



*The County of San Diego*

# Planning Commission Hearing Report

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<b>Date:</b>	April 3, 2020	<b>Case/File No.:</b>	Ivy Dell Recreational Vehicle Park Major Use Permit; PDS2018-MUP-18-015, PDS2018-ER-18-08-006; PDS2017-ENFGEN-000500
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Major Use Permit
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	25235 North Centre City Parkway, Escondido
<b>Agenda Item:</b>	#7	<b>General Plan:</b>	Semi-Rural / Semi-Rural 1 (SR-1)
<b>Appeal Status:</b>	Appealable to the Board of Supervisors	<b>Zoning:</b>	Rural Residential (RR)
<b>Applicant/Owner:</b>	Bruce and Linda Stenerson	<b>Community:</b>	North County Metropolitan Subregional Plan, Hidden Meadows
<b>Environmental:</b>	CEQA § 15302	<b>APN:</b>	187-170-57

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## A. OVERVIEW

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

The Ivy Dell Recreational Vehicle (RV) Park project (Project), submitted in 2018, is a proposal to re-establish and permit an RV park that closed in 2016. The Project is located on the western portion of a 13.21-acre property in the Hidden Meadows community of the North County Metropolitan Subregional Plan area. The original RV park was established in 1950 and at that time there was no requirement for a MUP to operate. Because the RV park was closed and the use ceased for more than 12 consecutive months, a MUP is now required to allow an RV park on the property. The property is zoned Rural Residential (RR). RV parks are classified in the Zoning Ordinance as "Transient Habitation: Campground" and are allowed in the RR zone upon approval of a MUP. The Project would accommodate 42 RV camping spaces, an owner's residence and a caretaker's residence with an office; remodeling of an existing recreation building, restroom building, and storage building; refurbishment of the existing entry sign; and installation of new entry gates, fencing, and new landscaping.

PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies, and ordinances and determined that, with the incorporation of Project conditions, it would be consistent with applicable regulations. PDS recommends adoption of the CEQA Notice of Exemption, and approval of the project with the conditions noted in the attached Form of Decision (Attachment B). The Planning Commission is asked to consider the Project and either approve the Project as submitted, approve the Project with modifications, or deny the Project.

## **B. REQUESTED ACTIONS**

This is a request for the Planning Commission to evaluate the proposed MUP for re-establishment of an RV park, determine if the required determinations can be made and, if so, take the following actions:

- a. Adopt the Environmental Findings included in Attachment D, which includes a conclusion that the Project is exempt from the California Environmental Quality Act (CEQA).
- b. Approve MUP PDS2018-MUP-18-015 and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

## **C. BACKGROUND**

An RV park was established on the western portion of the site in 1950 and was in operation until 2014. The park was in disrepair as the owner was unable to do the necessary upkeep. Following an inspection of the Property by the Department of Environmental Health (DEH), the park was condemned for a failing on-site wastewater treatment system and other violations. The condemnation was lifted on March 15, 2016 after the Property's manufactured homes were connected to a new on-site system. After that time, the owner passed away and the trustees for the property moved forward with closure of the park. The park was closed by DEH on June 28, 2016. The current owners purchased the property in 2017 and are proposing to re-establish the RV park.

There is an existing Code Violation (PDS2017-ENFGEN-000500) for two unpermitted manufactured homes on the site. The County does not have evidence of building permits for the placement of the existing homes on the property. The Project has been conditioned to obtain building permits from PDS for the placement of the manufactured homes on-site. The violation may be cleared upon issuance of required building permits and certificates of occupancy for the manufactured homes.

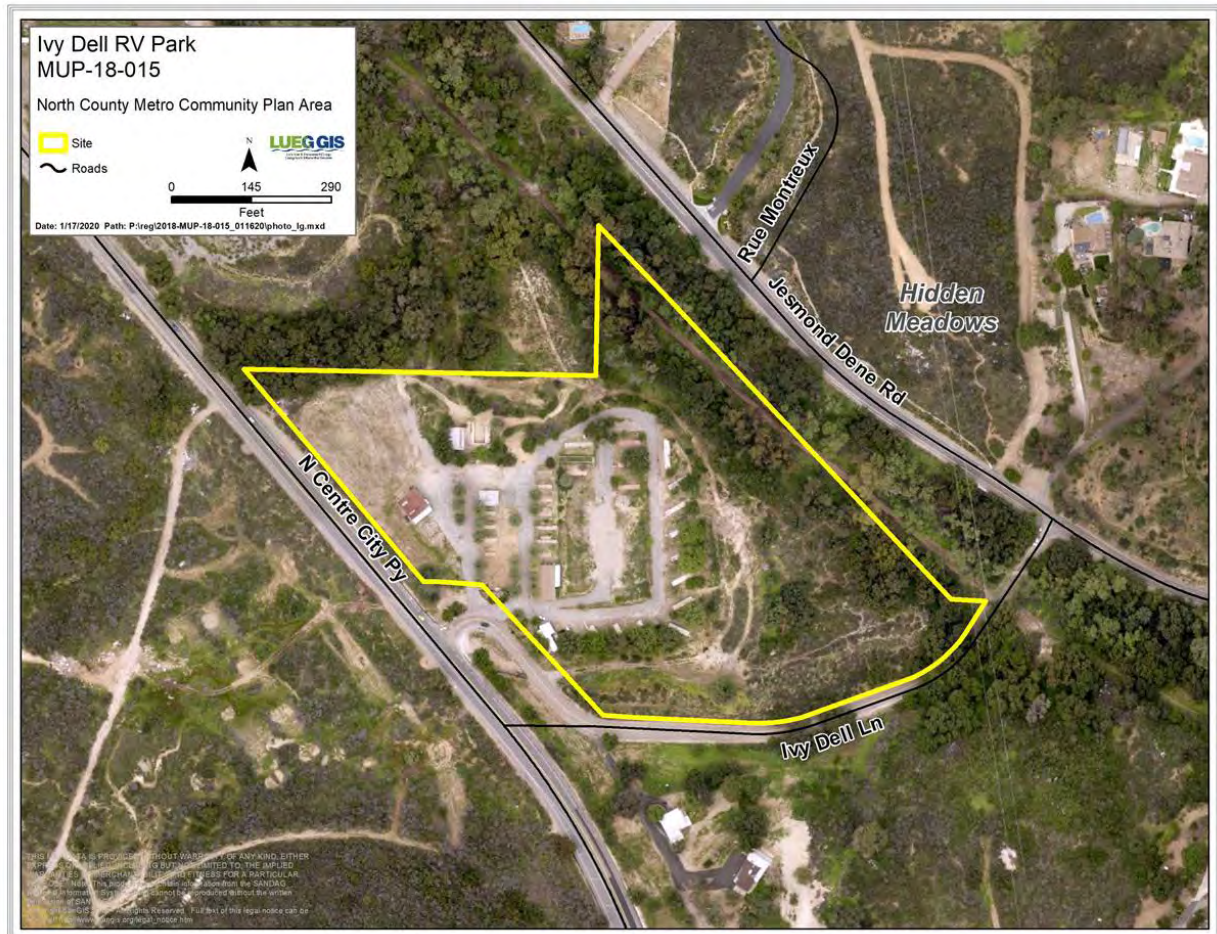


Figure 1: Aerial Photograph

#### D. DEVELOPMENT PROPOSAL

## 1. Project Description

The applicant requests a MUP to re-establish and operate a 42-space RV park. The subject site is 13.21 acres and is located at 25235 North Centre City Parkway in the Hidden Meadows community of the North County Metropolitan Subregional Plan area within the unincorporated County (Figure 2).

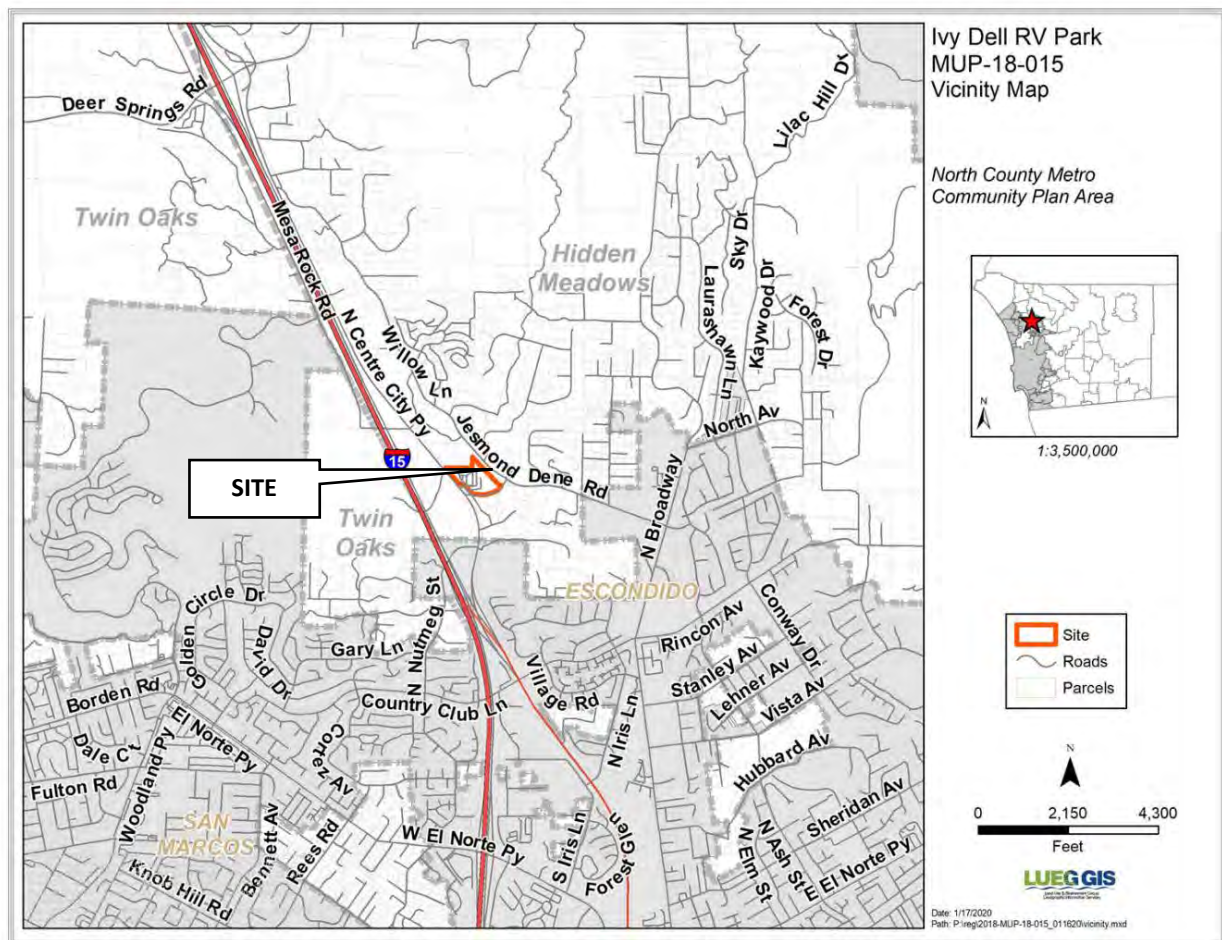


Figure 2: Vicinity Map





Figure 3: Existing Site

Since the closure of the park, the property has not been occupied. Some of the existing structures and all of the campsites on the site require upgrading. The new owners are proposing to the following changes:

Existing	Proposed Changes
RV Camping Spaces (41)	Upgrade 42 spaces to provide full water, electric, and septic hook-ups; gravel parking area; split rail fencing and landscaping between spaces
Owner's Residence (2,040 s.f.)	N/A
Caretaker's Residence (1,070 s.f.)	Refurbish
Recreation Building (800 s.f.)	Remodel and add trellis (1,030 s.f.), outdoor barbeque area, and gas fire pit
Restroom Building to be demolished (900 s.f.)	Reconstruct Restroom/Laundry Building (900 s.f.) in same location
Storage/Maintenance Building (2,560 s.f.)	Minor remodel
Pool to be demolished	Add bocce court and pickleball court
Parking	Minimum of one space within each campsite, 6 standard vehicle spaces, and 9 small RV parking spaces to be provided
Entry sign (14 feet high)	Refurbish in same location with fountain
Entry gates and fencing	Replace automatic entry gates, 6-foot high fencing around Project site, add slats to fencing Project frontage
Landscaping	Upgrade per landscape plans

Driveways and parking areas	Repave interior driveways and parking areas
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No new additional structures are proposed. The existing utilities serving the site will be placed underground and the existing on-site septic system will be upgraded. No storage of RVs, trailers, boats, or vehicles are permitted as part of this MUP.

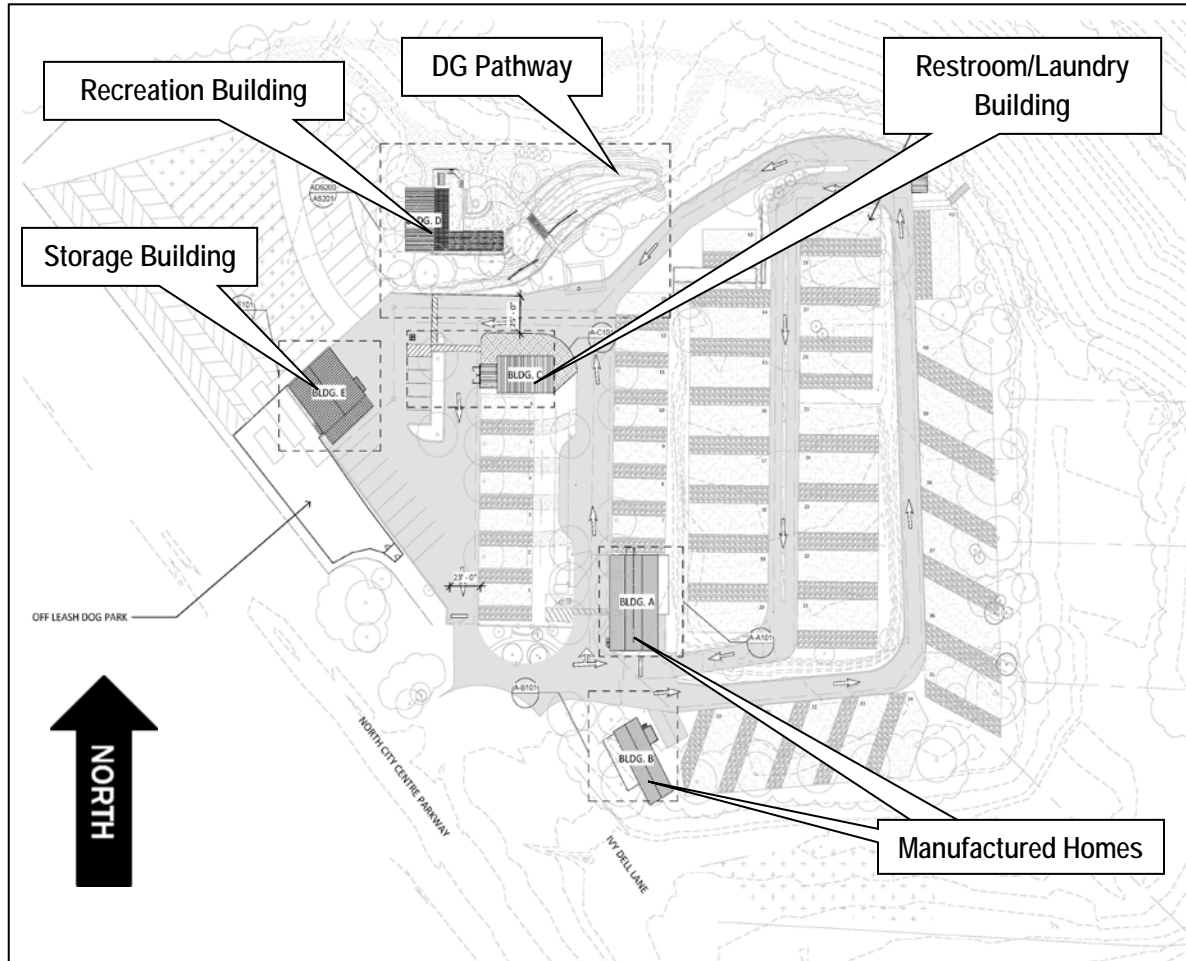


Figure 4: Plot Plan

Earthwork will consist of minor ground disturbance to resurface the internal driveways and parking areas and remove concrete pads from some of the camping spaces. Approximately 35 cubic yards of cut and fill will be necessary to create an accessible decomposed granite (DG) pathway to the recreation area as shown in Figure 4. The Project includes the following off-site improvements: a five-foot wide DG pathway along the North Centre City Parkway Project frontage from the northerly property line southerly to Ivy Dell Lane, and along Ivy Dell Lane to the Project entry.

