.
Residential Policy 1. Village. a. Concentrate higher density land use designations along the major circulation roads with the lowest densities along the Village fringe.	The RV park sits between Interstate 8 and Willows Road, two major circulation routes. The proposed MUP Modification will not affect the density or the traffic in the area.

Subregional Plan Policy	Explanation of Project Conformance
Residential Policy 1. Village. c. Encourage projects that are in keeping with the village character, country roads and density of the existing Village.	The proposed revisions to the occupancy limits will maintain the same use, which is in keeping with the village character and the density of the existing Village.
Commercial Policy 1. Existing and new commercial developments shall be consistent with the guidelines and standards of the Alpine Design Manual.	The proposed revisions to the occupancy limits will not alter any physical characteristics of the site and so will not create any conflicts with design standards.

4. Zoning Ordinance Consistency

The proposed project complies with all applicable zoning requirements of the C34 zone with the incorporation of conditions of approval. The Planning Commission should consider whether the included conditions of approval ensure compatibility of the proposed project with the surrounding properties and overall community character.

Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	C34	Yes
Animal Regulation:	L	Yes
Density:	14.5	Yes
Lot Size:	-	NA
Building Type:	-	NA
Height:	G	NA
Lot Coverage:	-	NA
Setback:	O	Yes
Open Space:	-	NA
Special Area Regulations:	B	Yes, with MUP

Development Standard	Proposed/Provided	Complies?
Section 2342.c. of the Zoning Ordinance allows the Transient Habitation: Campground use with an MUP.	The RV park has an existing MUP, so the project complies with the C34 Use Regulations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4600 of the Zoning Ordinance requires that the project meet the "G" height requirement of 35 feet.	The "G" Height Designator establishes a maximum height of 35 feet. The existing RV park complies with the height requirement and the proposed MUP Modification does not include any new construction that would alter this.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 4800 of the Zoning Ordinance requires that the project meet the "O" setback requirements of a 50-foot front yard setback, 0-foot interior side yard setback, 35-foot exterior side yard setback, and a 15-foot rear yard setback for commercial use.	The existing RV park complies with these setbacks and the proposed MUP Modification does not include any new construction that would alter this.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. Applicable County Regulations

Table D-4: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
1 Resource Protection Ordinance (RPO)	The MUP Modification will not change the RV park in any way that would impact any wetlands, floodplains/floodways, sensitive habitat lands, or significant prehistoric or historic sites. Therefore, it has been found that the proposed project complies with the RPO.
2 County Consolidated Fire Code	The project has been reviewed by the County Fire Authority and Alpine Fire Protection District and has been found to comply with the County Consolidated Fire Code.
3 Watershed Protection Ordinance (WPO)	A Standard Stormwater Quality Management Plan was prepared for the project in compliance with the WPO.
4 Noise Ordinance	The MUP Modification will not change the RV park in any way that would generate significant noise levels that exceed the allowable limits of the County Noise Element or Noise Ordinance.

6. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and it is recommended that the project qualifies for a Categorical Exemption under CEQA section 15301. Categorical Exemption 15301, Existing Facilities, includes the operation or permitting of existing facilities involving negligible or no expansion of use. The proposed MUP Modification is a permitting action that would change the time limitation for occupancy of spaces in the Alpine Springs RV Park. This would involve no expansion of the existing use as it does not increase the capacity of the RV park or require additional facilities or expansion of existing facilities. Therefore, Categorical Exemption 15301 applies. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway. Therefore, no exceptions to Categorical Exemptions apply. The Notice of Exemption for the project can be found in Attachment C - Environmental Documentation.

D. COMMUNITY DESIGN REVIEW BOARD AND COMMUNITY PLANNING GROUP

On August 6, 2018, the Alpine Design Review Board voted to approve the MUP Modification by a vote of 4-0-1-0 (4 ayes, 0 noes, 1 absent, 0 vacant).

On August 23, 2018, the Alpine Community Planning Group voted to approve the MUP Modification by a vote of 8-0-4-0 (4 ayes, 0 noes, 4 absent, 0 vacant).

These minutes can be found in Attachment E- Public Documentation.

E. PUBLIC INPUT

One resident called staff in response to the public notice sent at the time of the application. The resident inquired if the RV park is being expanded and how it would affect the caller's property. Staff explained that the proposal was only to change the amount of time visitors could stay and there was no expansion or new construction proposed. This satisfied the caller's concerns. No other comments have been received.

F. RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. Adopt the Environmental Findings included in Attachment D, which include a finding that the project is exempt from CEQA.
2. Grant MUP Modification PDS2018-MUP-79-044W1, make the findings, and impose the requirements and conditions as set forth in the Decision (Attachment B).

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AUTHORIZED REPRESENTATIVE: _____



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2018-MUP-79-044W1
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Service Availability Forms
- Attachment G – Ownership Disclosure

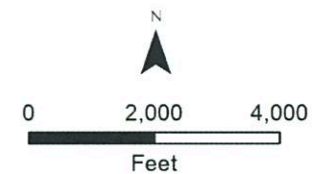
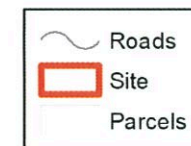
Attachment A – Planning Documentation

Alpine Springs RV Park MUP Modification Vicinity Map

Alpine
Community Plan Area

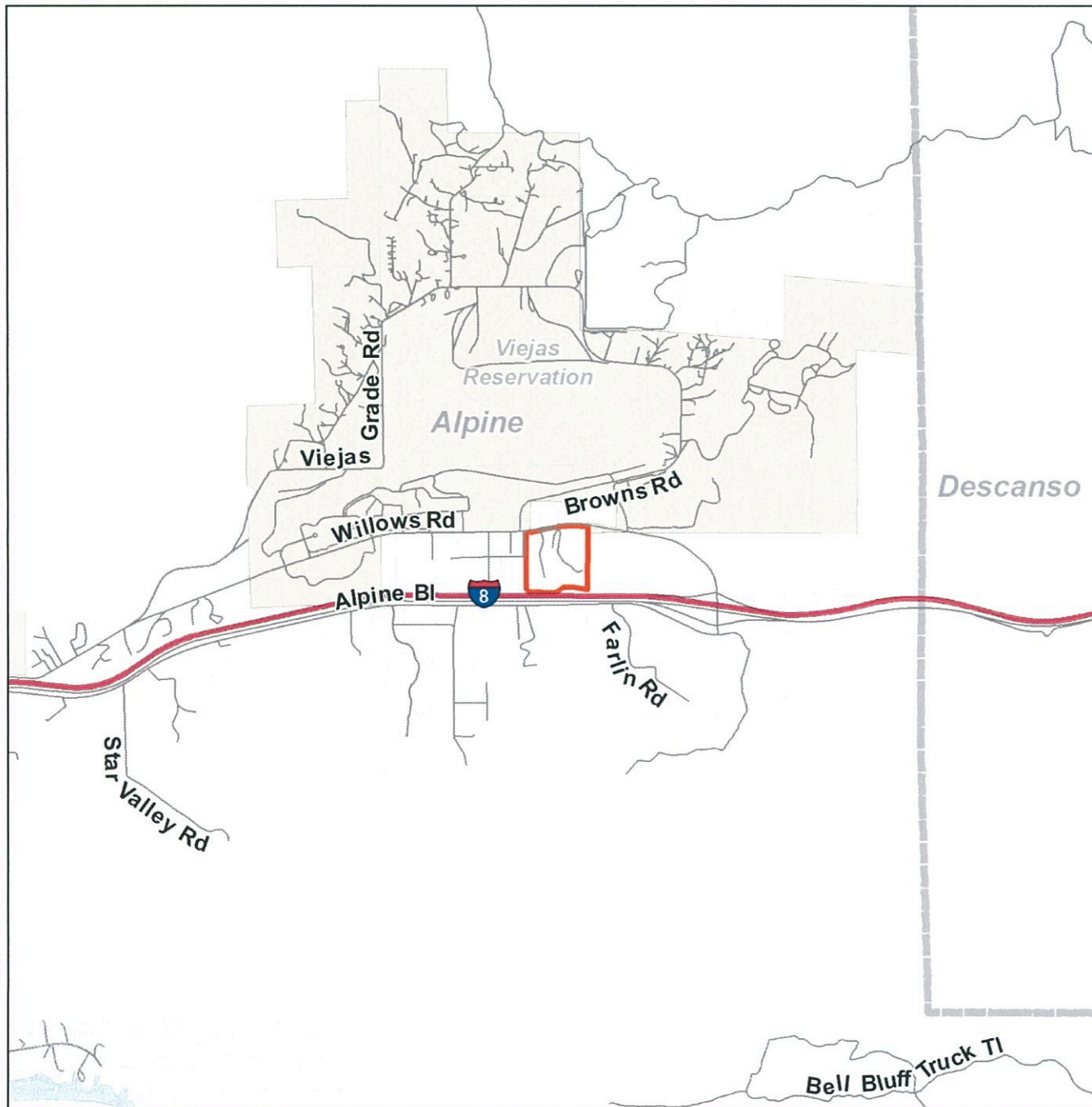


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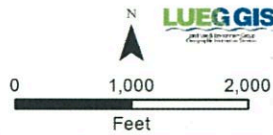