Typically, development projects are required to underground existing overhead utilities along their project frontages. There is only one power pole along the Project frontage on Ivy Dell Lane. This pole connects the overhead power line from a pole across Ivy Dell Lane to the Project site. The applicant requested an exception to the requirement for undergrounding this overhead line since it would result in the removal of only one pole and due to the relatively high cost of undergrounding. This exception was supported by the I-15 Design Review Board (DRB) and County staff. The on-

site electrical lines serving the Project will be placed underground as required by the RV park regulations in the Zoning Ordinance. The Project will be served by the Valley Center Municipal Water District, and sewer disposal is proposed via an on-site septic system. The septic system is required to be upgraded for the new restroom/laundry building and to provide individual septic connection within each RV camping space.

## 2. Subject Property and Surrounding Land Uses

The Project site is bounded by North Centre City Parkway to the west, Ivy Dell Lane to the south, and Jesmond Dene Road to the east. The properties to the north are vacant. Land uses surrounding the Project site are primarily rural residential and vacant land. The Project site is approximately 1,000 feet east of I-15 and approximately 1,500 feet north of North Nutmeg Street and Coyote Hill Glen. Jesmond Dene Park is located approximately 0.75 miles to the southeast of the Project site. The topography of the Project site is relatively flat on the western portion of the property. The eastern portion of the property contains slopes of 15 percent to 50 percent gradient and will remain undeveloped. The surrounding land to the south and east is slightly lower in elevation. The site is not visible from Jesmond Dene Road and the eastern portion of Ivy Dell Lane due to the existing mature trees and topography. Properties to the east of Jesmond Dene Road are at higher elevations than the Project site (Figure 1).

The General Plan Regional Category for the site is Semi-Rural, and the General Plan Land Use Designation is Semi-Rural Residential (SR-1), allowing for lower-density residential neighborhoods, recreation areas, agricultural operations, and related commercial uses that support rural communities. Zoning for the site is Rural Residential (RR), which is intended to enhance residential areas where agricultural uses are compatible with permanent residential uses. This Project site has a "B" Special Area Designator and is subject to the I-15 Corridor Design Review Guidelines. Surrounding land includes similar land uses and zoning designations (Table D-1).

*Table D-1: Surrounding Zoning and Land Uses*

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-1)	RR	N/A	Vacant
East	Semi-Rural Residential (SR-1)	RR	Jesmond Dene Road	Residential and Vacant
South	Semi-Rural Residential (SR-1)	RR	Ivy Dell Lane	Residential
West	Semi-Rural Residential (SR-1)	RR/A70	North Centre City Parkway	Vacant (MUP for RV Storage/ Mini Storage Facility approved April 11, 2018)

## E. ANALYSIS

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the North County Metropolitan Subregional Plan, the I-15 Design Guidelines, the County Zoning Ordinance, and CEQA. The Project was noticed to surrounding property owners upon application submittal. Staff received one phone call from a neighbor requesting information regarding the Project. No written comments were received as a result of the public notices sent at the time of application. A discussion of the Project's consistency with applicable codes, policies, and ordinances, is described on the following pages.

### 1. 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 North County Metropolitan Subregional Plan?
- c. Is the proposed Project consistent with the County's Zoning Ordinance?
- d. Is the Project consistent with other applicable County regulations?
- e. Does the Project comply with CEQA?

### 2. Planning and Development Analysis

#### Major Use Permit Findings

Section 7358 of the Zoning Ordinance requires projects to be evaluated for compatible scale, bulk and coverage; availability of services; effects upon neighborhood character; generation of traffic; and suitability of the site for the type of proposed use. Staff has analyzed the Project in relation to each of these requirements, as specified in Attachment B.

The location, size, design, and operating characteristics of the Project will be compatible with adjacent uses, residences, buildings, and structures. The existing visual character and quality of the Project site and surrounding area can be characterized primarily as rural residential, on relatively flat to sloping grades. Adjacent properties to the north of the site are vacant, the nearest residence is approximately 775 feet from the Project site. The adjacent parcel to the east is vacant, existing residences on the east side of Jesmond Dene Road are a minimum of 615 feet from the Project site. Existing residences to the south of the site are lower in elevation and are a minimum of 170 feet from the southerly property line of the site. The property to the west of the Project site is currently vacant. As such, there will be no harmful effects upon neighborhood character and the site is suitable for the type of use that is proposed.

The RV park does not propose any significant noise producing sources, such as generators. All proposed lighting is required to comply with the County's Light Pollution Code for Zone B. All light fixtures are required to be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises. The Project will not alter the existing topography of the site; six-foot high slatted fencing and landscaping will be installed to screen the property from the adjacent public roads; no additional structures will be added to the site as part of the Project; and the eastern 5.51 acres of the property will remain undeveloped. The re-establishment of the 42-space RV park would generate 168 Average Daily Trips (ADT), which can be accommodated by



the surrounding roads. No street widening or intersection improvements are required for the project. The site was previously used as an RV park.

The proposed use is consistent with the General Plan and Zoning designations, and all necessary public facilities and services are available to the site as detailed in the service availability letters submitted for the Project, and included in Attachment F.

#### Recreational Vehicle Park Regulations

The Zoning Ordinance Section 6450 provides RV Park Regulations which are intended to ensure that RV parks meet minimum standards of habitability and do not adversely impact surrounding property. These regulations include General Standards and Development Criteria which must be met, and describes the allowed accessory uses and structures.

##### General Standards:

The Project has been reviewed for conformance to the General Standards of the RV Park Regulations. The RV Park Regulations in Zoning Ordinance Section 6450.d places limitations on the length of occupancy at a campground for a maximum of 90 days within a 12-month period unless otherwise specified in the applicable MUP.

The Project has been conditioned to allow persons occupying vehicles with total hook-up capacity for 120 days, rather than 90 days and to allow persons occupying tents or vehicles with less than total hook-up capacity for 60 days, rather than 30 days. This will allow park visitors an option of staying in the park for an additional 30 days per year, providing the park owners the opportunity to host visitors for a winter or summer season. The Project has been conditioned to require the RV park manager to reside continuously in the RV Park and to maintain a log of the names of persons and dates of occupancy of campground spaces, as required by the RV Park Regulations. The log shall be made available to a codes compliance officer if a question arises as to compliance with these occupancy limitations.

##### Development Criteria:

The Project has also been reviewed for conformance to the Development Criteria of the RV Park Regulations. The requirements include compatibility with surrounding areas, enclosure of the site by fencing and decorative screening or landscaping, a minimum 15 foot setback of camping spaces from the property line, minimum size of all campground spaces (at least 50 percent of the campground spaces must be a minimum of 1,000 square feet) and a minimum 6 foot separation between each RV or tent from any other RV, tent, or accessory structure in the campground. Each camping space will include a 12 to 15-foot-wide gravel parking area to accommodate an RV or vehicle, with a utility pedestal for electrical hookup, water and septic connection. This will satisfy the requirements for off street parking and connection to sanitary facilities. Each space will also contain a 20 to 30-foot-wide DG area to be used for tents and private useable area. All spaces will be separated by split rail fencing and shrubs.

The Development Criteria also regulates the minimum clearance width of interior roadways, off-street parking, undergrounding of on-site utilities, placement of a locational map, trash enclosures, sanitary facilities (including septic connections), restrooms, showers, and laundry facilities, and additional parking for vehicles belonging to park occupants. The RV Park Regulations allow accessory uses and structures intended for the convenience of the RV park occupants. The accessory uses and structures will include a recreation building, outdoor gas fire pit, a bocce court

and a pickleball court. There is no proposal for accessory commercial services such as a general store, restaurant, or snack bar. With the Project design and conditions of approval, the Project will meet the requirements of the RV Park Regulations.

The Project was reviewed by DEH which has conditioned the applicant to abandon the existing septic system and to permit and install a new septic system pursuant to DEH requirements. The Project has also been conditioned to obtain a Special Occupancy Park Permit from DEH prior to beginning operation of the RV park.

## Landscaping

Landscaping is required for all areas of the RV park which are not used for driveways, parking, buildings and service areas. A landscaping plan has been prepared for the Project. The Hidden Meadows Community Sponsor Group recommended that any trees removed be replaced on a one-to-one basis and that all landscaping be maintained. Twenty-two trees will be removed, 31 trees will be planted, and 80 existing trees will remain. The Project is conditioned to require all landscaping be watered and maintained in conformance with the approved landscaping plan throughout the operation of the RV park.

The eastern 5.51 acres of the property, shown as “Non-Active Use Area” on the plans, contains slopes and native vegetation. Six-foot-high fencing will be installed to ensure that RV park guests will not access that portion of the site.

## Traffic, Road Improvements, and Parking

Access to the property is via two driveways from Ivy Dell Lane, approximately 60 feet west of the intersection of Ivy Dell Lane and North Centre City Parkway.



*Figure 5: Existing Project Entry*

The Project would generate approximately 168 ADT (4 per campsite), based on the San Diego Association of Governments (SanDAG) “Guide of Vehicular Traffic Generation Rates for the San Diego Region.” According to the County’s Transportation and Traffic Guidelines, a traffic study is not required for projects that generate fewer than 200 ADT; therefore, a traffic study was not required. The Hidden Meadows Community Sponsor Group recommended that a traffic study be

conducted to assess potential access problems to the site from Ivy Dell Lane. The Department of Public Works (DPW) reviewed the Project and determined that the access to and from the Project site will be adequate upon satisfaction of the Project conditions.

The Project is required to comply with County road and fire standards and includes improvement to the existing interior Project roadways and the asphalt concrete driveways off Ivy Dell Lane for access to the site. In addition, the Project has been conditioned to verify that an unobstructed view for the safety of motorists exiting the property and accessing the public road from the site is provided and maintained throughout operation of the RV park.

An exception to County Public Road Standards was approved by DPW to allow a ten-foot Irrevocable Offer to Dedicate along the Project's southern frontage of Ivy Dell Lane, for the existing road surface width to remain as is, and require no construction of frontage improvements along Ivy Dell Lane. Another exception was approved by DPW to allow for the existing road surface width of North Centre City Parkway to remain as is with the addition of a five-foot wide DG path along the Project frontage on North Centre City Parkway and along the Project frontage on Ivy Dell Lane from North Centre City Parkway to the Project driveway.

The Project is required to provide one parking space per campsite or RV space (42 spaces). Each camping space will contain a minimum 12-foot-wide gravel parking area which will accommodate an RV. The parking area in each campsite may be able to accommodate multiple vehicles, depending on their length. In addition, nine RV parking spaces and six automobile parking spaces will be provided to the west of the restroom/laundry building. These spaces are intended for use by RV park guests during their stay, however, they will not be used as additional camping spaces. Based on the 42 RV spaces provided and the additional nine RV and six automobile parking spaces provided, the Project exceeds the minimum parking requirements for the use. To comply with the Americans with Disabilities Act, two accessible parking spaces will be provided and a minimum of two of the camping sites will be accessible.

### Noise

The Project was reviewed for compliance with the General Plan Noise Element (Noise Element) and County Noise Ordinance.

The site is within close proximity to heavily traveled roadways, I-15 and North Centre City Parkway. The County's General Plan does not allow new Noise Sensitive Land Uses, such as residential uses, daycare facilities, and hospitals, to be developed in areas that may exceed the specified noise standards. A noise study was prepared for the Project that analyzed the noise impacts from these roadways on the Project. Based on the report, the existing roadways would not result in the exposure of the campers to noise exceeding the standards of 65 dBA CNEL.

The report also evaluated the future noise for these roadways by analyzing the future ADTs. Based on that analysis, the future noise levels from these roadways would not result in a significant increase in noise levels to the property and would not expose existing or future uses to noise levels that exceed the 65 dBA standard. The Project would add approximately 168 ADTs to the existing roadways, but this would not result in a significant increase in noise levels.

The Project is also subject to the Noise Ordinance, which regulates the noise levels produced by the Project. The Project site and surrounding parcels are within the Rural Residential (RR) zone, which is subject to the one-hour average daytime and nighttime sound level limits at the property

lines which are 50 dBA and 45 dBA respectively. The Project does not propose any generators or other noise producing sources such as loudspeakers or amplified music. The nearest residence is located approximately 170 feet away. The combination of the distance separation, topography, and existing landscaping would ensure the Project conforms to the noise standards.

The Project is also subject to temporary construction noise limits associated with grading and preparing the site. The Project proposes minor grading and does not propose any drilling or blasting. Temporary construction equipment operations are subject to a 75 dBA eight-hour average at a residentially occupied property line. Construction activities are not anticipated to exceed the 75 dBA construction noise requirement. Although the Project is anticipated to be in conformance with the Noise Ordinance, the Project has been conditioned to comply with all ordinance requirements during construction and throughout operation of the RV park.

With the incorporation of the conditions of approval described above and further detailed in the Form of Decision (Attachment B), the Project complies with the County Noise Ordinance and the Noise Element of the General Plan.

### 3. General Plan Consistency

The site is subject to the General Plan Regional Category Semi-Rural and Land Use Designation SR-1. The Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table E-1.