Alpine Springs RV Park MUP Modification

Alpine Community Plan Area

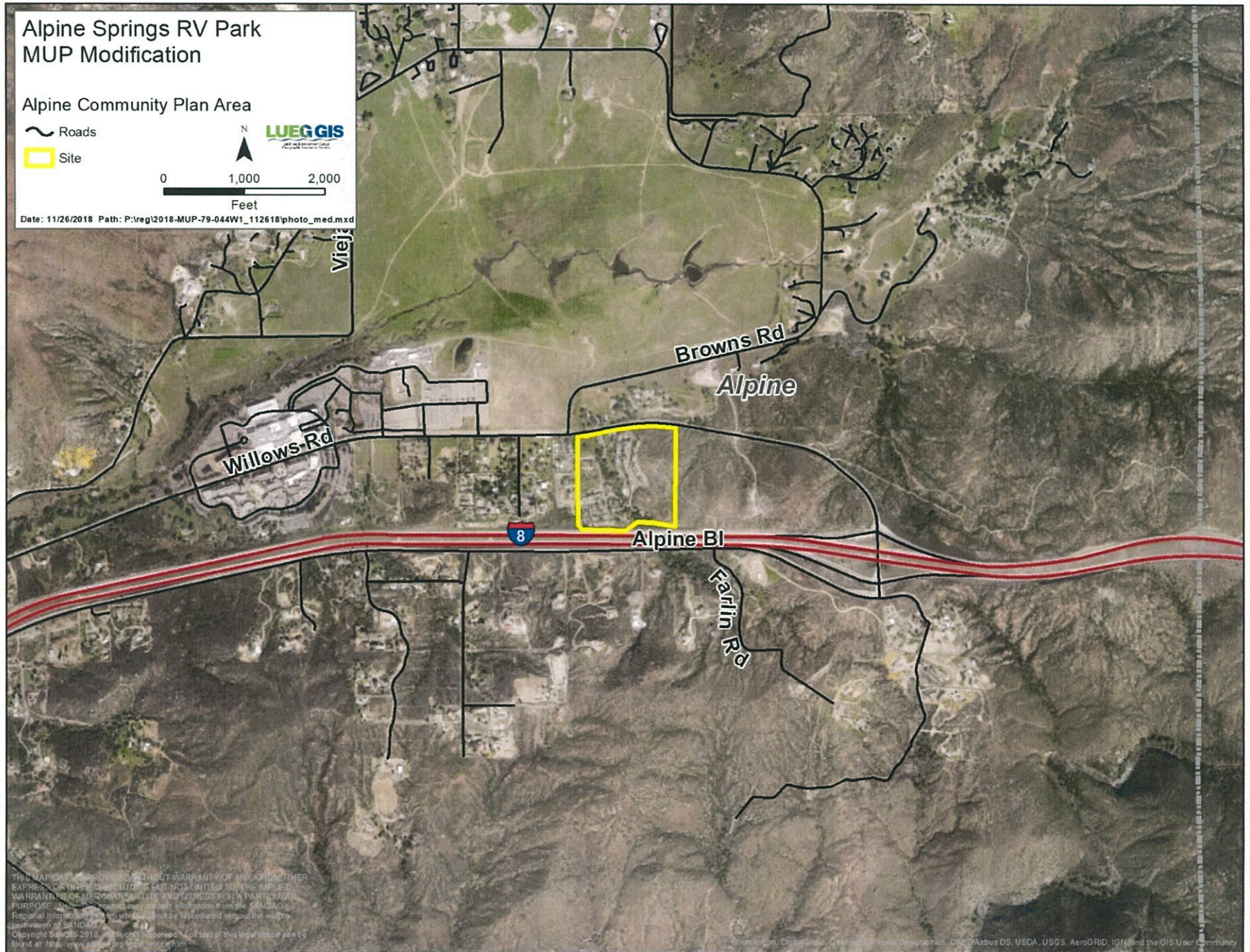
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Alpine Springs RV Park MUP Modification

Alpine Community Plan Area

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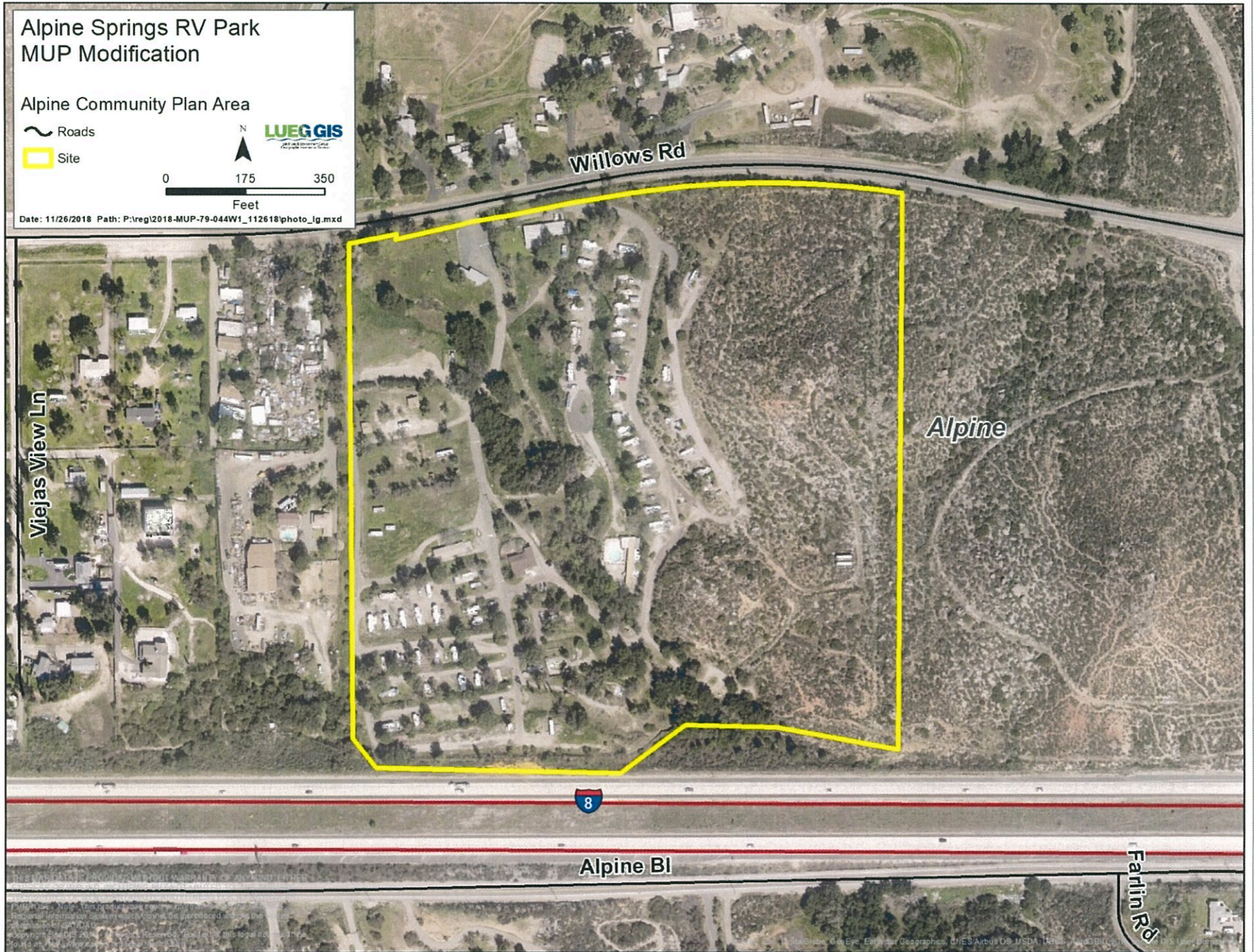


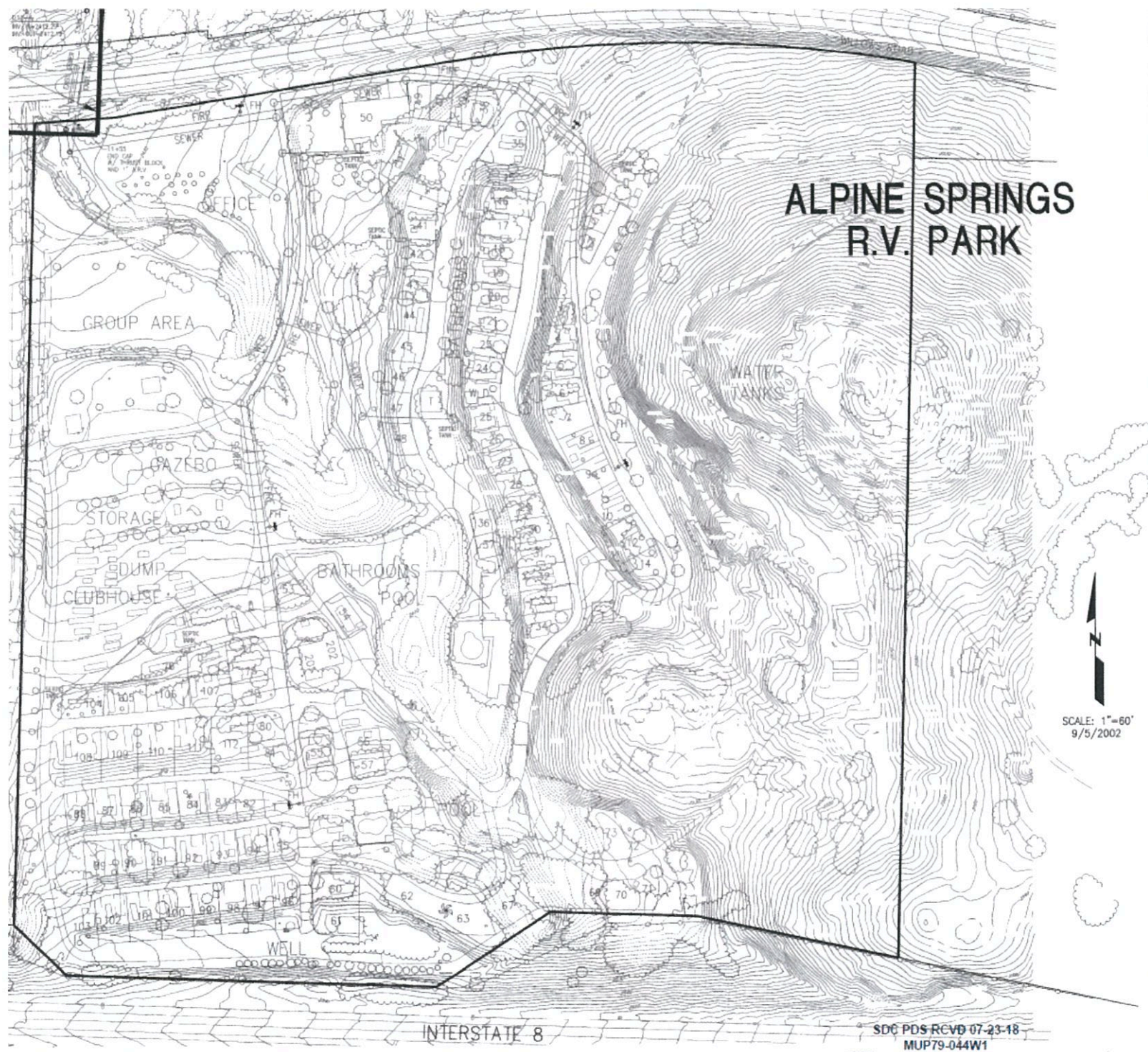
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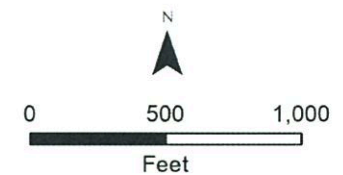
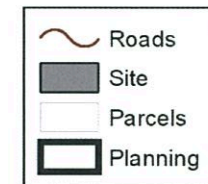




Alpine Springs RV Park MUP Modification General Plan

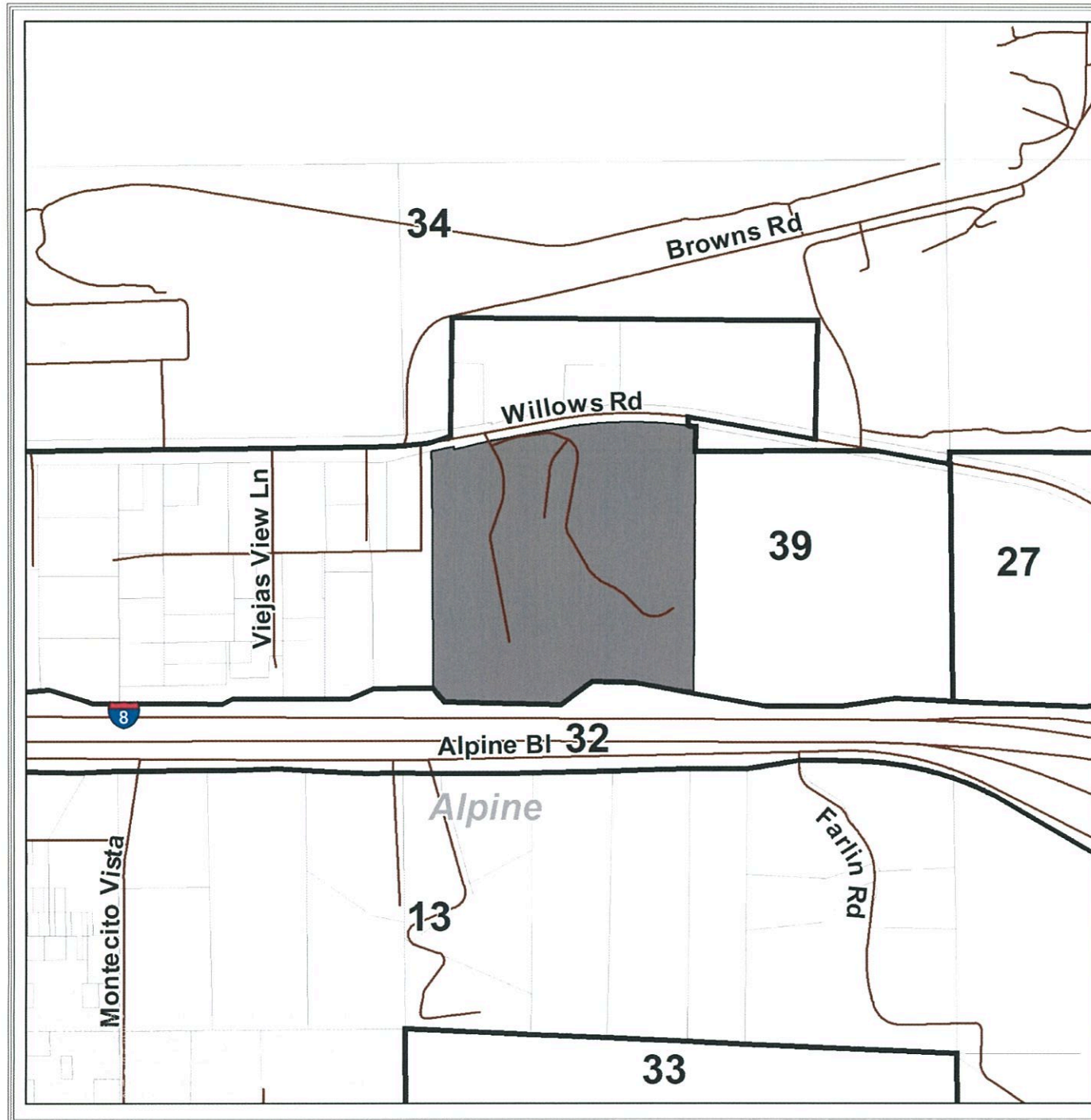
*Alpine
Community Plan Area*

- (13) Semi-Rural Residential (SR-4)
- (27) Rural Commercial
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands
- (34) Tribal Lands
- (39) Village Core Mixed Use



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Landscape Use & Environment Group
Geographic Information Systems

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Alpine Springs RV Park MUP Modification Zoning

*Alpine
Community Plan Area*

A70 - Limited Agricultural

A72 - General Agricultural

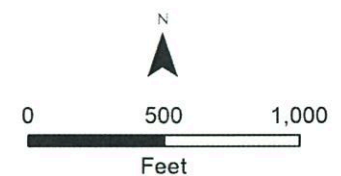
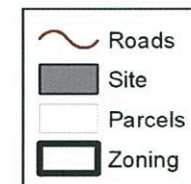
C34 - General

Commercial/Residential

C44 - Freeway Commercial

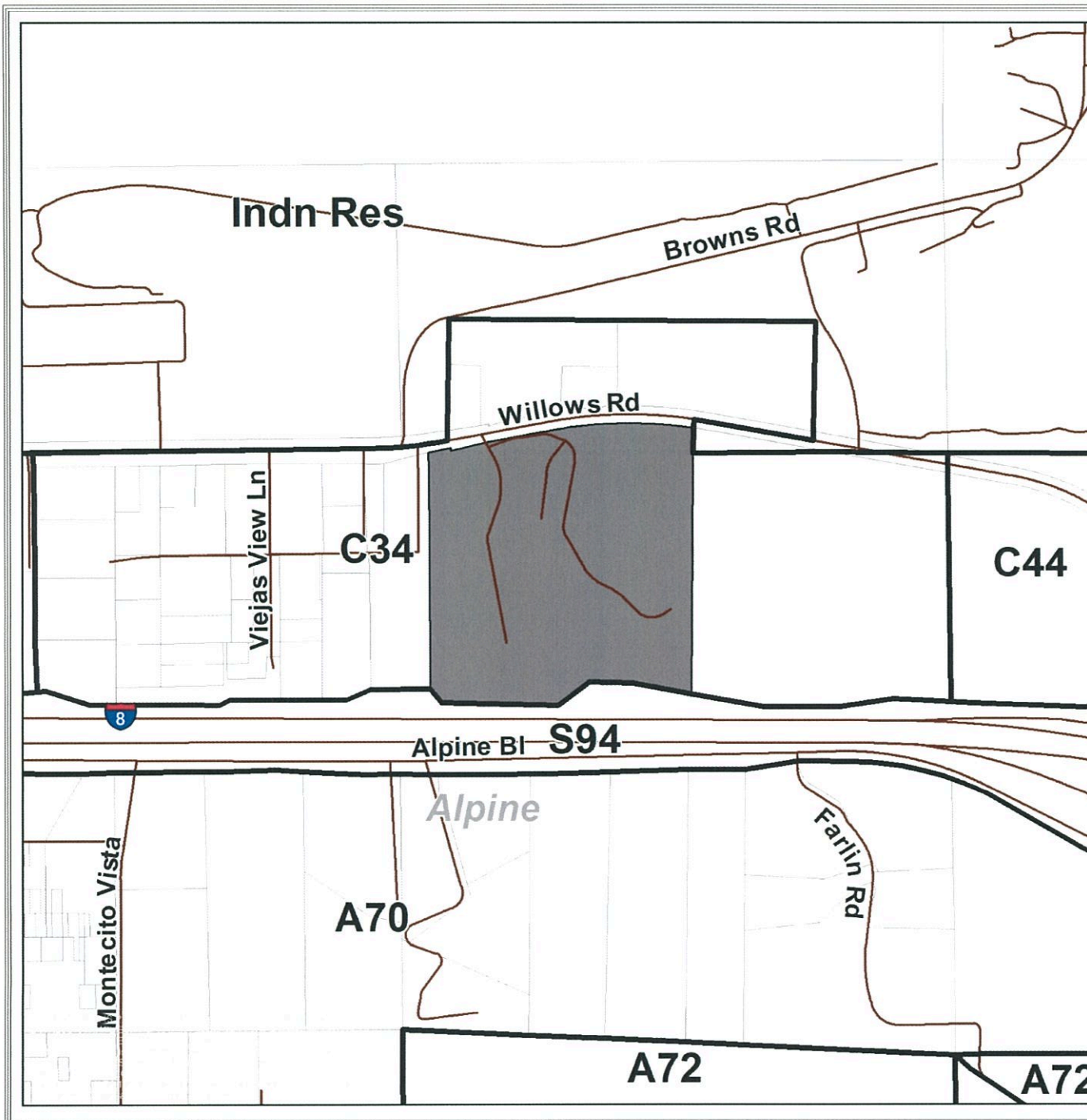
Indn Res - Indian Reservation

S94 - Transportation/Utility Corridor



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Landscape Urban & Engineering Group, Inc.

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**Attachment B – Form of Decision
Approving Major Use Permit Modification
PDS2018-MUP-79-044W1**



County of San Diego

MARK WARDLAW
DIRECTOR

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February 22, 2019

PERMITEE: Viejas Baron Long Capitan Band of Diegueno Mission Indians
MAJOR USE PERMIT No.: PDS2018-MUP-79-044W1
E.R. NUMBER: PDS2018-79-15-008A
PROPERTY: 5635 WILLOWS ROAD, ALPINE
APN: 406-091-01

DECISION OF THE PLANNING COMMISSION

This Major Use Permit Modification authorizes revising conditions in the existing Major Use Permit P79-044 (PDS2011-3300-79-044) pursuant to Section 7378 of the Zoning Ordinance. This Major Use Permit Modification revises the maximum length of occupancy for vehicles in the Alpine Springs Recreational Vehicle (RV) Park from 90 days in a 12-month period for vehicles with total hook-up capacity and 30 days in a 12-month period for vehicles with less than total hook-up capacity to no occupancy limit for 75% of the vehicles occupying spaces in the RV park and 90 days in a one-year period for 25% of the vehicles occupying spaces. Major Use Permit P79-044 (PDS2011-3300-79-044), pursuant to Section 6450 of The Zoning Ordinance, authorized the construction of a total of 102 RV spaces, a recreation facility, guest parking, and one mobile home site for use as an office and residence and one permanent standard residence for a year-round caretaker-manager. No additional construction is authorized by this Major Use Permit Modification.