*Table E-1: General Plan Conformance*

General Plan Policy	Explanation of Project Conformance
<p><b>Policy LU-5.3 - Rural Land Preservation.</b> Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations.</p> <p><i>Open space and rural lands are primary areas that provide carbon sequestration benefits for the Region.</i></p> <p><b>Policy LU-6.1 – Environmental Sustainability.</b> Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.</p>	<p>The eastern 5.51 acres of the 13.21-acre site which contains native vegetation, shown on the plans as “Non-Active Use Area”, will remain undeveloped. Fencing will be installed to ensure that RV park guests will not access that portion of the site.</p>
<p><b>Policy LU-6.5 – Sustainable Stormwater Management.</b> Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.</p>	<p>The Project has incorporated required stormwater management features in accordance with the County's LID Handbook including providing pervious parking surfaces within each camping space, landscaping with drought tolerant species, and conforming to the BMP requirements.</p>



General Plan Policy	Explanation of Project Conformance
<p><b>Policy LU-10.2 – Development—Environmental Resource Relationship.</b> Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.</p>	<p>The Project is compatible with the rural nature of the surrounding community as it is refurbishing existing structures in their current locations, does not involve the addition of new structures, and is not visible from nearby residences. In addition, the eastern 5.51 acres of the site which contains native vegetation and mature trees will remain undeveloped. Therefore, the Project will conserve the unique natural features and maintain the rural character of the community.</p>
<p><b>Policy COS-4.1 – Water Conservation.</b> Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.</p>	<p>The Project will be required to comply with San Diego County's Water Conservation in Landscaping Ordinance and the County of San Diego Water Efficient Landscape Design Manual, which includes water conservation requirements and water efficient landscaping.</p>
<p><b>Policy COS-20.1 – Climate Change Action Plan.</b> Prepare, maintain, and implement a Climate Action Plan (CAP) for the reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions consistent with CEQA Guidelines Section 15183.5.</p>	<p>The property was used as an RV park from 1950 to 2016 and was included in the 2014 inventory. The applicant completed the required CAP Consistency Review Checklist, demonstrating compliance with measures included in the CAP.</p>
<p><b>Policy S-3.6 – Fire Protection Measures.</b> Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildlife.</p>	<p>The Project has completed a Fire Protection Plan that incorporates the following measures: installing a new fire hydrant along Ivy Dell Lane in front of the property; no open fire pits; vegetation management; and fuel modification to 100-feet around all structures. These measures will reduce the risk of structure and human loss due to wildfire. The County Fire Authority reviewed and approved the Project as designed, with incorporation of the fire protection measures mentioned above.</p>

#### 4. Community Plan Consistency

The Project is consistent with the following relevant North County Metropolitan Subregional Plan goals, policies, and actions as described in Table E-2.

Table E-2: Community Plan Conformance

North County Metropolitan Subregional Plan Policy	Explanation of Project Conformance
<p><b>POLICY – CONSERVATION:</b>  14. DESIGNATE RESOURCE CONSERVATION AREAS – The Resource Conservation Area (RCA) Designation is applied to protect sensitive biological, archaeological, aesthetic, mineral, and water resources. Projects requiring environmental analysis under the California Environmental Quality Act (CEQA) that occur within Resource Conservation Areas should be carefully analyzed to assess their impact on the Resource Conservation Area.</p> <p>The Project is within RCA #28, “Jesmond Dene Oaks”. This area is specifically included because of the scenic value of the oaks and contribution to the character of the Jesmond Dene area.</p>	<p>The Project conforms to the North County Metropolitan Subregional Plan. The eastern portion of the property contains mature vegetation, including oak trees, which will be retained. This area is identified as “MUP non-active area” on the plans. Six-foot high fencing will separate this area from the active RV park MUP area to the west. This will ensure that the RV park visitors will not have access to the non-active area of the site and will not impact any of the existing vegetation.</p>
<p><b>I-15 CORRIDOR SCENIC PRESERVATION GUIDELINES –</b>  The purpose of the scenic and planning quality guidelines is to: 1) protect and enhance scenic resources within the I-15 Corridor planning area, while accommodating coordinated planned development which harmonizes with the natural environment; 2) establish standards to regulate the visual quality and the environmental integrity of the entire Corridor; and 3) encourage scenic preservation and development practices compatible with the goals and policies of the five Community and Subregional Planning Areas encompassed by the I-15 Corridor area, when appropriate.</p>	<p>The Project conforms to the I-15 Corridor Scenic Preservation Guidelines. The Project has been reviewed for conformance to the Site Design, Parking and Circulation Design, Site Lighting, Landscape Design, Public Utilities and Safety, Development Standards for Steep Topography and Natural Features, Architectural Design, and Signage criteria.</p>

#### 5. Zoning Ordinance Consistency

The Project complies with all applicable zoning requirements of the Rural Residential (RR) zone with the incorporation of conditions of approval (Table E-3).

Table E-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RR	Yes, upon approval of MUP
Animal Regulation:	J	N/A
Density:	-	N/A
Lot Size:	1 Acre	Yes
Building Type:	C	Yes
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	B	Yes
Open Space:	-	N/A
Special Area Regulations:	B (Community Design Review)	Yes

Table E-4: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
Section 2185.c of the Zoning Ordinance allows for Transient Habitation: Campground upon issuance of a MUP.	The Project is for an RV park classified as Transient Habitation: Campground.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP
Section 4600 of the Zoning Ordinance requires that the Project meet the "G" height requirement of 35 feet.	The existing and proposed structures on-site do not exceed 35 feet in height.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the Project meet the "B" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 50-foot rear yard setback.	The existing and proposed structures, camping sites and, parking spaces are located outside of all required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 5799.c of the Zoning Ordinance requires Community Design Review.	The Project was reviewed by the Hidden Meadows Community Sponsor Group and the I-15 Design Review Board, both recommended approval of the Project.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6450 of the Zoning Ordinance requires that a Recreational Vehicle Park meet the RV Park General Standards, Development Criteria, and Accessory Uses	The Project was reviewed by County staff and determined to be in conformance with the General Standards, the Development Criteria, and Accessory Uses and Structures	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
and Structures requirements.	requirements.	

## 6. Applicable County Regulations

*Table E-5: Applicable Regulations*

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The Project has been found to comply with the RPO because it would not impact any wetlands, floodplains/floodways, steep slopes, or sensitive habitat lands.
b. County Consolidated Fire Code	The Project has been reviewed by the County Fire Authority and has been found to comply with the County Consolidated Fire Code. A Fire Protection Plan was prepared in accordance with County guidelines.
c. Noise Ordinance	The Project as conditioned will not generate significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance.
d. Light Pollution Code	The Project will implement outdoor lighting and glare controls to ensure compliance with the Light Pollution Code.
e. Watershed Protection Ordinance (WPO)	A Stormwater Quality Management Plan (SWQMP) was prepared for the Project in compliance with the WPO.

## 7. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA. A Categorical Exemption for replacement or reconstruction of existing structures and facilities was prepared and is on file with PDS under PDS2018-ER-18-08-006. The Notice of Exemption can be found in Attachment C of this report.

## F. COMMUNITY SPONSOR GROUP AND DESIGN REVIEW BOARD RECOMMENDATIONS

On August 23, 2018, the Hidden Meadows Community Sponsor Group (CSG) voted to recommend approval of the Project by a vote of 7-0-0-2 (7 ayes, 0 noes, 0 abstain, 2 vacant).

On October 10, 2019, the I-15 Corridor Design Review Board (DRB) voted to recommend approval of the Project as proposed, by a vote of 4-0-0-3 (4 ayes, 0 noes, 0 abstain, 3 vacant). The Hidden Meadows CSG recommendation and I-15 Corridor DRB meeting minutes are included in Attachment E.

## G. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D, which includes the adoption of a Categorical Exemption pursuant to the CEQA Guidelines.
2. Approve MUP PDS2018-MUP-18-015 and include the requirements and conditions as set forth in the Form of Decision in Attachment B.



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**Report Prepared By:**

Heather Steven, Project Manager

858-495-5802

[heather.steven@sdcounty.ca.gov](mailto:heather.steven@sdcounty.ca.gov)

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**Report Approved By:**

Mark Wardlaw, Director

858-694-2962

[mark.wardlaw@sdcounty.ca.gov](mailto:mark.wardlaw@sdcounty.ca.gov)

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**AUTHORIZED REPRESENTATIVE:**



MARK WARDLAW, DIRECTOR

**ATTACHMENTS:**

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2018-MUP-18-015

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

# EXISTING EASEMENTS

- 2 ITEM #2-AN EASEMENT FOR COUNTY HIGHWAY AND RIGHTS INCIDENTAL THERETO IN FAVOR OF COUNTY OF SAN DIEGO AS SET FORTH IN DOCUMENT RECORDED APRIL 10, 1947 IN BOOK 2379, PAGE 212 OF OFFICIAL RECORDS.
- 3 ITEM #3-AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN DOCUMENT RECORDED JULY 17, 1947 IN BOOK 2460, PAGE 73 OF OFFICIAL RECORDS.
- 4 ITEM #4-AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN DOCUMENT RECORDED DECEMBER 30, 1947 IN BOOK 2597, PAGE 37 OF OFFICIAL RECORDS.
- 5 ITEM #5-AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN DOCUMENT RECORDED DECEMBER 30, 1947 IN BOOK 2597, PAGE 37 OF OFFICIAL RECORDS.
- 6 ITEM #6-AN EASEMENT FOR COUNTY HIGHWAY AND RIGHTS INCIDENTAL THERETO IN FAVOR OF COUNTY OF SAN DIEGO AS SET FORTH IN DOCUMENT RECORDED JUNE 2, 1951 IN BOOK 4144, PAGE 466 OF OFFICIAL RECORDS.
- 7 ITEM #7-AN EASEMENT FOR COUNTY HIGHWAY AND RIGHTS INCIDENTAL THERETO IN FAVOR OF COUNTY OF SAN DIEGO AS SET FORTH IN DOCUMENT RECORDED OCTOBER 23, 1953 IN BOOK 5025, PAGE 304 OF OFFICIAL RECORDS.
- 8 ITEM #8-AN EASEMENT FOR MAINTAINING, OPERATING, INSPECTING AND REPAIRING A PIPE LINE OR PIPELINES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAN DIEGO COUNTY WATER AUTHORITY AS SET FORTH IN DOCUMENT RECORDED MAY 22, 1964 AS INSTRUMENT #92500 OF OFFICIAL RECORDS.
- 10 ITEM #10-AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN DOCUMENT RECORDED OCTOBER 3, 1972 AS INSTR. #265322 OF OFFICIAL RECORDS.
- 11 ITEM #11-AN EASEMENT FOR TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE AND REPAIR SANITARY SEWERS, STORM DRAINAGE AND APPURTENANT STRUCTURES INCLUDING ACCESS TO PROTECT THE PROPERTY FROM ALL HAZARDS IN, UPON, OVER AND ACROSS THE ABOVE DESCRIBED PORTIONS OF HIGHWAYS PROPOSED TO BE VACATED AND ABANDONED AND RIGHTS INCIDENTAL THERETO AS RESERVED IN DOCUMENT BY THE COUNTY OF SAN DIEGO, RECORDED FEBRUARY 20, 1980 AS INSTR. # 1980-057578 OF OFFICIAL RECORDS.
- 14 ITEM #14-AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF PACIFIC BELL AS SET FORTH IN DOCUMENT RECORDED JANUARY 24, 1991 AS INSTR. # 1991-0033281 OF OFFICIAL RECORDS.
- 15 ITEM #15-A DOCUMENT ENTITLED "COVENANT REGARDING ENCROACHMENT PERMIT NO. 92-16, RECORDED NOVEMBER 3, 1992 AS INSTR. # 1992-0702162 OF OFFICIAL RECORDS.
- 16 ITEM #16-AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 5, 1987 AS INSTR. # 1987-562109 OF OFFICIAL RECORDS.

## FEMA NOTE

PROPERTY IS OUTSIDE THE FLOODPLAIN PER FEMA MAP NUMBER 0607030810G

## NOTE

ALL OUTDOOR LIGHTING SHALL CONFORM TO SECTION 58.101 ET. SEQ. OF THE SAN DIEGO COUNTY CODE AND WITH SECTION 6.022 ET. SEQ. OF THE COUNTY ZONING ORDINANCE.



## VICINITY MAP

NOT TO SCALE  
THOMAS BRGS. GUIDE  
PAGE 110B, F3

# PROJECT INFORMATION

**LANDOWNER:** BRUCE STENSON and LINDA STENSON  
362 MULBERRY DRIVE  
SAN MARCOS, CA 92069

**SITE ADDRESS:** 25235 NORTH CENTRE CITY PARKWAY  
ESCONDIDO, CA 92029

**ASSESSOR PARCEL NO.:** 187-170-57 (NOTE: APN 187-280-69 IS SHOWN FOR CONTIGUOUS OWNERSHIP. IT IS NOT PART OF THE MAP APPLICATION.)

**LAND AREA:** APN 187-170-57 = 13.21 ACRES  
(MAP ACTIVE USE AREA = 1.70 ACRES)  
(MAP NON ACTIVE USE AREA = 5.51 ACRES)  
APN 187-280-69 (NOT A PART-SHOWN FOR CONTIGUOUS OWNERSHIP) = 2.66 ACRES

**ZONING:** RR

**PLANNING GROUP:** DEER SPRINGS PLANNING GROUP

**FIRE DISTRICT:** DEER SPRINGS FIRE PROTECTION DISTRICT

**WATER:** VALLEY CENTER WATER DISTRICT

**SEWER:** ON-SITE SEPTIC SYSTEM

**USE CLASSIFICATION:** SPORTS AND RECREATIONAL ACTIVITIES/MUP

**PRIMARY ACCESS:** NORTH CENTRE CITY PARKWAY (A PUBLIC STREET)

**PROJECT DESCRIPTION:** THE PROPERTY HAD PREVIOUSLY OPERATED AS A RECREATIONAL VEHICLE PARK, HOWEVER THE MOBILE HOME PARK (MHP) PERMIT EXPIRED. THE DEPARTMENT OF ENVIRONMENTAL HEALTH CLOSED THE PARK IN 2015.

**MAPPING:** THE PROJECT PROPOSES AN RV PARK WITH 40 RV SPACES WITH POWER, WATER, AND SEPTIC SYSTEM CONNECTIONS, RV STORAGE, 1 OWNERS RESIDENCE, 1 COMBINED MANAGEMENT OFFICE AND CARETAKER RESIDENCE AND SUPPORT BUILDINGS FOR RESTROOM FACILITIES, LAUNDRY, RECREATION AND STORAGE.

# BUILDING USE DESCRIPTION

**BUILDING A**  
SIZE: 2,040 SF-FLOOR AREA  
USE: OWNERS RESIDENCE

**BUILDING B**  
SIZE: 1,070 SF-FLOOR AREA  
USE: OFFICE, CHECK IN, SITE CARETAKER RESIDENCE

**BUILDING C**  
SIZE: 640 SF-FLOOR AREA  
USE: BATHROOMS/LAUNDRY

**BUILDING D**  
SIZE: 800 SF-FLOOR AREA  
USE: RECREATION/GAMES/ACTIVITIES (NO SEWER SERVICE)

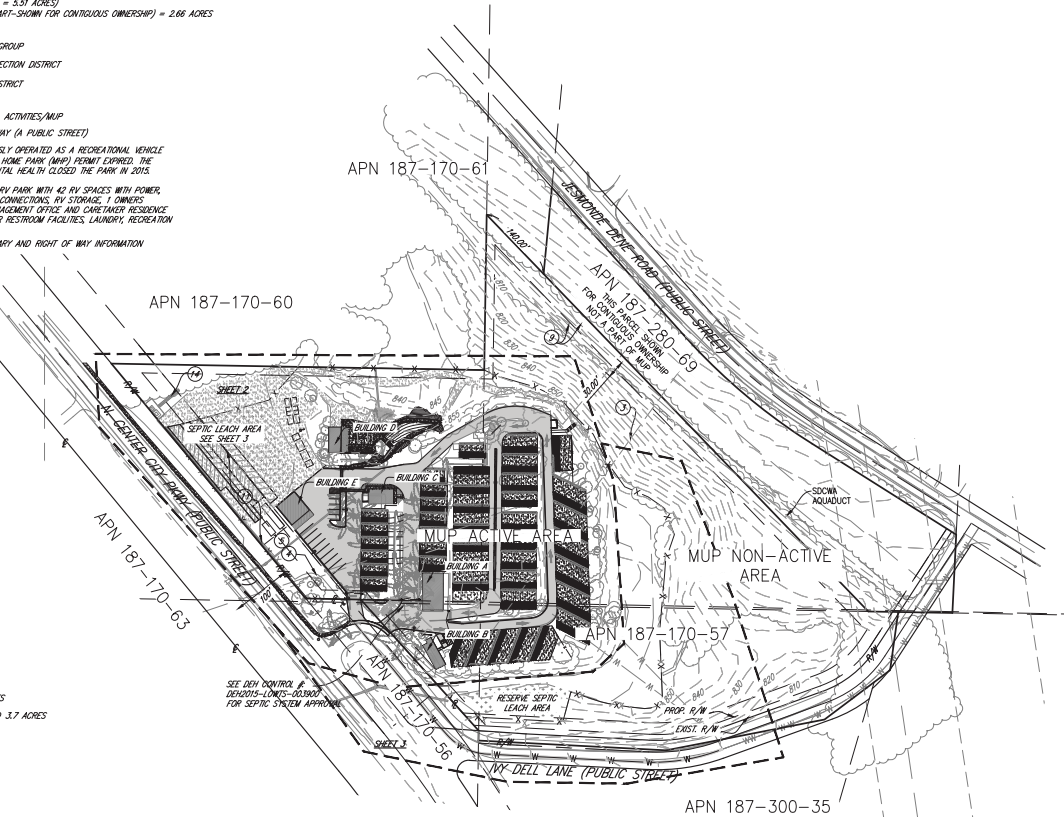
**BUILDING E**  
SIZE: 1,704 SF-FLOOR AREA  
USE: WAREHOUSE, STORAGE (NO SEWER SERVICE)

**CAMPING SPACES PROVIDED:** 42 STANDARD SPACES

**PARKING SPACES PROVIDED:** 6 STANDARD SPACES PLUS 1 ACCESSIBLE-7 SPACES

**ESTIMATED SLOPE LAND AREA- ESTIMATED @ 3.7 ACRES**

# SITE PLAN FOR IVY DELL CAMPGROUND MAJOR USE PERMIT



# LEGENDS & SYMBOLS

- BOUNDARY LINE
- CURB LINE
- CURB & GUTTER
- EXIST. CONTOUR
- TOP & TOE OF SLOPE
- 2:1 FILL SLOPE
- 1.5:1 CUT SLOPE
- DIRECTION OF FLOW
- VEHICLE WHEEL STOP
- STORMDRAIN PIPE
- AREA DRAIN PIPE
- RETAINING WALL
- STAIRS
- WATER LINE
- GAS LINE
- SEWER LINE
- TELEPHONE LINE
- ELECTRICITY LINE
- FIRE HYDRANT
- WATER SERVICE
- SEWER SERVICE
- SITE NUMBER
- STREET LIGHT

- LANDSCAPE AREA
- A/C PAVEMENT
- DECOMPOSED GRANITE
- RESERVE SEPTIC LEACH AREA
- SEPTIC LEACH AREA
- BUILDING AREA
- GRAVEL
- ADA PARKING/PATH

ZONING	
USE REGULATION	RR
ANNUAL REGULATION	J
DENSITY	1 AC
LOT SIZE	C
BUILDING TYPE	-
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	6'
LOT COVERAGE	B
SCREENING	-
OPEN SPACE	-
SPECIAL AREA REGULATIONS	B

# SHEET INDEX

SHEET 1 - TITLE KEY MAP  
SHEET 2 - EXISTING CONDITIONS  
SHEET 3 - CAMPGROUND DETAILS  
SHEET 4 - RESERVE SEPTIC/IVY DELL  
SHEET 5 - FIRE TRUCK TURN EXHIBIT

# PROJECT TEAM CONSULTANTS

**APPLICANT/OWNER:** BRUCE/LINDA STENSON  
362 MULBERRY DRIVE  
SAN MARCOS, CA 92069  
PH (760) 703-4457  
SMOKEYRED@aol.com

**LAND CONSULTANT:** MATT SIMMONS  
CONSULTANTS COLLABORATIVE, INC.  
180 INDUSTRIAL STREET, #200  
SAN MARCOS, CA 92069  
PH (760) 471-2365  
E-MAIL: MATT.SIMMONS@CCLCONNECT.COM

**CIVIL ENGINEER:** ROBERT D. DENTINO, P.E.  
EXCEL ENGINEERING  
440 STATE PLACE  
ESCONDIDO, CA 92029  
PH (619) 745-8118  
RDENTINO@EXCELENGINEERING.NET

**ARCHITECT:** ANNE ROSENTHAL-HALL  
ORR ARCHITECTURE  
3817 RAY STREET  
SAN DIEGO, CA 92104  
PH (619) 564-7266  
ROSENTHAL@ORRARCHITECTURE.COM

**LANDSCAPE ARCHITECT:** BARBARA GILMAN  
HOWARD ASSOCIATES  
2442 SECOND AVENUE  
SAN DIEGO, CA 92101  
PH (619) 718-9660  
BARBARA@HOWARDASSOC.COM

**GEOTECHNICAL ENGINEER:** MALCOLM VINUE  
VINUE & MIDDLETON ENGINEERING INC.  
2450 AUTO PARK WAY, #102  
ESCONDIDO, CA 92029  
PH (760) 745-1214  
VINUE.MIDDLETON@SCGLOBAL.NET



2/26/2020



SHEET 1 OF 6



# EXISTING CONDITIONS FOR IVY DELL CAMPGROUND MAJOR USE PERMIT

LEGENDS & SYMBOLS	
	BOUNDARY LINE
	EXIST. CONTOUR
	EXIST. A/C PAVEMENT
	SITE NUMBER
	EXIST. CONCRETE
	EXIST. DECOMPOSED GRANITE
	POWER POLE
	WATER LINE
	RETAINING WALL
	STAIRS
	TREE LINE

## EXISTING EASEMENTS

- ITEM #2-AN EASEMENT FOR COUNTY HIGHWAY AND RIGHTS INCIDENTAL THEREIN IN FAVOR OF COUNTY OF SAN DIEGO AS SET FORTH IN DOCUMENT RECORDED APRIL 10, 1947 IN BOOK 1078, PAGE 212 OF OFFICIAL RECORDS.
- ITEM #3-AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INTEREST, EGRESS AND RIGHTS INCIDENTAL THEREIN IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN DOCUMENT RECORDED JULY 12, 1947 IN BOOK 2460, PAGE 73 OF OFFICIAL RECORDS.
- ITEM #4-AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INTEREST, EGRESS AND RIGHTS INCIDENTAL THEREIN IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN DOCUMENT RECORDED DECEMBER 30, 1947 IN BOOK 2597, PAGE 35 OF OFFICIAL RECORDS.
- ITEM #5-AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INTEREST, EGRESS AND RIGHTS INCIDENTAL THEREIN IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN DOCUMENT RECORDED DECEMBER 10, 1947 IN BOOK 2597, PAGE 37 OF OFFICIAL RECORDS.
- ITEM #6-AN EASEMENT FOR COUNTY HIGHWAY AND RIGHTS INCIDENTAL THEREIN IN FAVOR OF COUNTY OF SAN DIEGO AS SET FORTH IN DOCUMENT RECORDED JUNE 2, 1951 IN BOOK 4144, PAGE 486 OF OFFICIAL RECORDS.
- ITEM #7-AN EASEMENT FOR COUNTY HIGHWAY AND RIGHTS INCIDENTAL THEREIN IN FAVOR OF COUNTY OF SAN DIEGO AS SET FORTH IN DOCUMENT RECORDED OCTOBER 23, 1953 IN BOOK 5026, PAGE 104 OF OFFICIAL RECORDS.
- ITEM #8-AN EASEMENT FOR MAINTAINING, OPERATING, INSPECTING AND REPAIRING A PIPE LINE OF PIPELINES AND RIGHTS INCIDENTAL THEREIN IN FAVOR OF SAN DIEGO COUNTY WATER AUTHORITY AS SET FORTH IN DOCUMENT RECORDED MAY 22, 1984 AS INSTRUMENT #28022 OF OFFICIAL RECORDS.
- ITEM #10-AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INTEREST, EGRESS AND RIGHTS INCIDENTAL THEREIN IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN DOCUMENT RECORDED OCTOBER 3, 1992 AS INSTRUMENT #28522 OF OFFICIAL RECORDS.
- ITEM #11-AN EASEMENT FOR TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE AND REPAIR SANITARY SEWERS, STORM DRAINS AND APPURTENANCES INCLUDING ACCESS TO PROTECT THE PROPERTY FROM ALL HAZARDS IN, UPON, OVER AND AROUND THE ABOVE DESCRIBED PORTIONS OF HIGHWAYS PROPOSED TO BE VACATED AND ABANDONED AND RIGHTS INCIDENTAL THEREIN AS RESERVED IN DOCUMENT BY THE COUNTY OF SAN DIEGO, RECORDED FEBRUARY 20, 1988 AS INSTRUMENT #1880-00709 OF OFFICIAL RECORDS.
- ITEM #14-AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INTEREST, EGRESS AND RIGHTS INCIDENTAL THEREIN IN FAVOR OF COUNTY OF SAN DIEGO AS SET FORTH IN DOCUMENT RECORDED JANUARY 24, 1991 AS INSTRUMENT #1991-00008 OF OFFICIAL RECORDS.
- ITEM #15-A DOCUMENT ENTITLED "COVENANT REGARDING ENCROACHMENT PERMIT NO. 95-16, RECORDED NOVEMBER 3, 1992 AS INSTRUMENT #1992-010762 OF OFFICIAL RECORDS.
- ITEM #16-AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INTEREST, EGRESS AND RIGHTS INCIDENTAL THEREIN IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 3, 1997 AS INSTRUMENT #1997-02100 OF OFFICIAL RECORDS.

NOTES:  
ALL DESIGNATED CAMPING SITES WERE PREVIOUSLY EQUIPPED WITH WATER, SEWER, AND ELECTRIC P/U hookups. CURRENT LOCATION AND CONDITION OF CAMPING UTILITIES ARE ON UNKNOWN.  
THESE SERVICES ARE TO BE RESTORED AS PART OF THE MAJOR USE PERMIT.

SCALE: 1" = 30'  
0 50 100 150 200





# PRELIMINARY GRADING PLAN FOR IVY DELL CAMPGROUND CAMPGROUND AREA

## BUILDING USE DESCRIPTION

### BUILDING A

SIZE: 2,040 SF—FLOOR AREA  
USE: OWNERS RESIDENCE

### BUILDING B

SIZE: 1,070 SF—FLOOR AREA  
USE: OFFICE, CHECK IN, SITE  
CARETAKERS RESIDENCE

### BUILDING C

SIZE: 640 SF—FLOOR AREA  
USE: BATHROOMS/LAUNDRY

### BUILDING D

SIZE: 800 SF—FLOOR AREA  
USE: RECREATION/GAMES/ACTIVITIES  
(NO SEWER SERVICE)

### BUILDING E

SIZE: 1,704 SF—FLOOR AREA  
USE: WAREHOUSE, STORAGE  
(NO SEWER SERVICE)

CAMPING SPACES PROVIDED:  
42 STANDARD SPACES

PARKING SPACES PROVIDED: 6 STANDARD SPACES,  
9 TRUCK SPACES  
PLUS 1 ACCESSIBLE—16 SPACES  
ALSO NOTE AVAILABLE AREA FOR VEHICLE, RV AND  
TRAILER PARKING/STORAGE

ESTIMATED STEEP SLOPE LAND AREA: ESTIMATED @ 1.7 ACRES

## SEPTIC INFORMATION

PRIMARY SEPTIC DISPERSAL FIELD

4 ZONES WITH 3,000 SF MIN. AREA

ZONE 1: 1,500 LF (167' x 9 LINES/ZONE)

ZONE 2: 1,500 LF (167' x 9 LINES/ZONE)

ZONE 3: 1,500 LF (167' x 9 LINES/ZONE)

ZONE 4: 1,500 LF (167' x 9 LINES/ZONE)

RESERVE SEPTIC DISPERSAL FIELD

ZONE 1-4 @ 6,000 LF—12,000 SF MIN. AREA  
REQUIRED

1. SEPTIC TREATMENT TANK—SERVES 25,000 GAL SEPTIC  
TANK (10' WIDE x 50' LONG)

2. TREATMENT TANK—NOMAN—250 TREATMENT TANK

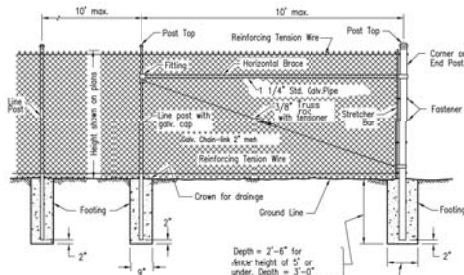
NOTE: ACTIVE AND RESERVE LEACH LINE ZONES WILL BE SIGNED AND FENCED OFF AS AN  
EXCLUSIVE USE AREA. NO OTHER USES WILL BE ALLOWED IN THESE AREAS INCLUDING RV  
STORAGE.

## UTILITY NOTE:

EACH CAMPING STALL IS EQUIPPED WITH A WATER SERVICE (HOSE BIB), A SEWER CONNECTION (4")  
AND AN ELECTRICAL SERVICE (20/30AMP @ 110V). CAMPING STALLS FOR RENT ONLY CAMPING DO  
NOT HAVE A SEWER SERVICE. THE PRECISE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES  
IS NOT KNOWN. THE UTILITY LAYOUT SHOWN ON THIS SITE PLAN IS AN ASSUMED LAYOUT AND MAY  
NOT BE ACCURATE.