GRANT, as per revised plot plan, a major use permit, pursuant to Section 6450 of The Zoning Ordinance, for the construction of a total of 102 R.V. spaces, recreation facility, guest parking, and one mobile home site for use as an office and residence and one permanent standard residence for a year-round caretaker-manager.

An exemption is hereby granted from a Site Plan Review Procedure required by Section 5750 of the Zoning Ordinance for a "B" Special Area Designator for Community Design Review Area Regulations. This exemption is granted in accordance with Sections 5757.a.2. and 7156.a. of the Zoning Ordinance because: all the purposes and requirements of the Site Plan Permit process will be fulfilled by a concurrent discretionary permit, this Major Use Permit Modification PDS2018-MUP-79-044W1, that was reviewed by the Alpine Design Review Board.

The following conditions are imposed with the granting of this major use permit Modification. All conditions that are not in strikeout format are required:

- A. ~~Prior to obtaining any building or other permit pursuant to this major use permit, and prior to commencement of construction or use of the property in reliance on this major use permit, the applicant shall:~~
1. ~~Submit for the approval of the Director of the Department of Planning and Land Use a revised plot plan which shows a total of 102 R.V. spaces, 1 mobile home space, recreational facilities, guest parking, one residence and related facilities.~~
 2. ~~Execute an irrevocable offer to dedicate real property for public highway to 28' along and within the westerly property boundary (southerly 550' from northerly property boundary) plus slope rights and drainage easements, and 42' from the centerline of Willows Road with 20' radius corner roundings at intersections.~~
 3. ~~Execute a secured agreement to improve Willows Road to the satisfaction of the Director of Transportation.~~

~~This agreement requires posting security in the form of a cash deposit or instrument of credit valued at or more than the estimated cost. It also requires the improvements be completed by 24 months from the date approving the major use permit, or prior to use or occupancy of the new facility, whichever is earlier.~~

~~The applicant shall deposit with the County of San Diego, through" the Department of Transportation, in care of the Cashier, Building 2, a cash deposit sufficient to:~~

- a. ~~Pay the cost of annexing this land, without notice or hearing, to an existing special district to operate and maintain the street lights. This cost shall include the fee for processing through the State Board of Equalization.~~

- b. ~~— Energize, maintain, and operate the street light until tax revenues begin accruing from this development for those purposes.~~
 - c. ~~— Augment the Contingency Fund of the existing district by an amount equal to three months' operating cost of the street lights.~~
 - d. ~~— Augment the Reserve Fund by one month's operating cost.~~
- 4. ~~— Execute a declaration of covenants for street improvements in lieu of immediate installation of Full Standard street improvements including street lights. This covenant shall declare present and future owners of this property will not protest any special assessment proceedings for; constructing street improvements.~~
- 5. ~~— Obtain a construction permit from Department of Transportation, for work in the right of way.~~
- 6. ~~— Submit detailed and complete landscape plans to the Regulatory Planning Division for the approval of the Director of Planning and Land Use. Plans shall include:~~
 - a. ~~— Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit from the Department of Transportation approving the variety, location and spacing of all trees proposed to be planted within said right(s) of way.~~
 - b. ~~— A complete planting plan including the names, sizes and locations of all plant materials including trees, shrubs and ground cover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture other than such irrigation as is necessary to establish the plantings.~~
 - c. ~~— A complete watering system including the location, size and type of all backflow prevention devices, pressure and nonpressure water lines, valves and sprinkler heads in those areas requiring a permanent irrigation system. For areas of native or naturalizing plant material, the landscape plan shall show a method of irrigation adequate to assure establishment and growth of plant material through two growing seasons.~~
 - d. ~~— The following specific items shall be addressed as part of the landscape plan:~~

~~To soften the view of the disturbed areas from Interstate 8.~~

- ~~7. Prior to issuance of a septic tank permit, a complete set of detailed plans showing compliance with Title 25, California Administrative Code shall be reviewed by the Department of Public Health.~~

~~Prior to issuance of a septic tank permit, the developer shall also obtain waste discharge requirements from the California Regional Water Quality Control Board pursuant to Sections 13260-65, Article 4, Chapter 4, Division 7 of the Porter-Colon Water Quality Control Act.~~

- ~~8. Grading plans shall be reviewed by the Health Department and that Department's recommendation on same, shall be considered by the Department of Transportation prior to issuance of a grading permit.~~
- ~~9. Prior to issuance of a septic tank permit, an amended small water company permit shall be approved by the Department of Public Health.~~
- ~~10. A qualified archaeologist shall complete the following procedures to the satisfaction of the Coordinator of the Environmental Analysis Division: Sites ARV-1-8: (CND)~~
- ~~a. Test for boundaries by an appropriate Post Hole Series.~~
 - ~~b. Excavate at least 3 units to test for subsurface content.~~
 - ~~c. Accurately map each site.~~
 - ~~d. Micro map surface artifacts and collect them.~~
 - ~~e. If test results are positive, present an Open Space Easement preservation plan, covering with earth or a data recovery salvage design.~~
 - ~~f. Where applicable map, measure, photograph, and describe all milling features on the above sites.~~
 - ~~g. Submit 5 copies of survey report to the Environmental Analysis Division, updated with the foregoing work, analysis, and conclusions therein.~~

NOTE: ~~This project will be implemented in phases over a period of time (refer to notes on Plot Plan). The applicant may, if he wishes, complete the mitigation for archaeology in a phased manner rather than mitigating the entire set of resources. The phasing of archaeological testing or~~

~~salvage must always precede any work or redevelopment done in that portion of the project. Furthermore, no leach lines or other disturbance is permitted in unmitigated areas. Contact EAD if questions arise.~~

- ~~11. The applicant shall place a cash deposit of \$1,625.00 in the Community Services Trust Fund for the improvement of Circulation Element roads in the Alpine Area #6. This deposit is to mitigate identified significant traffic impacts that the proposed project will impose on Circulation Element roads in the area of the development.~~
- ~~12. The applicant shall have a registered hydrologist prepare a technical report which demonstrates the adequacy of groundwater resources to support the use over time, to the satisfaction of the Environmental Analysis Division Coordinator.~~

AB. Prior to any occupancy or use of the premises pursuant to this ~~major use permit~~ Major Use Permit Modification, the applicant shall:

1. GEN#1-COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. GEN#2-RECORDATION OF DECISION

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the

Decision was recorded and that a copy of the recorded document is on file at PDS.

3. GEN#3-FILING OF NOTICE OF EXEMPTION (NOE):

INTENT: In order to comply with CEQA and State law, the permit NOE shall be filed at the County Recorder's Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOE and required fees to the San Diego County Recorder's Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOE form and required filing fees to the San Diego County Recorder's Office and file the document. Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, proof of filing shall be submitted. **MONITORING:** The [PDS, ZO, PCC] shall verify that the NOE was filed and that a copy of the document is on file at PDS.

- ~~1. Furnish to the Director of Planning and Land Use concurrently with the request for final inspection, a letter from the Department of Transportation stating the road improvements required under this permit have been installed to the satisfaction of the Department of Transportation.~~
- ~~2. Improve all parking areas and driveways shown on the approved plot plan with a minimum of one and one-half inches (1-1/2") of road oil mix or surfacing of a more durable type.~~
- ~~3. Install all landscaping as shown on the approved landscape plan, including the watering system. Upon certification by the Director of Planning and Land Use for occupancy or establishment of use allowed by this major use permit, the following conditions shall apply:~~

~~Upon certification by the Director of Planning and Land Use for occupancy or establishment of use allowed by this major use permit, the following conditions shall apply:~~

B. ONGOING: (The following conditions shall apply during the term of this permit).

- 1G. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Section 6908 of The Zoning Ordinance.
- 2D. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance.
- 3E. The parking areas and driveways shall be well maintained.

- ~~F. Contents of all recreational vehicle self-contained sewage holding tanks shall be dumped into an underground holding tank prior to connecting vehicle to existing or proposed subsurface sewage disposal systems. A sign to that effect shall be posted by the owner at the entrance to the park.~~
- 4G. Developer shall restrict use of RV spaces to owners of recreational vehicles or tents who rent or lease the spaces for temporary purposes in accordance with the occupancy limits established by this MUP.
- 5H. All landscaping shall be adequately watered and well maintained at all times.
- ~~6I. This major use permit expires on July 18, 1982 at 5:00 p.m. (or such longer period as may be approved by the Planning Commission or Board of Supervisors of the County of San Diego prior to said expiration date) unless construction or use in reliance on this major use permit has commenced prior to said expiration date.~~
- ~~J. For vehicles with total hook up capacity, including sewer, water and electricity, a maximum length of occupancy in any 12 month period will be 90 days.~~
- ~~K. Persons occupying tents or vehicles with less than total hook up capacity shall not occupy any campground space in a recreational vehicle park for a period exceeding 30 days in any 12 month period, nor shall the cumulative occupancy by such persons of different campground spaces anywhere in the facility exceed a total of 30 days in any 12 month period.~~

6. OCCUP#1-LENGTH OF OCCUPANCY

INTENT: In order to comply with Section 18865.2 of California Health and Safety Code, which mandates that Local jurisdictions that have imposed time limitations for occupancy of spaces within a special occupancy park shall grant an exemption to those limitations depending upon substantial findings within Section 18865.2, MUP Modification PDS2018-MUP-79-044W1 revises the limits on occupancy.