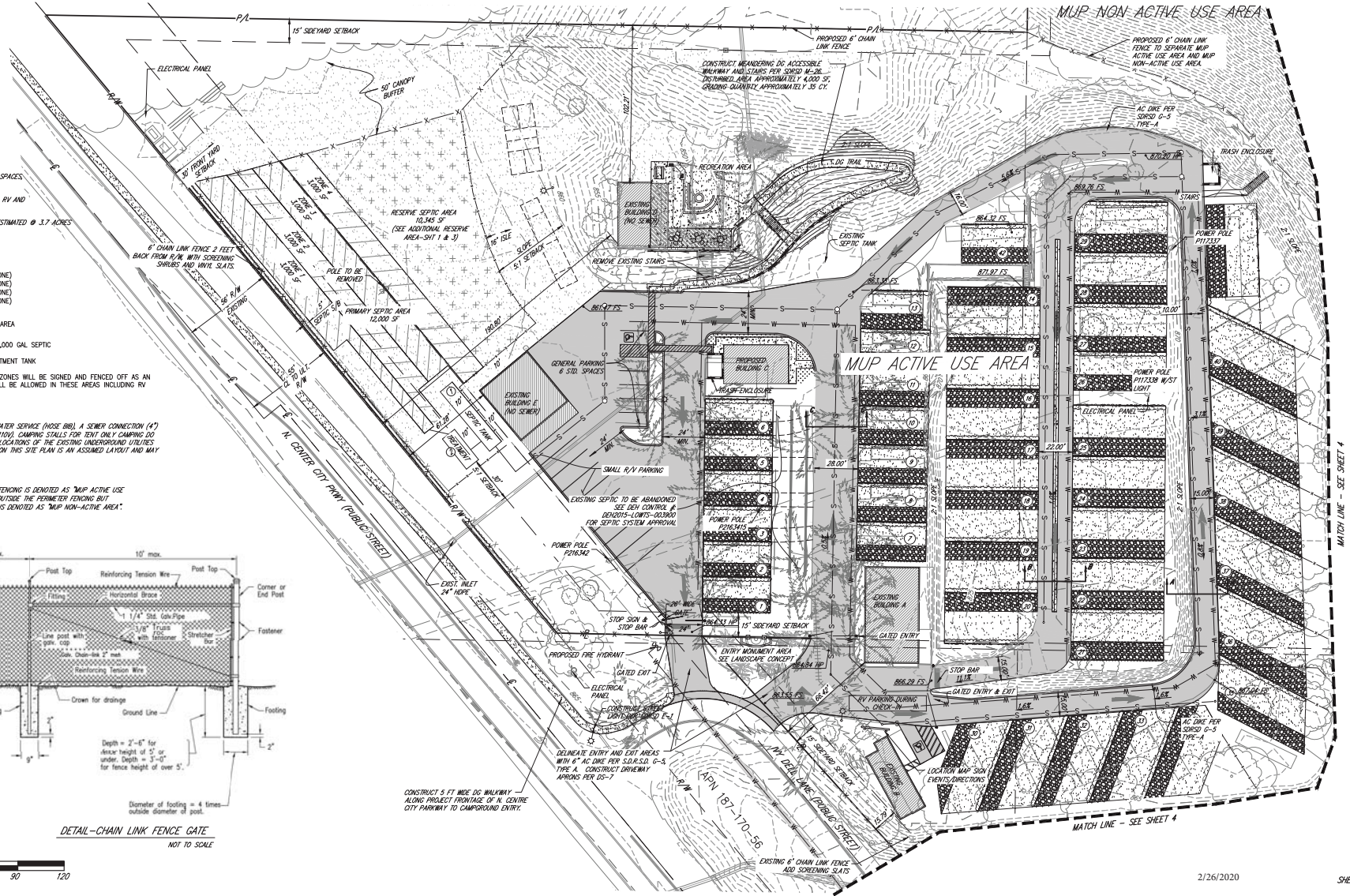
## MUP AREA NOTE:

THE AREA INSIDE THE PROPOSED PERIMETER FENCING IS DENOTED AS "MUP ACTIVE USE  
AREA". THE BIOLOGICALLY SENSITIVE AREA OUTSIDE THE PERIMETER FENCING BUT  
WITHIN THE BOUNDARY OF APN 187-170-57 IS DENOTED AS "MUP NON-ACTIVE AREA".



DETAIL—CHAIN LINK FENCE GATE  
NOT TO SCALE

SCALE: 1"= 30'  
0 30 60 90 120



MATCH LINE - SEE SHEET 4

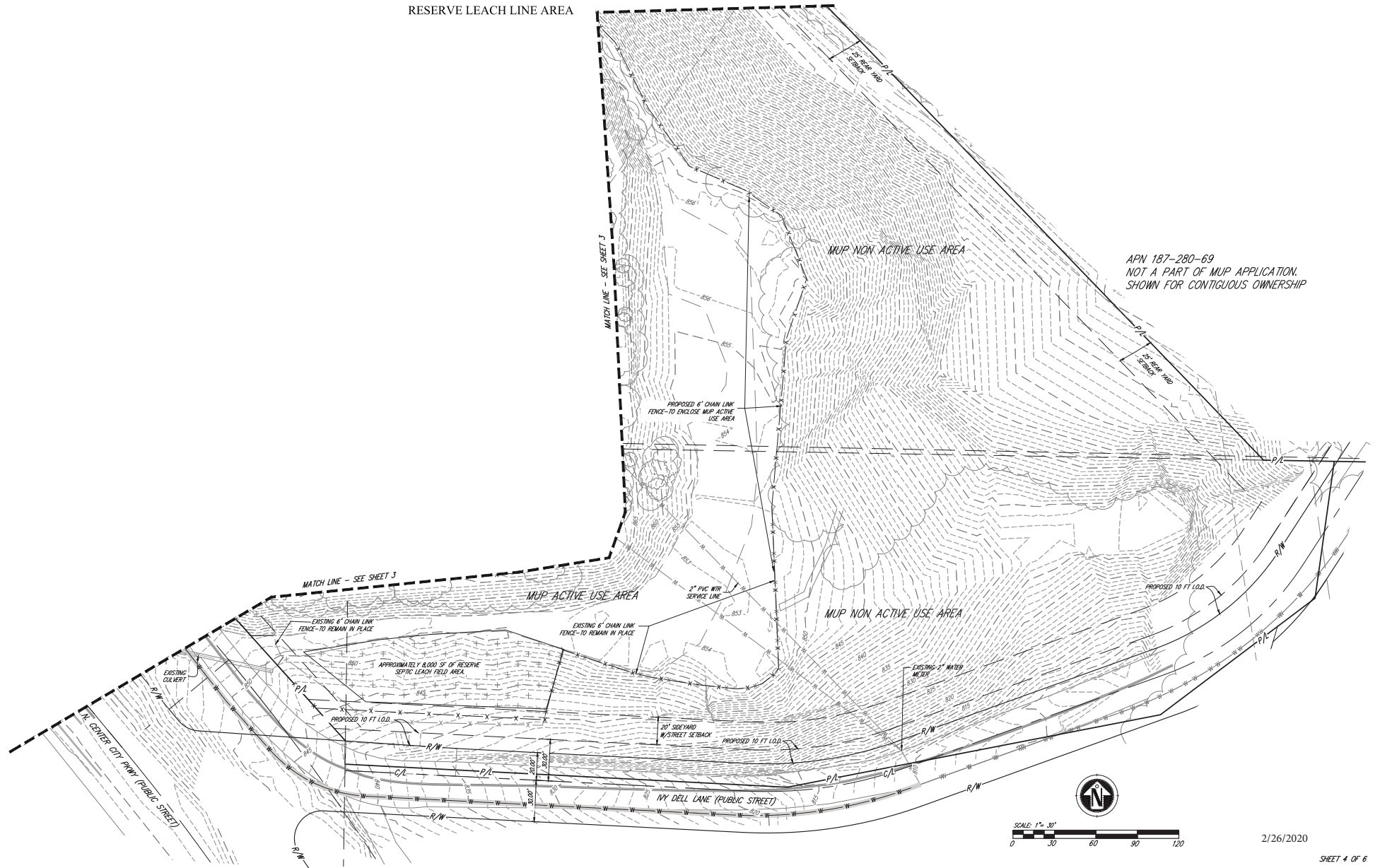
MATCH LINE - SEE SHEET 4

2/26/2020

SHEET 3 OF 6

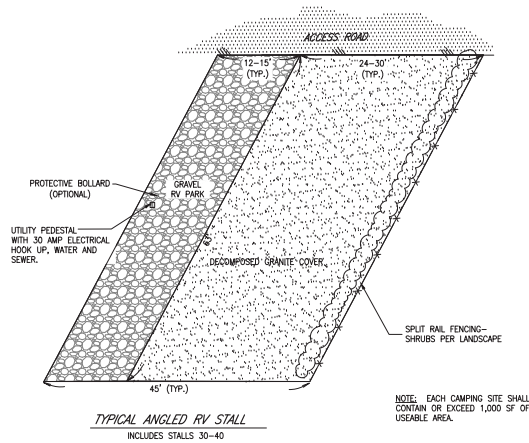
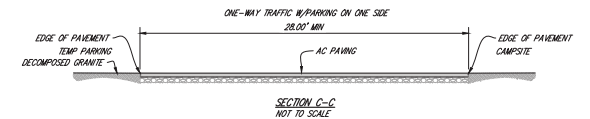
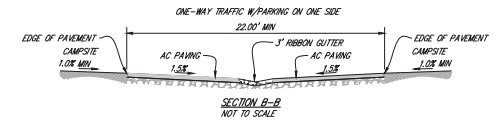
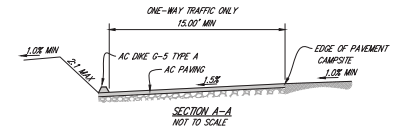
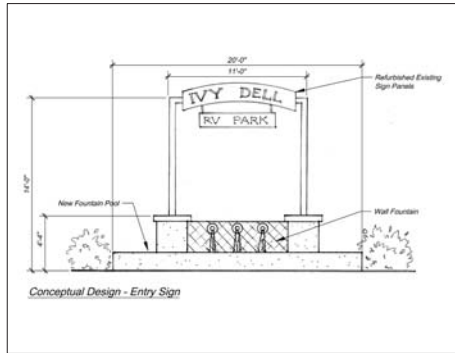
# IVY DELL CAMPGROUND

RESERVE LEACH LINE AREA

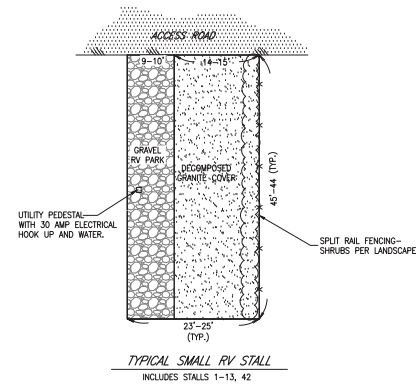
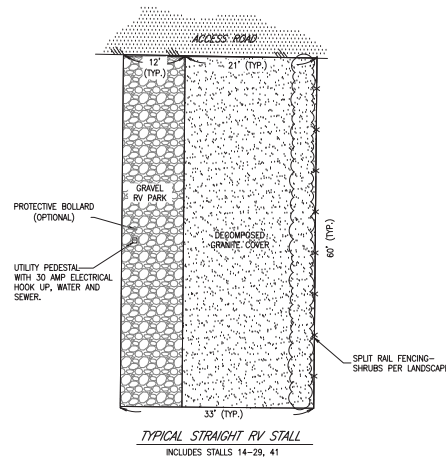




# IVY DELL CAMPGROUND DETAILS SHEET



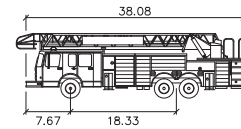
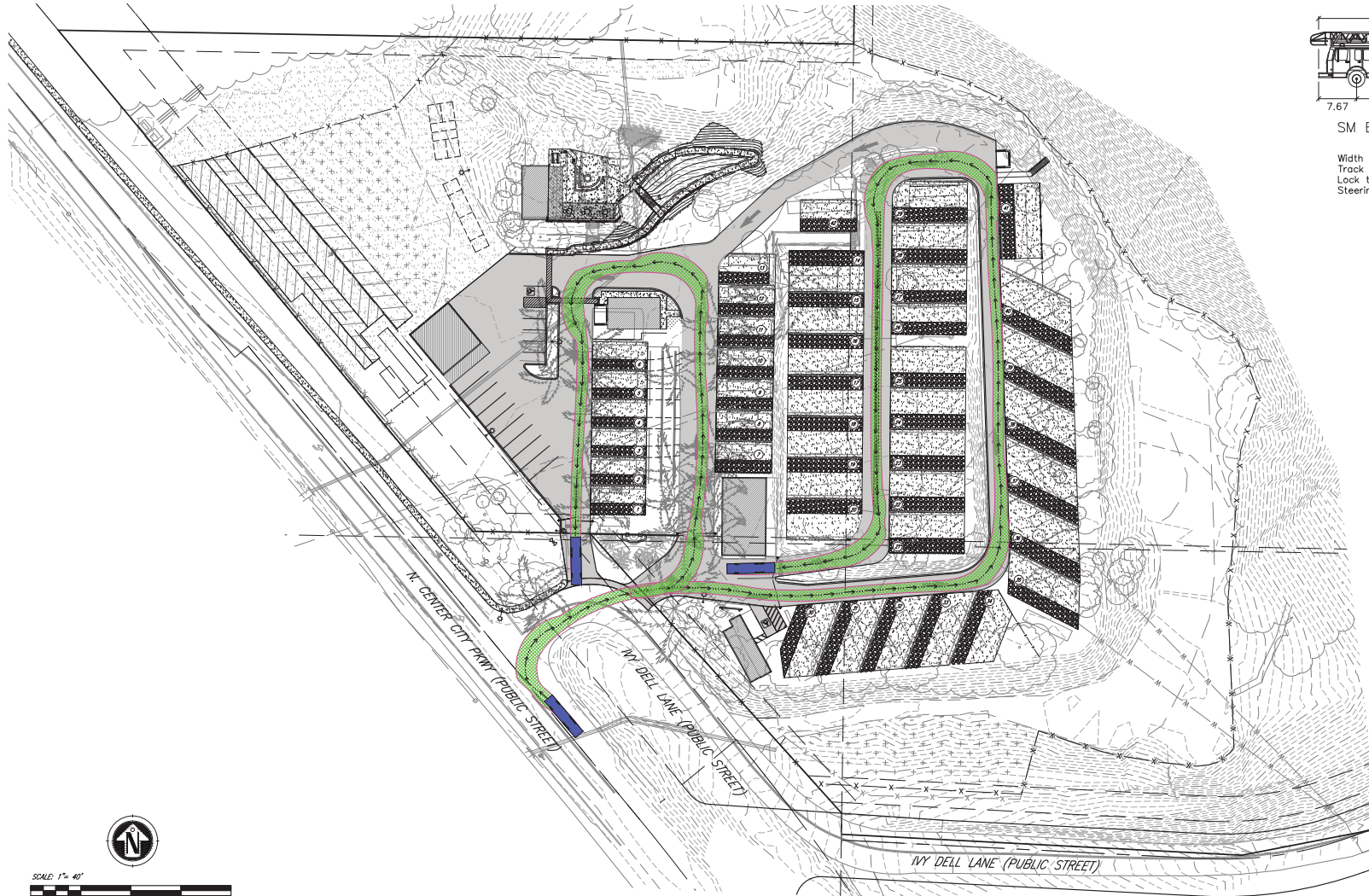
NOTE: EACH CAMPING SITE SHALL CONTAIN OR EXCEED 1,000 SF OF USEABLE AREA.