DESCRIPTION OF REQUIREMENT: Major Use Permit P79-44 approved a total of 102 RV spaces. Of those, 75% of the individuals occupying spaces (77 of the 102 spaces) will have no occupancy limitation and 25% of the individuals occupying spaces (25 of the 102 spaces) will have a maximum occupancy within the park of 90 days within a one-year period. **DOCUMENTATION:** The property owner or permittee shall maintain a written record to document that each RV space has been used in compliance with this condition of approval. This record shall identify 1) the date and time of the inspection, 2) the name of the inspector, 3) the license plate number of each vehicle, 4) the serial number of a valid registration sticker for each vehicle, 5) the general condition of the space, and 6) the length of stay of the individuals

who occupy the space. The inspection record shall be maintained onsite and made available to the County of San Diego upon request. **TIMING:** The requirements of this condition shall be applicable for the duration of the operation of the RV park. **MONITORING:** Compliance with these conditions shall be monitored by the PDS Code Enforcement Division through response to complaints. Compliance would also be monitored during the processing of any subsequent permit request filed by the landowner or park operator. Compliance may also be monitored if a question arises as to compliance with the occupancy limitations, in accordance with Section 6456.d.3. of the Zoning Ordinance. Operation of the park in a manner inconsistent with this condition of approval may result in enforcement action pursuant to County Zoning Ordinance Section 7703.

7. UTILITIES#1–WATER SERVICE CONNECTION

INTENT: In order to promote orderly development and to comply with the applicable sections of the San Diego County Code of Regulatory Ordinances, Title 6, Division 7, the parcel(s) shall be connected to a regulated public water system. **DESCRIPTION OF REQUIREMENT:** The site currently receives imported water from the Viejas Community System on the Viejas Reservation. This water system is under the regulatory authority of the U.S. Environmental Protection Agency. The site shall continue to have water service in order for the MUP to remain in effect. If water service from the Viejas Community System is discontinued, one of the following shall occur:

a. The parcel shall be connected to another regulated public water system and all connection fees and costs shall be paid.

or

b. An on-site water system that complies with County requirements shall be properly installed.

DOCUMENTATION: If service from the Viejas Community System is discontinued, the RV park shall: a) provide documentation to DEH that the RV park has connected to another regulated public water system, or; b) the applicant shall obtain applicable permit(s) from DEH for an on-site water system. **TIMING:** The requirements of this condition shall be applicable for the duration of the operation of the RV park. **MONITORING:** Compliance with these conditions shall be monitored by the PDS Code Enforcement Division through response to complaints. Compliance would also be monitored during the processing of any subsequent permit request filed by the landowner or park operator. Operation of the park in a manner inconsistent with this condition of approval may result in enforcement action pursuant to County Zoning Ordinance Section 7703.

8. UTILITIES#2--SEWER CONNECTION

INTENT: In order to promote orderly development and to comply with the applicable sections of the San Diego County Code of Regulatory Ordinances, Title 6, Division 8, the parcel(s) shall be connected to public sewer. **DESCRIPTION OF REQUIREMENT:** The site currently is connected to the Viejas Community System on the Viejas Reservation. The site shall continue to have sewer service in order for the MUP to remain in effect. If sewer service from the Viejas Community System is discontinued, one of the following shall occur:

a. The parcel shall be connected to a regulated public sewer system and all connection fees and costs shall be paid.

or

b. In order to comply with County Regulatory Code Section 68.301 et. seq., an on-site waste water system (Septic System) shall be properly installed.

DOCUMENTATION: If service from the Viejas Community System is discontinued, the RV park shall: a) provide documentation to DEH that the RV park has connected to another regulated public sewer system, or; b) the applicant shall obtain applicable permit(s) from DEH for an on-site sewer system. **TIMING:** The requirements of this condition shall be applicable for the duration of the operation of the RV park. **MONITORING:** Compliance with this condition shall be monitored by the PDS Code Enforcement Division through response to complaints. Compliance would also be monitored during the processing of any subsequent permit request filed by the landowner or park operator. Operation of the park in a manner inconsistent with this condition of approval may result in enforcement action pursuant to County Zoning Ordinance Section 7703.

9. UTILITIES#3--MAINTENANCE/REPAIR OF WATER AND SEWER SYSTEMS

INTENT: In order to protect public health and safety and comply with applicable County requirements, the RV park shall notify PDS Building Permits of any maintenance or repair work on the imported water or the sanitary sewer system on the RV park site and obtain any required permits. **DESCRIPTION OF REQUIREMENT:** Prior to planned maintenance work on the water or sewer systems, the RV park shall obtain any required permit from the County. In the event of emergency repair work necessitated by a leak, mechanical failure, or other problem, the RV park shall notify PDS Building Permits as soon as possible after the work has begun and describe the needed work and when it was completed, and obtain any required

permits. **TIMING:** The requirements of this condition shall be applicable for the duration of the operation of the RV park. **MONITORING:** Compliance with this condition shall be monitored by the PDS Code Enforcement Division through response to complaints. Compliance would also be monitored during the processing of any subsequent permit request filed by the landowner or park operator. Operation of the park in a manner inconsistent with this condition of approval may result in enforcement action pursuant to County Zoning Ordinance Section 7703.

10. **PLN#1–SPECIAL OCCUPANCY PARK COMPLIANCE**

INTENT: In order to protect public health and safety, this facility shall continue to operate as a Recreational Vehicle Park in compliance with the Special Occupancy Park Regulations, Title 25, Chapter 2.2 of California Code of Regulations. **DESCRIPTION OF REQUIREMENT:** This RV Park shall be operated in conformance with the following requirements: Only recreational vehicles as defined by California Health and Safety Code §18010 and §18009.3, and §2118 of Title 25 of California Code shall be placed in an RV space. The placement and use of a tent is allowed within a tent space or a RV space that includes a tent space as designated in the applicable County permit.

- a. No permanent structure shall be erected in a RV space except as authorized in a Building Permit issued by the County of San Diego and permitted under Title 25 of California Code. This limitation excludes permanent utility connections for a RV space.
- b. All materials and facilities placed in an RV space shall be for the use of the occupant of the space and shall be readily capable of being moved from the space. Such materials and facilities include, but are not limited too; awnings, detached portable patio covers, patio furniture, tents, barbeques, recreational toys and vehicles.
- c. All Recreational Vehicles placed in a RV space, shall be capable of exiting the park within an expeditious timeframe, should an order to evacuate be given by the applicable Fire Marshal or other emergency personnel. This requirement may be modified by the Director of Planning & Development Services.
- d. All Recreational Vehicles, automobiles, motorcycles and other vehicles that are placed, stored or maintained within the boundaries of the park, shall be registered with the State of Origin and maintained in a condition to operate on any Road or Highway within California in compliance with Vehicle Code.

- e. A monthly inspection shall be conducted for each space occupied longer than one month.
- f. An additional electronic log shall be maintained that records the daily, weekly, monthly and yearly occupancy statistics for the park.

DOCUMENTATION: The property owner or permittee shall maintain a written record of the inspections required under section e and f. above to document that each RV space has been used in compliance with this condition of approval. This record shall identify 1) the date and time of the inspection, 2) the name of the inspector, 3) the license plate number of each vehicle, 4) the serial number of a valid registration sticker for each vehicle, 5) the general condition of the space, and 6) the length of stay of the individuals who occupy the space. The inspection record shall be maintained onsite and made available to the County of San Diego upon request. **TIMING:** The requirements of this condition shall be applicable for the duration of the operation of the RV park. **MONITORING:** Compliance with these conditions shall be monitored by the PDS Code Enforcement Division through response to complaints. Compliance would also be monitored during the processing of any subsequent permit request filed by the landowner or park operator. Compliance may also be monitored if a question arises as to compliance with the occupancy limitations, in accordance with Section 6456.d.3. of the Zoning Ordinance. Operation of the park in a manner inconsistent with this condition of approval may result in enforcement action pursuant to County Zoning Ordinance Section 7703.

11. PLN#2-SITE CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining parking, trails, driveways, landscaping, lighting, signage, and aesthetic design features. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

MAJOR USE PERMIT MODIFICATION FINDINGS

Pursuant to Section 7358 of the Zoning Ordinance, the following findings in support of the granting of the ~~major use permit~~ Major Use Permit Modification are made:

- (1) The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, or structures, with consideration given to:

- a. Harmony in scale, bulk, coverage, and density.

The fact supporting Finding (1-a) is as follows:

The proposed project size of 32.6 acres, will provide an appropriate scale and density to spread the campsites, in harmony with surrounding land uses. The Modification of occupancy limits will not affect the scale, bulk, coverage, or density, or otherwise detract from the harmony with surrounding uses.

- b. The availability of public facilities, services, and utilities.

The fact supporting Finding (1-b) is as follows:

Public facilities, services and utilities are available to serve this project-pursuant to responses from the individual agencies.

The site currently receives imported water from the Viejas Community System on the Viejas Reservation. This water system is under the regulatory authority of the U.S. Environmental Protection Agency. The site shall continue to have water service in order for the MUP to remain in effect. A condition of this MUP requires that if water service from the Viejas Community System is discontinued, the site must be connected to another regulated system or install an onsite water system that meets all DEH requirements.

The site currently receives sanitary sewer service from the Viejas System on the Viejas Reservation. The site shall continue to have sewer service in order for the MUP to remain in effect. A condition of this MUP requires that if sewer service from the Viejas Community System is discontinued, the site must be connected to another regulated sewer system or install an onsite septic system that meets all DEH requirements.

- c. The harmful effect, if any, upon ~~desireable~~ desirable neighborhood character.

The fact supporting Finding (I-c) is as follows:

There will be no apparent harmful effect on the neighborhood character since this park has been operating for several years and will not allow permanent residences. Adjacent to decades. Near to the site is another RV park. The proposed increase in length of occupancy of the guests within the park does not have a harmful effect upon desirable neighborhood character because the number of guests that would potentially occupy the park at any given time would not exceed the total permitted by this use permit, which is 102. The length of stay does not impact any public service, nor does it affect the surrounding community; therefore, there will be no impact on the desirable neighborhood character.

- d. The generation of traffic and the capacity and physical character of surrounding streets.

The fact supporting Finding (I-d) is as follows:

Relatively easy access to Interstate 8 and frontage on Willow Road will adequately handle traffic generated from this site. The proposed increase in length of occupancy of the guests within the park does not have a harmful effect upon traffic or surrounding streets because the number of guests that would potentially occupy the park at any given time would not exceed the total permitted by this use permit.

- e. The suitability of the site for the type and intensity of use or development which is proposed.

The fact supporting Finding (1-e) is as follows:

The RV park was approved with a Major Use Permit in 1980 and has operated on the site since then. The revision of occupancy limits will not affect the suitability of the site for the type and intensity of use that was approved with the original Major Use Permit.

- f. Any other relevant impact of the proposed use.

No other impacts.

~~The fact supporting Finding (I-e) is as follows:~~

~~This Use Permit will provide needed public improvements which would not otherwise be generated.~~

- (2) The impacts, as described in Findings (1) above, and the location of the proposed use will ~~not adversely affect~~ be consistent with the San Diego County General Plan.

The fact supporting Finding (2) is as follows:

The Regional Category for the site is Village and the Land Use Designation is Village Core Mixed Use. The zoning of the site is General Commercial/Residential (C34). As listed in the Compatibility Matrix of Section 2050 of the Zoning Ordinance, the C34 Use Regulation is consistent within the Village Core Mixed Use Land Use. Within the C34 Use Regulation, a campground is allowed with a Major Use Permit. Therefore, the RV park and the MUP Modification to change the length of occupancy are consistent with the General Plan.

~~The San Diego County General Plan allows recreational uses in rural designations as being a recognized use for back country areas.~~

- (3) The proposed use at its proposed location will provide a service or facility which will not be detrimental to the general well-being of the surrounding neighborhood or community .

The fact supporting Finding (3) is as follows:

The proposed expansion of an existing RV park will continue to provide added camping spaces for individuals who are temporarily seeking a more rural atmosphere. The proposed increase in length of occupancy of the guests within the park does not have a harmful effect upon the surrounding neighborhood or community because the number of guests that would potentially occupy the park at any given time would not exceed the total permitted by this use permit. The MUP Modification for length of occupancy will have no detrimental effect on the general well-being of the surrounding neighborhood or community.

- (4) That the requirements of the California Environmental Quality Act have been complied with:

A Notice of Exemption has been completed in accordance with CEQA Guidelines Section 15301. The proposed Major Use Permit Modification is a permitting action that would remove the time limitation for occupancy of spaces in the Alpine Springs RV Park. This would involve no expansion of the existing use as it does not increase the capacity of the RV park or

require additional facilities or expansion of existing facilities. Therefore, Categorical Exemption 15301 applies. In addition, none of the Exceptions to Categorical Exemptions, found at 15300.2, apply to this project.

ORDINANCE COMPLIANCE AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: - The project was found to be “Exempt” from the California Environmental Quality Act (CEQA) per Categorical Exemption 15301 in the CEQA Guidelines.

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, any onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the County Noise Ordinance 36.401 et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below: <http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material

exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to Section 87.201 of Grading Ordinance.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

<u>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</u>			
<u>Planning & Development Services (PDS)</u>			
<u>Project Planning Division</u>	<u>PPD</u>	<u>Land Development Project Review Teams</u>	<u>LDR</u>
<u>Permit Compliance Coordinator</u>	<u>PCC</u>	<u>Project Manager</u>	<u>PM</u>
<u>Building Plan Process Review</u>	<u>BPPR</u>	<u>Plan Checker</u>	<u>PC</u>
<u>Building Division</u>	<u>BD</u>	<u>Map Checker</u>	<u>MC</u>
<u>Building Inspector</u>	<u>BI</u>	<u>Landscape Architect</u>	<u>LA</u>
<u>Zoning Counter</u>	<u>ZO</u>		
<u>Department of Public Works (DPW)</u>			
<u>Private Development Construction Inspection</u>	<u>PDCI</u>	<u>Environmental Services Unit Division</u>	<u>ESU</u>
<u>Department of Environmental Health (DEH)</u>			
<u>Land and Water Quality Division</u>	<u>LWQ</u>	<u>Local Enforcement Agency</u>	<u>LEA</u>
<u>Vector Control</u>	<u>VCT</u>	<u>Hazmat Division</u>	<u>HMD</u>
<u>Department of Parks and Recreation (DPR)</u>			
<u>Trails Coordinator</u>	<u>TC</u>	<u>Group Program Manager</u>	<u>GPM</u>
<u>Parks Planner</u>	<u>PP</u>		
<u>Department of General Service (DGS)</u>			

<u>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</u>			
<u>Real Property Division</u>	<u>RP</u>		

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with Section 7366 of the County Zoning Ordinance. An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:

Darin Neufeld, Chief
Project Planning Division
Planning & Development Services

cc: Peter Cortese, Viejas Baron Long Capitan Band of Diegueno Mission Indians,
5000 Willows Road, Alpine, CA 91901

email cc: Ed Sinsay, Team Leader, Land Development/Engineering, PDS
David Sibbet, Project Planning, PDS

Attachment C – Environmental Documentation

2 - 39
NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. 0650
Attn: Project Planning Division Section Secretary

SUBJECT: **FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152**

Project Name: Alpine Springs RV Park Major Use Permit Modification PDS2018-MUP-79-044W1
Project Location: 5635 Willows Road, Alpine, CA 91901

Project Applicant: Viejas Baron Long Capitan Band of Diegueno Mission Indians
Address: #1 Viejas Grand Road, Alpine, CA 91901 Telephone Number: 619-659-2075

Project Description: Major Use Permit Modification to remove the maximum length of occupancy for vehicles in the Alpine Springs RV Park.

Agency Approving Project: County of San Diego

County Contact Person: Jeff Smyser, AICP Telephone Number: 858-495-5438

Date Form Completed: February 22, 2019

This is to advise that the County of San Diego Planning Commission has approved the above described project on February 22, 2019, Item #2 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☐ Statutory Exemption. C Section:
 - ☒ Categorical Exemption. G Section: 15301
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - ☐ G 15182 - Residential Projects Pursuant to a Specific Plan
 - ☐ G 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☐ were ☐ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☐ was not adopted for this project.

Statement of reasons why project is exempt: Categorical Exemption 15301. Existing Facilities (Class 1) consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized in 15301 are not intended to be all inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. The proposed Major Use Permit Modification is a permitting action that would remove the time limitation for occupancy of spaces in the Alpine Springs RV Park. This would involve no expansion of the existing use as it does not increase the capacity of the RV park or require additional facilities or expansion of existing facilities. Therefore, Categorical Exemption 15301 applies. In addition, none of the Exceptions to Categorical Exemptions, found at 15300.2, apply to this project.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____ Telephone: (858) 495-5438

Name (Print): Jeff Smyser, AICP Title: Project Manager

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF ALPINE SPRINGS RV PARK MAJOR USE PERMIT MODIFICATION

PDS2018-MUP-79-044W1, PDS2018-79-15-008A

February 22, 2019

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

The project is located within the East County Multiple Species Conservation Program (MSCP) Plan Area. No grading, improvement, or clearing permit will be required as a result of this application. Thus a Habitat Loss Permit is not required (Section 86.102).

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Staff has determined the proposed project is exempt from the California Environmental Quality Act pursuant to CEQA Section 15301. Projects found to be exempt from CEQA are also exempt from the County's Biological Mitigation Ordinance (Section 86.503(a)(1)). Therefore, the project is not subject to the requirements of the Biological Mitigation Ordinance. However, no project within the MSCP County Subarea Plan, regardless of exemption status, may conflict or otherwise hinder the MSCP preserve system. The project is located within the East County Multiple Species Conservation Program (MSCP) Plan Area. The eastern half of the parcel is undeveloped and designated as outside of the Focus Conservation Area (FCA). The western portion is designated as developed. Because no changes to use or new construction are proposed, no biological impacts will occur.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

The RV park currently receives imported water from the Viejas Reservation water system. In addition, onsite wells exist that are used for irrigation. The Negative

Declaration for the original RV park MUP determined that groundwater resources are adequate to meet the groundwater demands of the project and thus, the project would not adversely impact groundwater availability. In addition, the ND determined that the total project demand would be less than 20,000 gallons per day. The MUP Modification will not increase water usage. The MUP Modification will not have a significant adverse impact on groundwater quantity and the project complies with the San Diego County Groundwater Ordinance.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The <u>Steep Slope</u> section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Wetland and Wetland Buffers: The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe: The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with Section 86.604(c) of the RPO.

Steep Slopes: Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats: The proposed project would not result in any development, grading, grubbing, clearing, or any other activity that will damage the sensitive habitat lands. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites: No ground disturbing activities are proposed, and therefore, there will be no impacts to cultural resources. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

The project Standard Storm Water Quality Management Plan has been reviewed and is found to be complete and in compliance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations. Therefore the project complies with the County Noise Ordinance.

Attachment D – Environmental Findings

ENVIRONMENTAL FINDINGS

Alpine Springs RV Park
Major Use Permit Modification
PDS2018-MUP-79-044W1
PDS2018-ER-79-15-008A

February 22, 2019

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15301 for the reasons stated in the Notice of Exemption on file with Planning & Development Services as Environmental Review Number PDS2018-ER-79-15-008A.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that the groundwater resources are adequate to meet the groundwater demands of the project.
4. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).
5. Find that the project is exempt from the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) per Section 86.503(a)(1) of the Biological Mitigation Ordinance, because it is exempt from CEQA pursuant to State CEQA Guidelines section 15301 for the reasons stated in the Notice of Exemption on file with Planning & Development Services as Environmental Review Number PDS2018-ER-79-15-008A.