2/26/2020

SHEET 5 OF 6

# FIRE TRUCK TURN EXHIBIT FOR IVY DELL CAMPGROUND MAJOR USE PERMIT



SM E-ONE G114 100' AERIAL BODY

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 33.3

2/26/2020

SHEET 6 OF 6



BUILDING A:	EXISTING
BUILDING USE:	PARK OWNER RESIDENCE
ALLOWABLE AREA PER CBC CH. 5	
TABLE 506.2:	9,000 SF
ACTUAL AREA:	2,040 SF
OCCUPANCY:	B
CONSTRUCTION TYPE:	TYPE V-B
SPRINKLERS:	NO
ALLOWABLE BUILDING HEIGHT (NS):	35'
BUILDING HEIGHT (NS):	15'
ALLOWABLE NUMBER OF	
STORIES (NS):	1
NUMBER OF STORIES (NS):	1

BUILDING B:	EXISTING
BUILDING USE:	CARETAKER RESIDENCE &

ALLOWABLE AREA PER CBC CH. 5	
TABLE 506.2:	7,000 SF
ACTUAL AREA:	1,070 SF
OCCUPANCY:	R-2
CONSTRUCTION TYPE:	TYPE V-B
SPRINKLERS:	NO
ALLOWABLE BUILDING HEIGHT (NS):	35'
BUILDING HEIGHT (NS):	11'-6"
ALLOWABLE NUMBER OF	
STORIES (NS):	1
NUMBER OF STORIES (NS):	1

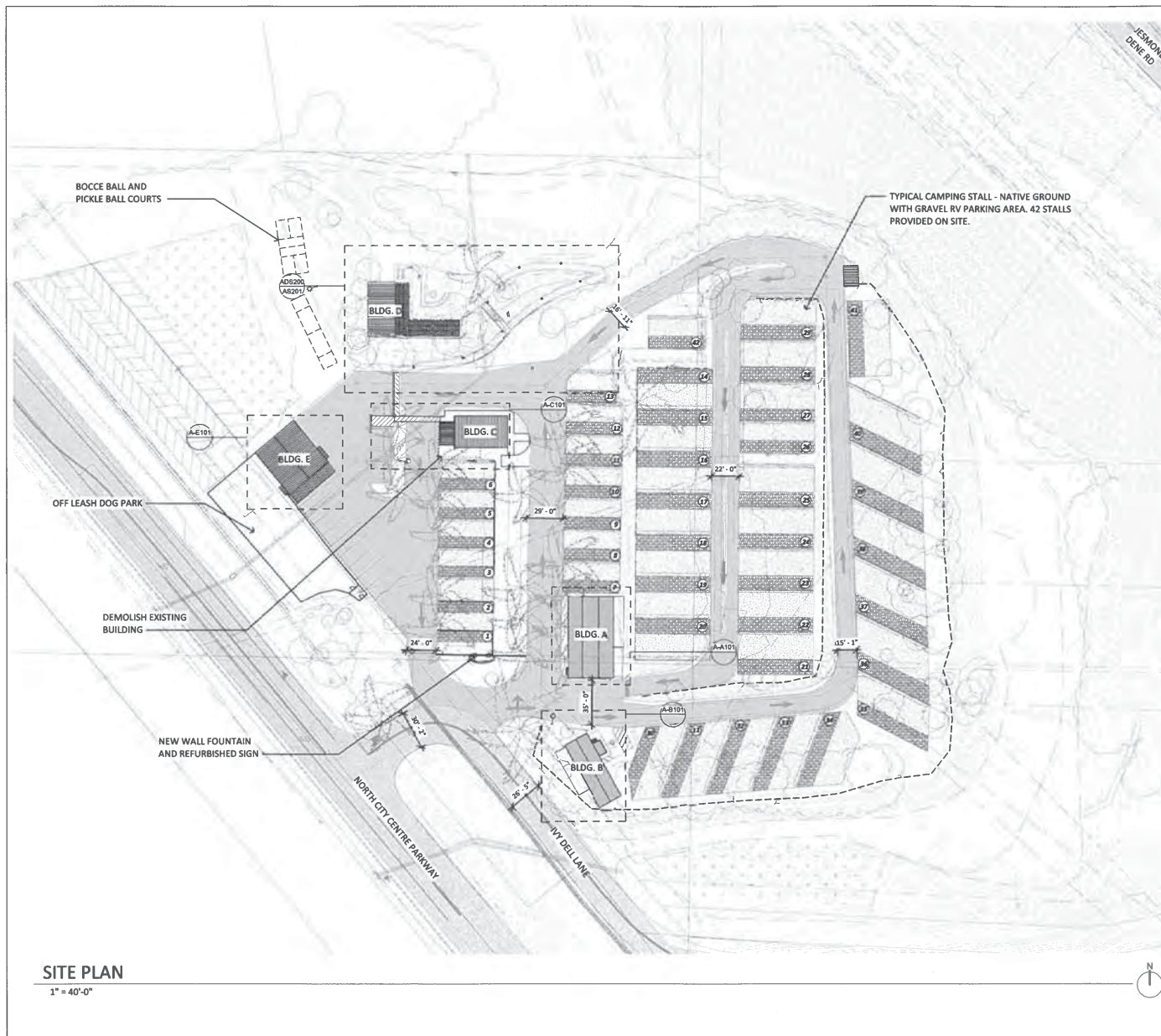
BUILDING C:	PROPOSED
BUILDING USE:	BATHROOM FACILITY

ALLOWABLE AREA PER CBC CH. 5	
TABLE 506.2:	9,000 SF
ACTUAL AREA:	900 SF
OCCUPANCY:	B
CONSTRUCTION TYPE:	TYPE V-B
SPRINKLERS:	NO
ALLOWABLE BUILDING HEIGHT (NS):	35'
BUILDING HEIGHT (NS):	13'
ALLOWABLE NUMBER OF	
STORIES (NS):	1
NUMBER OF STORIES (NS):	1

BUILDING D:	EXISTING
BUILDING USE:	RECREATION
ALLOWABLE AREA PER CBC CH. 5	
TABLE 506.2:	6,000 SF
ACTUAL AREA:	800 SF
OCCUPANCY:	A-3
CONSTRUCTION TYPE:	TYPE V-B
SPRINKLERS:	NO
ALLOWABLE BUILDING HEIGHT (NS):	35'
BUILDING HEIGHT (NS):	12'
ALLOWABLE NUMBER OF	
STORIES (NS):	1
NUMBER OF STORIES (NS):	1

BUILDING E: BUILDING USE: ALLOWABLE AREA PER CBC CH. 5 TABLE 506.2: ACTUAL AREA: OCCUPANCY: CONSTRUCTION TYPE: SPRINKLERS: ALLOWABLE BUILDING HEIGHT (NS): ACTUAL BUILDING HEIGHT (NS): ALLOWABLE NUMBER OF STORIES (NS): NUMBER OF STORIES (NS):	EXISTING WAREHOUSE/STORAGE  9,000 SF 2,550 SF S-2 TYPE V-B NO 35' 16'
---	--

	LANDSCAPING
	STABILIZED DECOMPOSED GRANITE
	ASPHALT PAVING
	CONCRETE PAVING
	GRAVEL
	STABLES



**SITE PLAN**  
1" = 40'-0"

NOT FOR  
CONSTRUCTION

IVY DELL CAMPGROUND  
 25235 North Centre City Parkway Escondido, CA 92026

RECREATION SITE DEMO PLAN

Date Issued 01.09.19

Revisions

Job No. CCI-001

Sheet No.

AS-200






## RECREATION SITE DEMO PLAN

1/8" = 1'-0"

### GENERAL NOTES

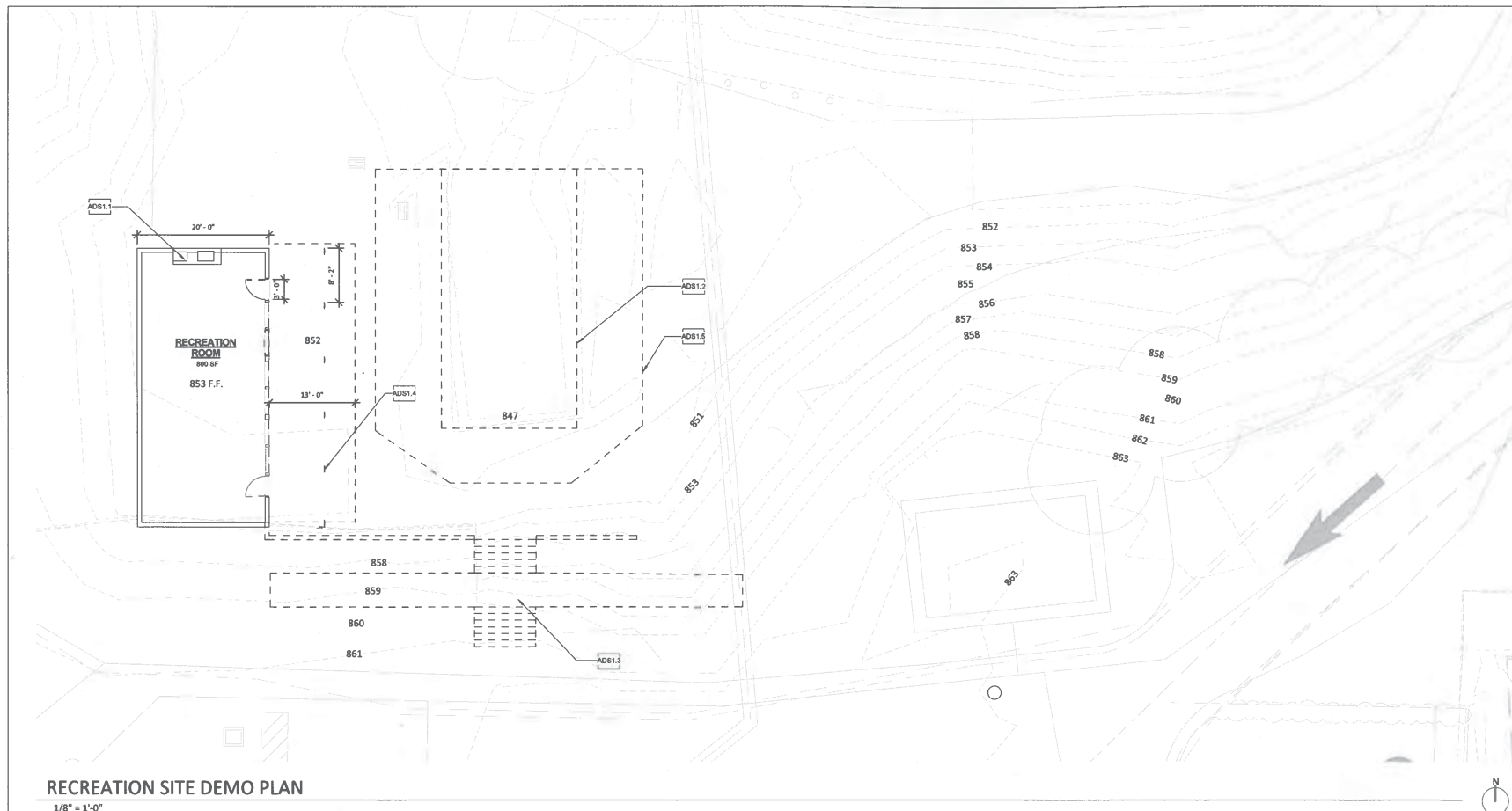
- G.C. TO FIELD VERIFY ALL DIMENSIONS.
- ALL ITEMS ARE EXISTING U.N.O.
- ALL ITEMS SHOWN DASHED ARE TO BE DEMOLISHED U.N.O.

### LEGEND

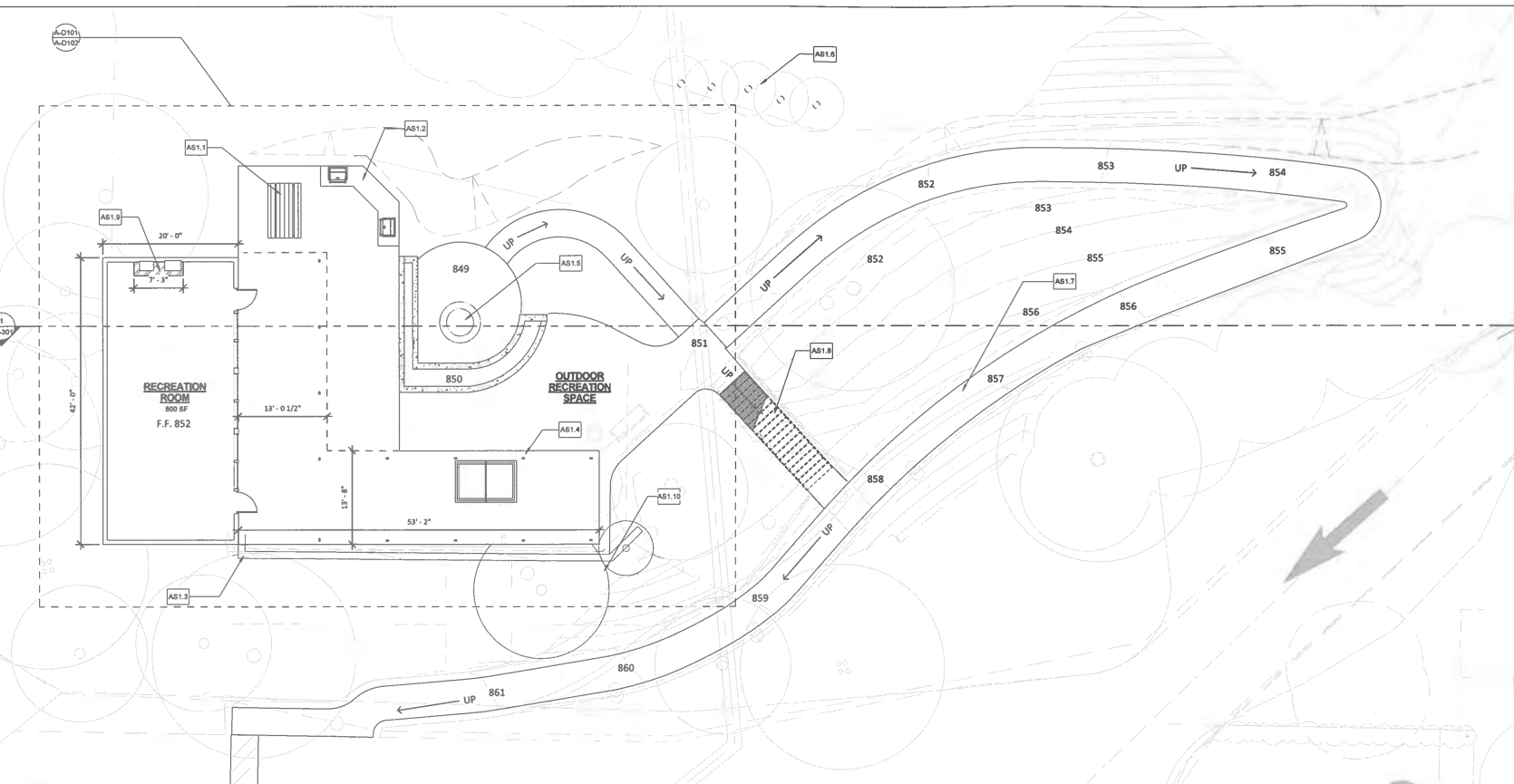
-  NEW CONSTRUCTION WALL
-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WINDOW TO BE DEMOLISHED
-  EXISTING DOOR TO BE DEMOLISHED

### KEYNOTES

- ADS1.1 (E) FIREPLACE PROTECT IN PLACE
- ADS1.2 DEMO (E) 800 SF POOL AND PREP FOR (N) CONCRETE PATIO
- ADS1.3 REMOVE (E) STAIRCASE AND WALKWAY
- ADS1.4 REMOVE (E) OVERHANG AND POSTS
- ADS1.5 DEMO (E) FENCE







**RECREATION SITE PLAN**

1/8" = 1'-0"

## GENERAL NOTES

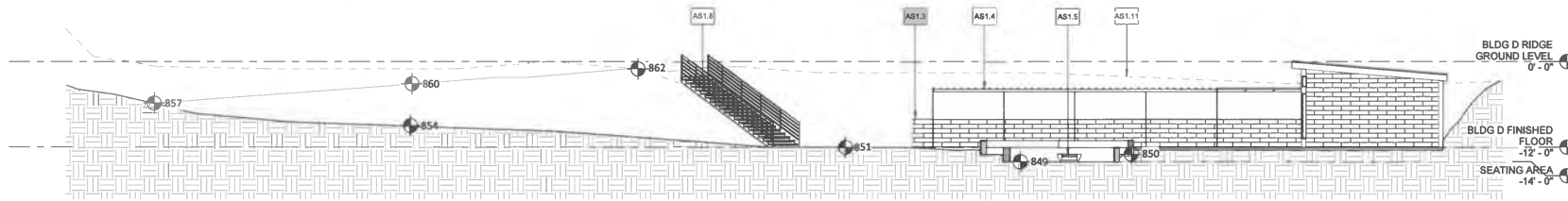
1. G.C. TO FIELD VERIFY ALL DIMENSIONS.
2. ALL ITEMS ARE EXISTING U.N.O.
3. ALL ITEMS SHOWN DASHED ARE TO BE DEMOLISHED U.N.O.

## LEGEND

- NEW CONSTRUCTION WALL  
 EXISTING WALL TO REMAIN

## KEYNOTES

- AS1.1 (N) BENCH  
 AS1.2 (N) BBQ AREA  
 AS1.3 (N) RETAINING WALL  
 AS1.4 (N) 900 SF TRELLIS WITH SEATING  
 AS1.5 (N) GAS-FIRED DECORATIVE FEATURE WITH SEAT WALLS  
 AS1.6 PROPOSED PLANTING  
 AS1.7 (N) MEANDERING ADA D.G. WALK  
 AS1.8 (N) STAIRCASE  
 AS1.9 (E) FIREPLACE  
 AS1.10 (E) TREES TO BE REMOVED



1 RECREATION SITE SECTION  
 1/8" = 1'-0"

GENERAL NOTES

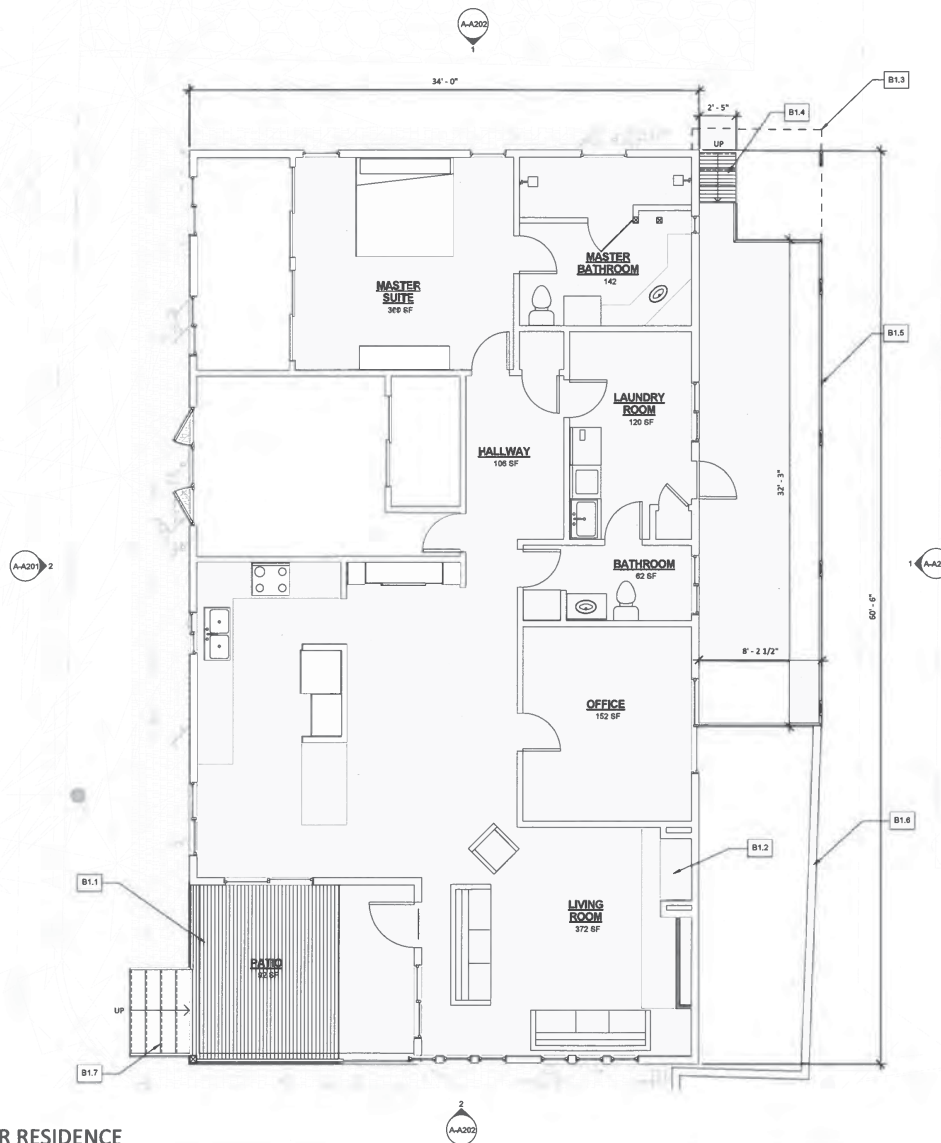
- G.C. TO FIELD VERIFY ALL DIMENSIONS.
- ALL ITEMS ARE EXISTING U.N.D.

LEGEND

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN

KEYNOTES

- AS1.3 (N) RETAINING WALL
- AS1.4 (N) 900 SF TRELLIS WITH SEATING
- AS1.5 (N) GAS-FIRED DECORATIVE FEATURE WITH SEAT WALLS
- AS1.8 (N) STAIRCASE
- AS1.11 LINE OF GROUND BEYOND



**BUILDING A - PARK OWNER RESIDENCE**

1/4" = 1'-0"

## GENERAL NOTES

1. G.C. TO FIELD VERIFY ALL DIMENSIONS.
2. ALL ITEMS ARE EXISTING U.N.O.

## LEGEND

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN

## KEYNOTES

- |      |   |
|------|---|
| B1.1 | (E) PORCH WITH WOOD DECKING AND CONCRETE STAIRS |
| B1.2 | (E) FIREPLACE                                   |
| B1.3 | LINE OF (E) CORRUGATED METAL ROOF ABOVE         |
| B1.4 | (E) WOOD STAIRS                                 |
| B1.5 | (E) WOOD DECK WITH CARPET FINISH                |
| B1.6 | (E) RETAINING WALL                              |
| B1.7 | (E) CONCRETE STAIR                              |

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**IVY DELL CAMPGROUND**  
 25235 North Centre City Parkway Escondido, CA 92026  
**BUILDING A - FIRST FLOOR PLAN**

Date Issued 01.09.19

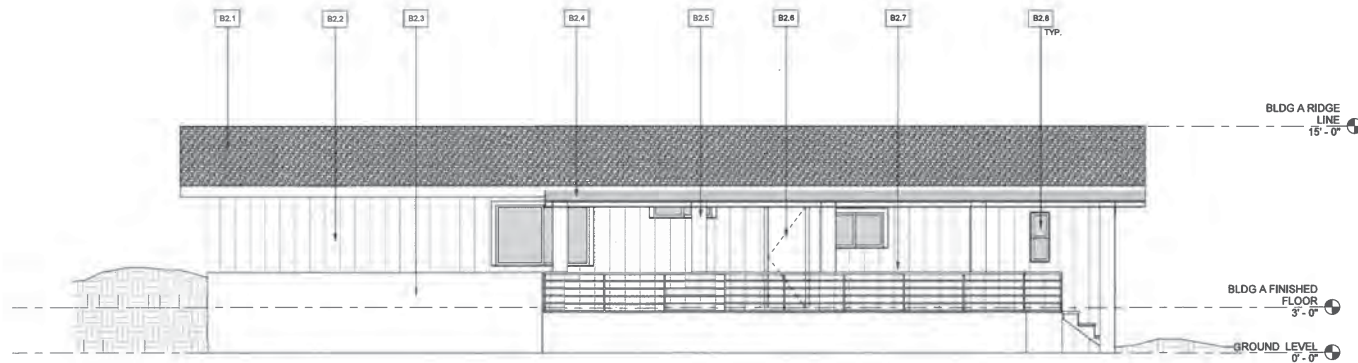
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Job No CCI-001

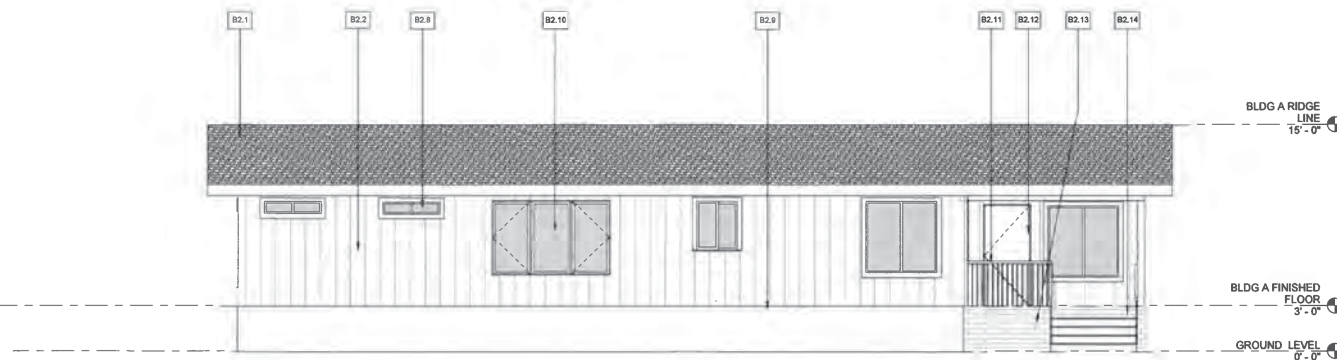
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**A-A101**

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1 BUILDING A - EAST ELEVATION  
1/4" = 1'-0"



2 BUILDING A - WEST ELEVATION  
1/4" = 1'-0"

## GENERAL NOTES

1. G.C. TO FIELD VERIFY ALL DIMENSIONS.
2. ALL ITEMS ARE EXISTING U.N.O.

## KEYNOTES

- B2.1 (E) ASPHALT ROOFING
- B2.2 (E) PAINTED WOOD PANELING
- B2.3 (E) RETAINING WALL
- B2.4 (E) CORRUGATED METAL ROOFING
- B2.5 (E) 1" X 8" ALUMINUM POSTS
- B2.6 (E) 30" X 80" WOOD DOOR
- B2.7 (E) METAL RAILING
- B2.8 (E) VINYL SLIDER
- B2.9 (E) PAINTED WOOD
- B2.10 (E) FIXED CASEMENT WINDOW WITH SIDELIGHTS
- B2.11 (E) WOOD RAILING
- B2.12 (E) 36" X 80" WOOD DOOR
- B2.13 (E) STONE FINISH
- B2.14 (E) CONCRETE STAIRS WITH METAL RAILING

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**BUILDING A - EXTERIOR  
ELEVATIONS**

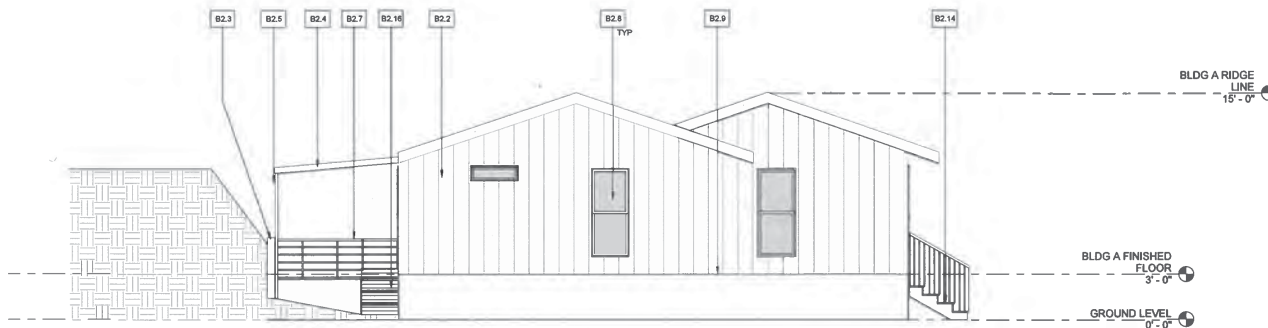
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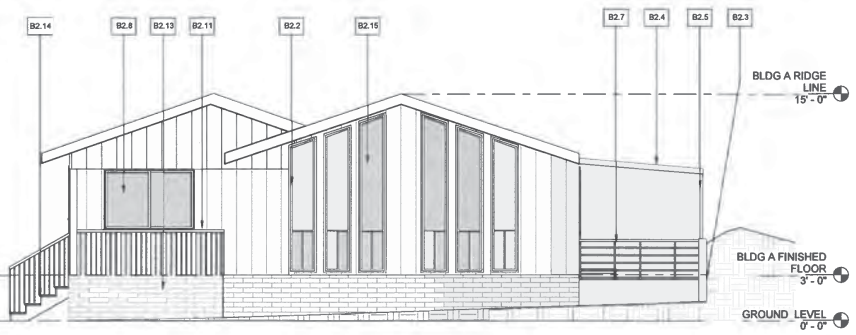
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Sheet No.