Attachment E – Public Documentation

Alpine Design Review Board Minutes

Monday, August 6, 2018
1830 Alpine Blvd.
Alpine, CA 91901

- I Call to Order – Roll Call
The meeting of the Alpine Design Review Board was called to order by Chairperson Curt Dean at 7:05 p.m. Board members present: Curt Dean, Carol Morrison, Dan Wasson, and Peggy Easterling. Absent: Kippy Thomas.
- II Approval of Minutes
There was a MOTION: to approve the minutes of June 4, 2018 as emailed. Moved by Carol Morrison. Seconded by: Dan Wasson. Ayes: 4-0-0.
- III Public Comment
None
- IV Review – Alpine Commercial Building, 2128 Arnold Way. Exterior building revisions. Applicant Jason Meram. (Discussion and Vote) There was a MOTION: To approve the project with all signage to be reviewed at a future date, exterior colors to match the rendered drawings submitted, and all exterior lighting (if any) be LED and installed under canopy. Moved by: Peggy Easterling. Seconded by: Carol Morrison. Ayes: 4-0-0
- V Review – Union 76 Gas Station, 1666 Alpine Boulevard. Signage and canopy review. Applicant Domingo Rocha. (Discussion and Vote). There was a MOTION: As the applicant was not present, request clarification of the existing sign size versus the sign being proposed, clarification of the canopy size (depth) color and material being proposed, the addition of a “no left turn” sign on Tavern road and all additional signage existing on site be permanently removed including rider sign and portable signs. Moved by: Peggy Easterling. Seconded by: Carol Morrison. Ayes 4-0-0.
- VI Review – Alpine Springs RV Resort, 5635 Willows Road. Permit modification review. Applicant Peter Cortese. (Discussion and Vote). There was a MOTION: Although this project is outside of the Alpine Town Center and “B” Designator area, to approve the modification to the existing Major Use Permit as requested. Moved by Peggy Easterling. Seconded by: Dan Wasson. Ayes 4-0-0.
- VII Next meeting – September 10, 2018 at 7:00pm Alpine Community Center.
- VIII Adjournment – The meeting was adjourned at 8:00pm.

Respectfully submitted,
Peggy Easterling
Secretary Alpine Design Review Board

Alpine Community Planning Group

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

FINAL MEETING MINUTES

Thursday, August 23rd, 2018 at 6:00pm

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

Archived Agendas & Minutes – <http://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/alpine.html>

- A. Call to Order @ 6:02 pm -
- B. Invocation / Pledge of Allegiance
- C. Roll Call of Members

MEMBER	PRESENT	ABSENT	EXCUSED
Travis Lyon	X		
Jim Easterling	X		
Sharmin Self	X		
Glenda Archer			X
George Barnett	X		
Roger Garay			X
Charles Jerney			X
Mike Milligan	X		
Louis Russo			X
Leslie Perricone	X		
Richard Saldano	X		
Kippy Thomas	X		

D. Approval of Minutes / Correspondence / Announcements

1. Approval of Minutes

i. July 26, 2018

Vote: Jim Easterling motions to approve as submitted. George Barnett seconds the motion. All present vote in favor.

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.

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.

Eric Wray – trustee for alpine school district spoke and thanked the AEF.

Mary Harris – Been talking to people who walk around Alpine about crosswalks. By the post office, just down from the post office at Olivewood lane where it crosses to Natural Instincts. Another up by Albertsons.

F. Prioritization of this Meeting's Agenda Items

Vote: Jim Easterling motions to move G3 forward as first item to address. Travis Lyon second the motion. All Present vote in favor.

1. **Organized / Special Presentation:** The Alpine Community Planning Group will discuss resources and support available to community members seeking to lower their utility bills. Contacts and instructions on what steps ratepayers may take will be provided. **Presentation, Discussion & Action.**

Travis Lyon reminds the community in attendance that the ACPG is and advisory group.

Mr. Hayes from Joel Anderson's office is in attendance. He states that people contact him directly and they will forward any concerns/letters people have, directly to the CPUC on their behalf.

Community members who spoke on this issue: Scott Walker, Brandon Maynard, Ray Chaney. They each stated their SDG&E bills have skyrocketed, regardless of the fact that they used less power, due to power being off, or them being out of town and not using nearly as much power.

Andrew Hayes from Senator Joel Anderson's office states that if anyone has a specific complaint, etc. for

the CPUC, their office will deliver that for you.

Jim Easterling states that he thinks Alpine needs a town hall meeting with an SDG&E representative to explain to the town, in plain English, what is going on with our bills and rates.

Mike Milligan asks that the ACPG send a letter to Diane Jacob to arrange a town hall meeting regarding this matter. Travis Lyons states he would support that.

Jim Easterling would like to suggest that with the help of Travis, he will see what he can do to set up that Town Hall meeting. He will get ahold of SDG&E and Travis will get ahold of Diane's office. Joe Perricone, as chairman of the chamber of commerce, will throw their support behind it.

Travis motions to communicate with Diane Jacob and the county to get county representatives and SDG&E representatives for a town hall meeting. Jim Easterling seconds the motion. All present vote in favor.

2. Tom Dyke will make a presentation to the planning group about encouraging more community engagement to address specific local issues. **Presentation, Discussion & Action.**

Tom gave a \$50k donation to the Alpine Community Foundation. As Roger Garay is not present, he presented the cashiers check to Leslie Perricone, who will deliver it to Roger. She stated that these funds will go to the victims of the West Fire.

3. The applicant for the Marshall Road Townhomes TM-5621 submitted a Design Exception Request to waive the requirement for undergrounding utility poles (policy I-92). The county has asked the group to review the request and make a recommendation to the county. **Presentation, Discussion & Action.**

Brendan, a representative of the applicant stated that the undergrounding of the lines has a prohibitive cost of about \$120k.

Discussion was had between the representative and board members as to the amount of space between the poles and the back of the townhouses. It is stated that it is at least 10 feet. SD&E has a 10ft easement due to the electromagnetic field as well as if any approval has been given.

Jim Easterling motions to reject the Design Exception Request to underground the power lines. Mike Milligan seconds the motion. Roll Call Vote: All present vote in favor.

	YES	NO	ABSTAIN	EXCUSED
Travis Lyon	X			
Jim Easterling	X			
Sharmin Self	X			
Glenda Archer				X
George Barnett	X			
Roger Garay				X
Charles Jerney				X
Mike Milligan	X			
Louis Russo				X
Leslie Perricone	X			
Richard Saldano	X			
Kippy Thomas	X			

4. The owner of the Alpine Springs RV Park located at 5635 Willows Road has applied for a modification to their Major Use Permit (PDS2018-MUP-79-044W1) for an exemption under California Health and Safety Code 18865.2 to the time limitations in Condition J & K of the permit. Condition J of the MUP states "For vehicles with total hook-up capacity, including sewer, water, and electricity, a maximum length of occupancy in any 12-month period will be 90 days." Condition K of the MUP states "Persons occupying tents or vehicles with less than total hook-up capacity shall not occupy any campground space in a recreational vehicle park for a period exceeding 30 days in any 12-month period, nor shall the cumulative occupancy by such persons of different campground spaces anywhere in the facility exceed a total of 30 days in any 12-month period." The owners are requesting an exemption to the time limitations outlined in Conditions J & K. **Presentation, Discussion & Action.**

Jim Easterling motions to approve as submitted. George Barnett seconds the motion. All present vote in favor.

5. The Alpine Union School District will present an update to the proposal for the Joan MacQueen Middle School Community & Recreation Facility Project. The group may make a recommendation to the county regarding the use of Park Land Dedication Ordinance funds to support the project. **Presentation, Discussion & Action.**

The update was related to the past action the board took on this, regard field surface options and budget.

Those updates are not completed.

Travis Lyon motions to table the item. Mike Milligan seconds the motion. All present vote in favor.

G. Group Business:

1. Members of the public interested in serving on the Alpine Community Planning Group can make a statement to the group about their credentials and desire to serve. Group may make a recommendation to the Board of Supervisors to fill the vacancy for Seat #7. **Discussion & Action**

Mary Harris – interested in filling the vacancy.

George Barnett motions to table this item. Leslie Perricone seconds the motion. All present vote in favor.

2. Subcommittee Chairs to submit list of subcommittee members for approval. **Discussion & Action**

Nothing presented

H. Consent Calendar

Nothing Presented

I. Subcommittee Reports (including Alpine Design Review Board)

Nothing Presented

J. Officer Reports

Nothing Presented

K. Open Discussion 2 (if necessary)

Nothing Presented

L. Request for Agenda Items for Upcoming Agendas

Nothing Presented

M. Approval of Expenses / Expenditures

Nothing Presented

N. Announcement of Meetings:

1. Alpine Community Planning Group – September 27th, 2018
2. ACPG Subcommittees – TBD
3. Planning Commission – September 14th & 21st 2018
4. Board of Supervisors – September 11th, 12th, 25th, & 26th 2018

O. Adjournment of Meeting

Travis Lyon motions to adjourn. Leslie Perricone seconds the motion. All present vote in favor. Meeting adjourns at 7:29pm.

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.

Attachment F – Service Availability Forms



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen

Viejas Baron Long Capitan Band of Diegueno Mission Indians 619-659-1600

Owner's Name Phone

#1 Viejas Grade Road

Owner's Mailing Address Street

Alpine CA 91901

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

F

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance:
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☒ Other Alpine Springs RV MUP Modification to time limits

- B. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage _____ Total lots _____ Smallest proposed lot _____

Assessor's Parcel Number(s)
 (Add extra if necessary)

406-091-01	

Thomas Guide. Page _____ Grid _____

5635 Willows Road

Project address Street

Alpine Planning Group 91901

Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 6/14/2018

Address: 5000 Willows Road, Alpine, CA 91901 Phone: 619-659-2075

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: ALPINE FIRE PROTECTION DISTRICT.

Indicate the location and distance of the primary fire station that will serve the proposed project:

1364 TAVERN RD ALPINE, CA. 91901 6.9 MILES DUE EAST FROM STATION

- A. ☒ Project is in the District and eligible for service.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
 B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 8 minutes.
☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
 C. ☒ District conditions are attached. Number of sheets attached: 10
☐ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- ☒ Within the proposed project 100' feet of clearing will be required around all structures.
☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: Jason McBroom Print Name and Title: JASON MCBROOM FIRE MARSHAL Phone: 619 445-2635 Date: 6-26-2018

On completion of Section 2 and 3 by the District, applicant is to submit this form with a fee of \$75 to the District, Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123





County of San Diego, Planning & Development Services

PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

Viejas Baron Long Capitan Band of Diegueno Mission Indians 619-659-1600

Owner's Name Phone

#1 Viejas Grade Road

Owner's Mailing Address Street

Alpine CA 91901

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

W**SECTION 1. PROJECT DESCRIPTION****TO BE COMPLETED BY APPLICANT**

- A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☒ Other Alpine Springs RV Park MUP Modification to time limits

Assessor's Parcel Number(s)
(Add extra if necessary)

406-091-01

- B. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- C. ☐ Total Project acreage _____ Total number of lots _____

- D. Is the project proposing the use of groundwater? ☐ Yes ☐ No
 Is the project proposing the use of reclaimed water? ☐ Yes ☐ No

Thomas Guide Page _____ Grid _____

5635 Willows Road

Project address Street

Alpine Community Planning Group 91901

Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and
 COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 12/12/2018Address: 5000 Willows Road, Alpine, CA 91901 Phone: 619-659-2075

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY**TO BE COMPLETED BY DISTRICT**District Name: Viejas Community System Service area Viejas Indian Reservation and Alpine Springs RV Park

- A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.
- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____. (Number of sheets)
☐ Project will not be served for the following reason(s): _____

- C. ☐ District conditions are attached. Number of sheets attached: _____
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.

- D. ☐ How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: [Signature] Print Name Darwin TewangerPrint Title Director of Public Works Phone 619-733-9559 Date 12-10-18**NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT**

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

SPC PDS Rcvd 12-18-18





County of San Diego, Planning & Development Services

**PROJECT FACILITY AVAILABILITY - SEWER
ZONING DIVISION**

Please type or use pen

Viejas Baron Long Capitan Band of Diegueno Mission Indians 619-659-1600

Owner's Name

Phone

#1 Viejas Grade Road

Owner's Mailing Address

Street

Alpine

CA

91901

City

State

Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

S**SECTION 1. PROJECT DESCRIPTION****TO BE COMPLETED BY APPLICANT**

- A. ☐ Major Subdivision (TM) ☐ Certificate of Compliance: _____
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment
☐ Specific Plan or Specific Plan Amendment
☐ Rezone (Reclassification) from _____ to _____ zone
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☒ Other Alpine Springs RV Park MUP Modification to time limits

Assessor's Parcel Number(s)
(Add extra if necessary)

406-091-01

- B. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage _____ Total lots _____ Smallest proposed lot _____

- D. Is the project proposing its own wastewater treatment plant? ☐ Yes ☐ No
 Is the project proposing the use of reclaimed water? ☐ Yes ☐ No

Thomas Guide Page _____ Grid _____

5635 Willows Road

Project address

Street

Alpine Community Planning Group 91901

Community Planning Area/Subregion

Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.

OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____

Date: _____

12/2/2018

Address: 5000 Willows Road, Alpine, CA 91901

Phone: 619-659-2075

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY**TO BE COMPLETED BY DISTRICT**District name Viejas Community System Service area Viejas Indian Reservation and Alpine Springs RV Park

- A. ☒ Project is in the District.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and is not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: _____
☐ Project will not be served for the following reason(s): _____

- C. ☐ District conditions are attached. Number of sheets attached: _____
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.

D. ☐ How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: _____

Darwin Tewanger / Director of Public Works

Print Name and Title

619-733-9559

Phone

12-10-18

Date

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT. On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave., Suite 140 San Diego, CA 92123.

SDC PDS RCVD 12-18-18

MUP79-044W1





County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Sc

Please type or use pen

(Two forms are needed if project is to be served by separate school districts)

Viejas Baron Long Capitan Band of Diegueno Mission Indians 619-659-16

Owner's Name

Phone

#1 Viejas Grade Road

Owner's Mailing Address

Street

Alpine

CA

91901

City

State

Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

ELEMENTARY _____

HIGH SCHOOL _____

UNIFIED _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION**TO BE COMPLETED BY APPLICANT****A. LEGISLATIVE ACT**

- ☐ Rezones changing Use Regulations or Development Regulations
☐ General Plan Amendment
☐ Specific Plan
☐ Specific Plan Amendment

Assessor's Parcel Number(s)
(Add extra if necessary)

406-091-01

B. DEVELOPMENT PROJECT

- ☐ Rezones changing Special Area or Neighborhood Regulations
☐ Major Subdivision (TM)
☐ Minor Subdivision (TPM)
☐ Boundary Adjustment
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☒ Other Alpine Springs RV Park MUP Modification to time occupancy limits

Thomas Guide Page _____ Grid _____

5635 Willows Road

Project address

Street

Alpine Planning Group

91901

Community Planning Area/Subregion

Zip

- C.** ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- D.** ☐ Total Project acreage _____ Total number, lots _____

Applicant's Signature: _____

Date: 7/17/2018

Address: 5000 Willows Road, Alpine, CA 91901

Phone: 619-659-2075

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY**TO BE COMPLETED BY DISTRICT**

Grossmont Union High School District

District Name:

If not in a unified district, which elementary or high school district must also fill out a form?

Alpine Union School District

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____

Junior/Middle: _____ miles: _____

High school: Granite Hills High School (1719 E. Madison Ave El Cajon, CA 92019) miles: 15.5

- ☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check)
☐ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
☒ Project is located entirely within the district and is eligible for service.
☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Authorized Signature

Scott H. Patterson

Print Name

Deputy Supt., Business Services

Print Title

(619) 644-8010

Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123

SDC PDS RCVD 7-23-18



PDS-399SC (Rev. 09/21/2012)

MUP79-044W1



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

Viejas Baron Long Capitan Band of Diegueno Mission Indians 619-659-16

Owner's Name _____ Phone _____

#1 Viejas Grade Road

Owner's Mailing Address _____ Street _____

Alpine CA 91901

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

ELEMENTARY _____

HIGH SCHOOL _____

UNIFIED _____

Sc

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

A. **LEGISLATIVE ACT**

☐ Rezones changing Use Regulations or Development Regulations

☐ General Plan Amendment

☐ Specific Plan

☐ Specific Plan Amendment

B. **DEVELOPMENT PROJECT**

☐ Rezones changing Special Area or Neighborhood Regulations

☐ Major Subdivision (TM)

☐ Minor Subdivision (TPM)

☐ Boundary Adjustment

☐ Major Use Permit (MUP), purpose: _____

☐ Time Extension... Case No. _____

☐ Expired Map... Case No. _____

☒ Other Alpine Springs RV Park MUP Modification to time occupancy limits

C. ☐ Residential Total number of dwelling units _____

☐ Commercial Gross floor area _____

☐ Industrial Gross floor area _____

☐ Other Gross floor area _____

D. ☐ Total Project acreage _____ Total number lots _____

Applicant's Signature: PK 3 J Date: 6/14/2018

Address: 5000 Willows Road, Alpine, CA 91901 Phone: 619-659-2075

Assessor's Parcel Number(s)
 (Add extra if necessary)

406-091-01	

Thomas Guide Page _____ Grid _____

5635 Willows Road

Project address _____ Street _____

Alpine Planning Group 91901

Community Planning Area/Subregion _____ Zip _____

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

Grossmont Union High School District

District Name: _____

If not in a unified district, which elementary or high school district must also fill out a form?
 Alpine Union School District

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____

Junior/Middle: _____ miles: _____

High school: El Capitan High School miles: 16.5

☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check)

☐ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.

☒ Project is located entirely within the district and is eligible for service.

☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Authorized Signature: Scott Patterson Print Name: Scott Patterson

Deputy Superintendent, Business Services (619) 674-8010

Print Title: _____ Phone: _____

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92168

SDP-PDS-PVD 7-23-18



PDS-399SC (Rev. 09/21/2012)

MUP79-044W1



2 - 56

County of San Diego, Planning & Development Services

PROJECT FACILITY AVAILABILITY - SCHOOL ZONING DIVISION*Please type or use pen*
(Two forms are needed if project is to be served by separate school districts)

Viejas Baron Long Band of Diegueno Mission Indians 619-659-1600

Owner's Name _____ Phone _____

#1 Viejas Grade Road

Owner's Mailing Address _____ Street _____

Alpine CA 91901

City _____ State _____ Zip _____

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

ELEMENTARY _____

HIGH SCHOOL _____

UNIFIED _____

Sc

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION**TO BE COMPLETED BY APPLICANT****A. LEGISLATIVE ACT**

- ☐ Rezones changing Use Regulations or Development Regulations
☐ General Plan Amendment
☐ Specific Plan
☐ Specific Plan Amendment

Assessor's Parcel Number(s)
(Add extra if necessary)

406-091-01

B. DEVELOPMENT PROJECT

- ☐ Rezones changing Special Area or Neighborhood Regulations
☐ Major Subdivision (TM)
☐ Minor Subdivision (TPM)
☐ Boundary Adjustment
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☒ Other Alpine Springs RV MUP Modification to time limits

Thomas Guide Page _____ Grid _____

Project address _____ Street _____

Community Planning Area/Subregion _____ Zip _____

- C.** ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- D.** ☐ Total Project acreage _____ Total number lots _____

Applicant's Signature: [Signature] Date: 7/16/2018Address: 5005 Willows Rd ALPINE CA 91901 Phone: 619-659-2075

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY**TO BE COMPLETED BY DISTRICT**Alpine Union School District

District Name: _____

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.

Elementary: Alpine Elementary School miles: 6.9Junior/Middle: Joan Marie Queen Middle miles: 7.7High school: [Signature] miles: 2

- ☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check) Over
☐ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
☒ Project is located entirely within the district and is eligible for service.
☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Authorized Signature

Print Name

Print Title

Phone

SDC PDS RCVD 7-23-18

On completion of Section 2 by the district, applicant is to submit this form with application to Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92125

MUP79-044W1

Attachment G – Ownership Disclosure



County of San Diego, Planning & Development Services

**APPLICANT'S DISCLOSURE OF OWNERSHIP
INTERESTS ON APPLICATION FOR ZONING
PERMITS/ APPROVALS**
ZONING DIVISION

Record ID(s)

PDS2018-...map- 79- 044W1

Assessor's Parcel Number(s) 406-091-01-00

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

Viejas Band of Kumeyaay Indians

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

Robert J. Welch, Jr., Chairman

Victor E. Woods, Vice-Chairman

Rene Curo, Tribal Secretary

Samuel Q. Brown, Tribal Treasurer

Adrian M. Brown, Councilman

Gabriel T. TeSam, Jr., Councilman

Kevin M. Carrizosa, Councilman

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Signature of Applicant

Peter Cortese

Print Name

Date

7/11/2018

----- OFFICIAL USE ONLY -----

SDC PDS RCVD 7-23-18

MUP79-044W1

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcounty.ca.gov/pds>