**A-A201**



1 BUILDING A - NORTH ELEVATION  
1/4" = 1'-0"



2 BUILDING A - SOUTH ELEVATION  
1/4" = 1'-0"

## GENERAL NOTES

1. G.C. TO FIELD VERIFY ALL DIMENSIONS.
2. ALL ITEMS ARE EXISTING U.N.O.

## KEYNOTES

- B2.2 (E) PAINTED WOOD PANELING
- B2.3 (E) RETAINING WALL
- B2.4 (E) CORRUGATED METAL ROOFING
- B2.5 (E) 1" X 8" ALUMINUM POSTS
- B2.7 (E) METAL RAILING
- B2.8 (E) VINYL SLIDER
- B2.9 (E) PAINTED WOOD
- B2.11 (E) WOOD RAILING
- B2.13 (E) STONE FINISH
- B2.14 (E) CONCRETE STAIRS WITH METAL RAILING
- B2.15 (E) FLOOR TO CEILING FIXED VINYL WINDOWS WITH OPERABLE 22" X 30" SLIDERS AT BASE
- B2.16 (E) WOOD STAIR

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BUILDING A - EXTERIOR  
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Sheet No	

**A-A202**

# BUILDING B - CARETAKER OFFICE & PARK OFFICE

1/4" = 1'-0"



## GENERAL NOTES

1. G.C. TO FIELD VERIFY ALL DIMENSIONS.
2. ALL ITEMS ARE EXISTING U.N.O.

## LEGEND

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN

## KEYNOTES

- A1.1 (E) RAISED WOOD PORCH WITH (E) WOOD RAILING
- A1.2 (E) COVERED PATIO WITH CORRUGATED METAL ROOFING
- A1.3 (E) WOOD STAIRCASE TO LAUNDRY ROOM
- A1.4 (E) RV PAD

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25235 North Centre City Parkway Escondido, CA 92026

**BUILDING B - FIRST FLOOR PLAN**

Date Issued 01.09.19

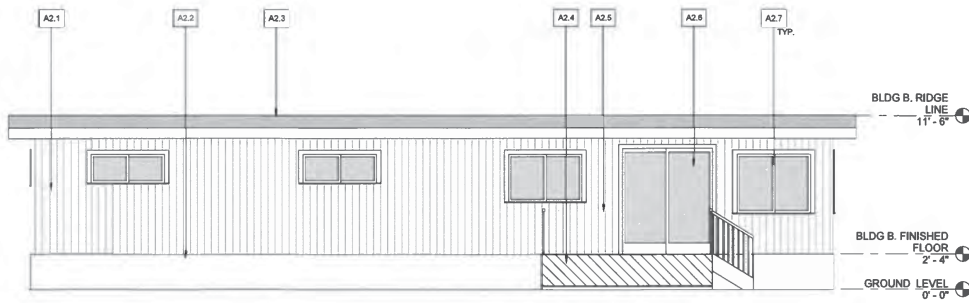
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Job No CCI-001

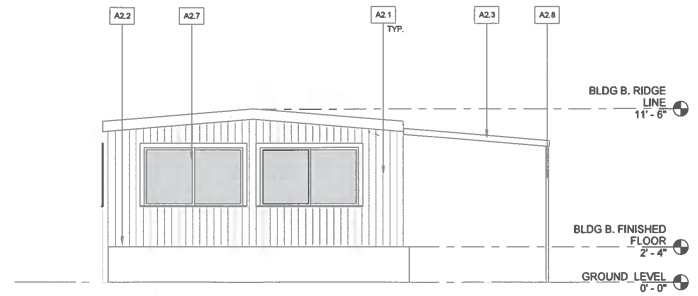
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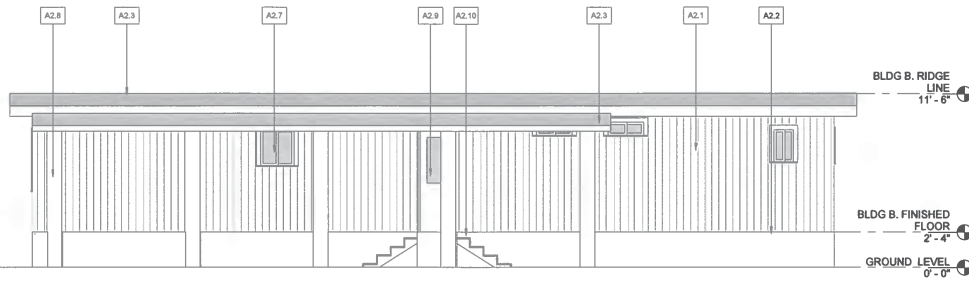




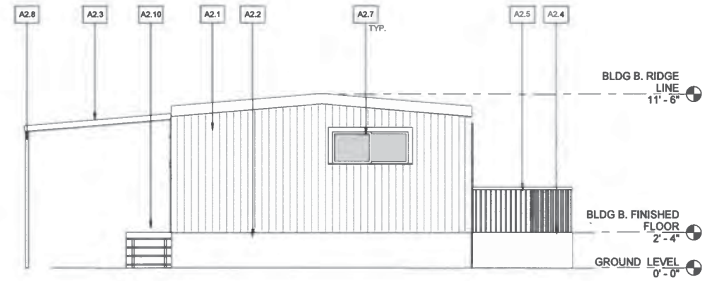
① BUILDING B - EAST ELEVATION  
1/4" = 1'-0"



② BUILDING B - NORTH ELEVATION  
1/4" = 1'-0"



④ BUILDING B - WEST ELEVATION  
1/4" = 1'-0"



③ BUILDING B - SOUTH ELEVATION  
1/4" = 1'-0"

## GENERAL NOTES

- G.C. TO FIELD VERIFY ALL DIMENSIONS.
- ALL ITEMS ARE EXISTING U.N.O.

## KEYNOTES

- |       |  |
|-------|--|
| A2.1  | (E) CORRUGATED METAL PANELS              |
| A2.2  | (E) VINYL PANELS                         |
| A2.3  | (E) CORRUGATED METAL ROOFING             |
| A2.4  | (E) WOOD DECK WITH PLYWOOD DECKING       |
| A2.5  | (E) WOOD RAILING                         |
| A2.6  | (E) SLIDING GLASS DOOR                   |
| A2.7  | (E) ALUMINUM SLIDER                      |
| A2.8  | (E) 1" X 8" ALUMINUM POSTS               |
| A2.9  | (E) HALF GLASS WOOD DOOR TO LAUNDRY ROOM |
| A2.10 | (E) WOOD STAIRS TO LAUNDRY ROOM          |

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**Ivy Dell Campground**  
25235 North Centre City Parkway Escondido, CA 92026  
**BUILDING B - EXTERIOR ELEVATIONS**

Date Issued 01.09.19

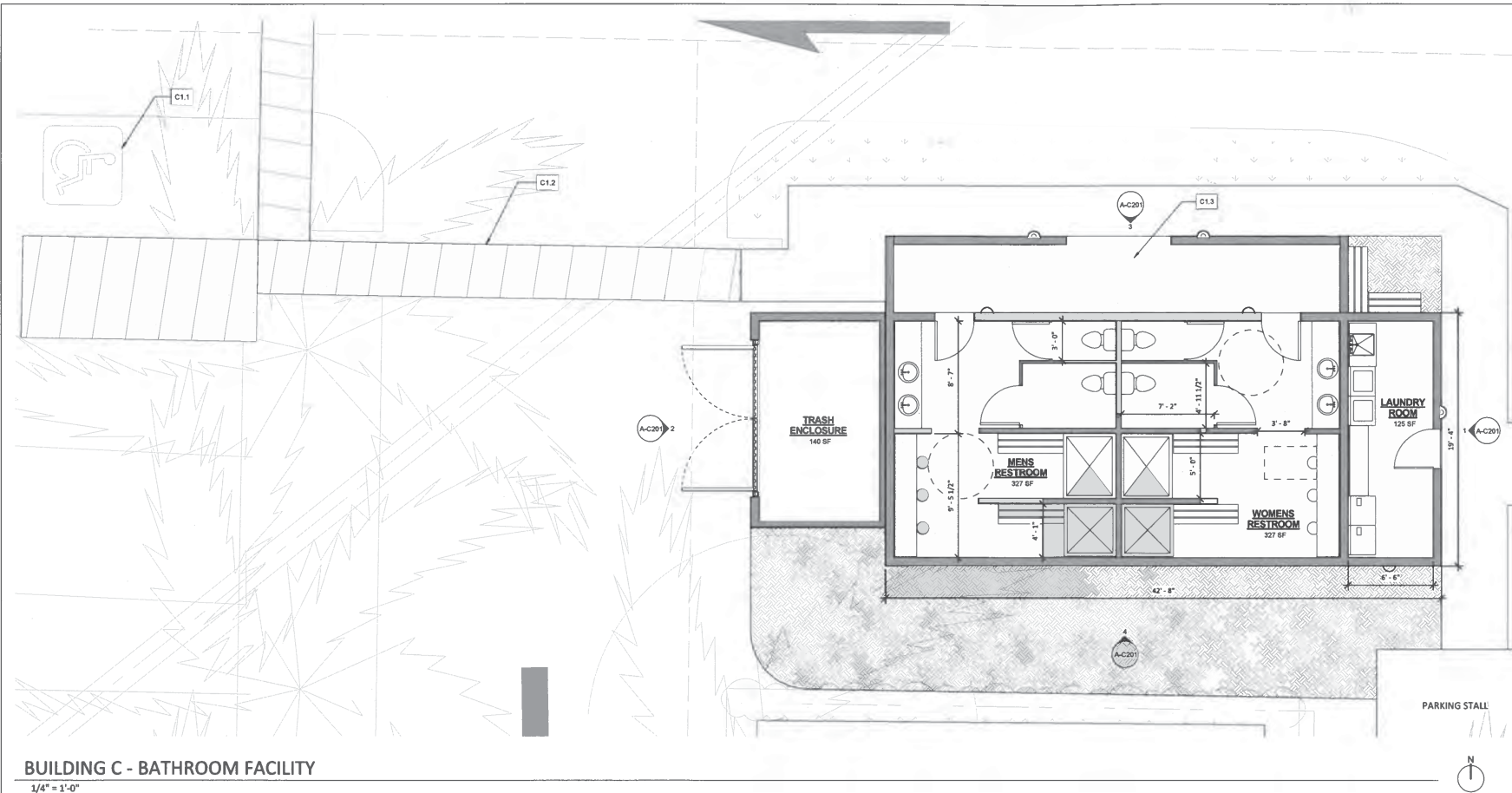
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**A-B201**

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**BUILDING C - BATHROOM FACILITY**  
1/4" = 1'-0"

**GENERAL NOTES**

1. G.C. TO FIELD VERIFY ALL DIMENSIONS.
2. ALL ITEMS ARE EXISTING U.N.O.

**LEGEND**

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN

**KEYNOTES**

- C1.1 (N) ADA PARKING STALL
- C1.2 (N) ADA PATHWAY
- C1.3 (N) CONCRETE SLAB

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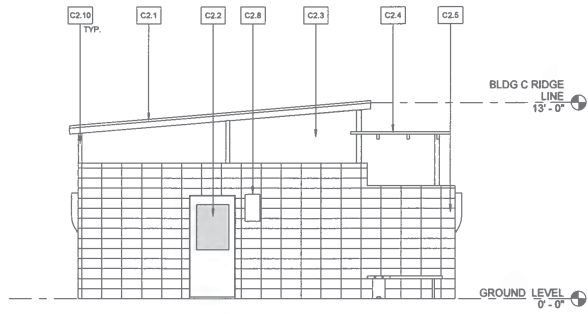
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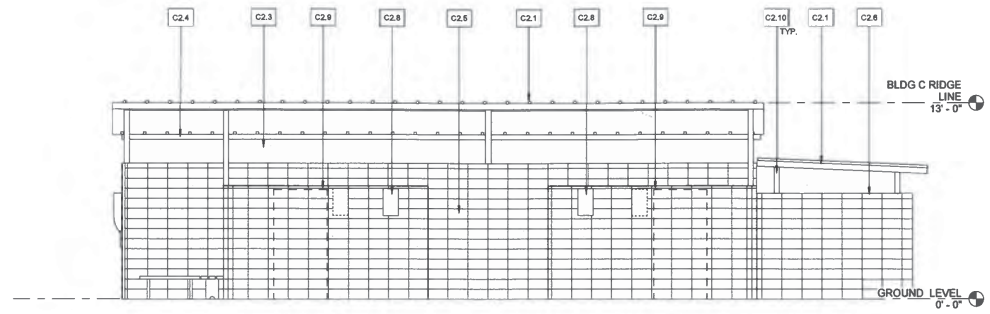
**IVY DELL CAMPGROUND**  
25235 North Centre City Parkway Escondido, CA 92026  
**BUILDING C - FIRST FLOOR PLAN**

Date Issued	01.09.19
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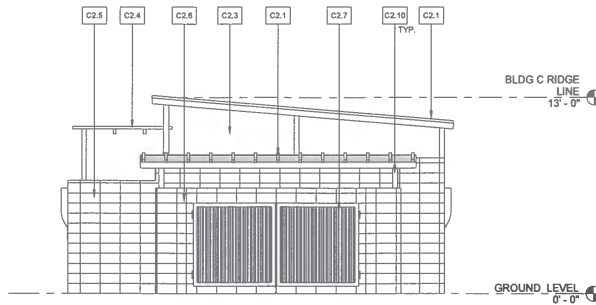
**A-C101**



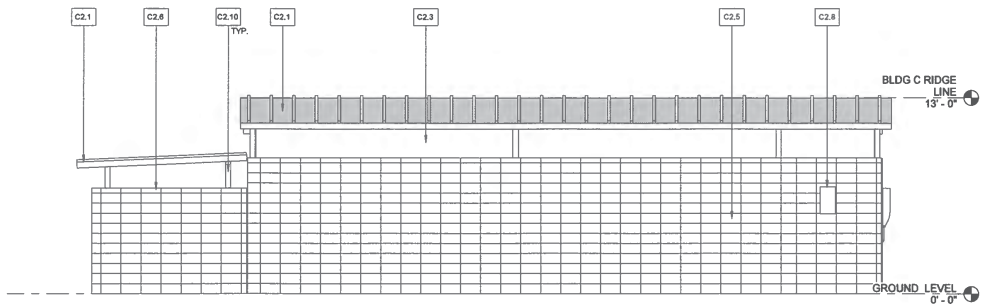
1 BUILDING C - BATHROOM FACILITY EAST  
1/4" = 1'-0"



3 BUILDING C - BATHROOM FACILITY NORTH  
1/4" = 1'-0"



2 BUILDING C - BATHROOM FACILITY WEST  
1/4" = 1'-0"



4 BUILDING C - BATHROOM FACILITY SOUTH  
1/4" = 1'-0"

## GENERAL NOTES

1. G.C. TO FIELD VERIFY ALL DIMENSIONS.
2. ALL ITEMS ARE EXISTING U.N.O.

## KEYNOTES

- |       |  |
|-------|--|
| C2.1  | (N) STANDING SEAM METAL ROOFING                          |
| C2.2  | (N) HALF GLASS WOOD DOOR                                 |
| C2.3  | (N) GLASS PARTITION                                      |
| C2.4  | (N) WOOD TRELLIS   |
| C2.5  | (N) CMU BRICK  |
| C2.6  | (N) CMU TRASH ENCLOSURE WITH STANDING SEAM METAL ROOFING |
| C2.7  | (N) METAL TRASH ENCLOSURE DOORS                          |
| C2.8  | (N) SCENCE   |
| C2.9  | (N) DOOR AND SCENCE BEYOND                               |
| C2.10 | (N) 4" X 4" HOLLOW METAL TUBE                            |

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IVY DELL CAMPGROUND  
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BUILDING C - EXTERIOR  
ELEVATIONS

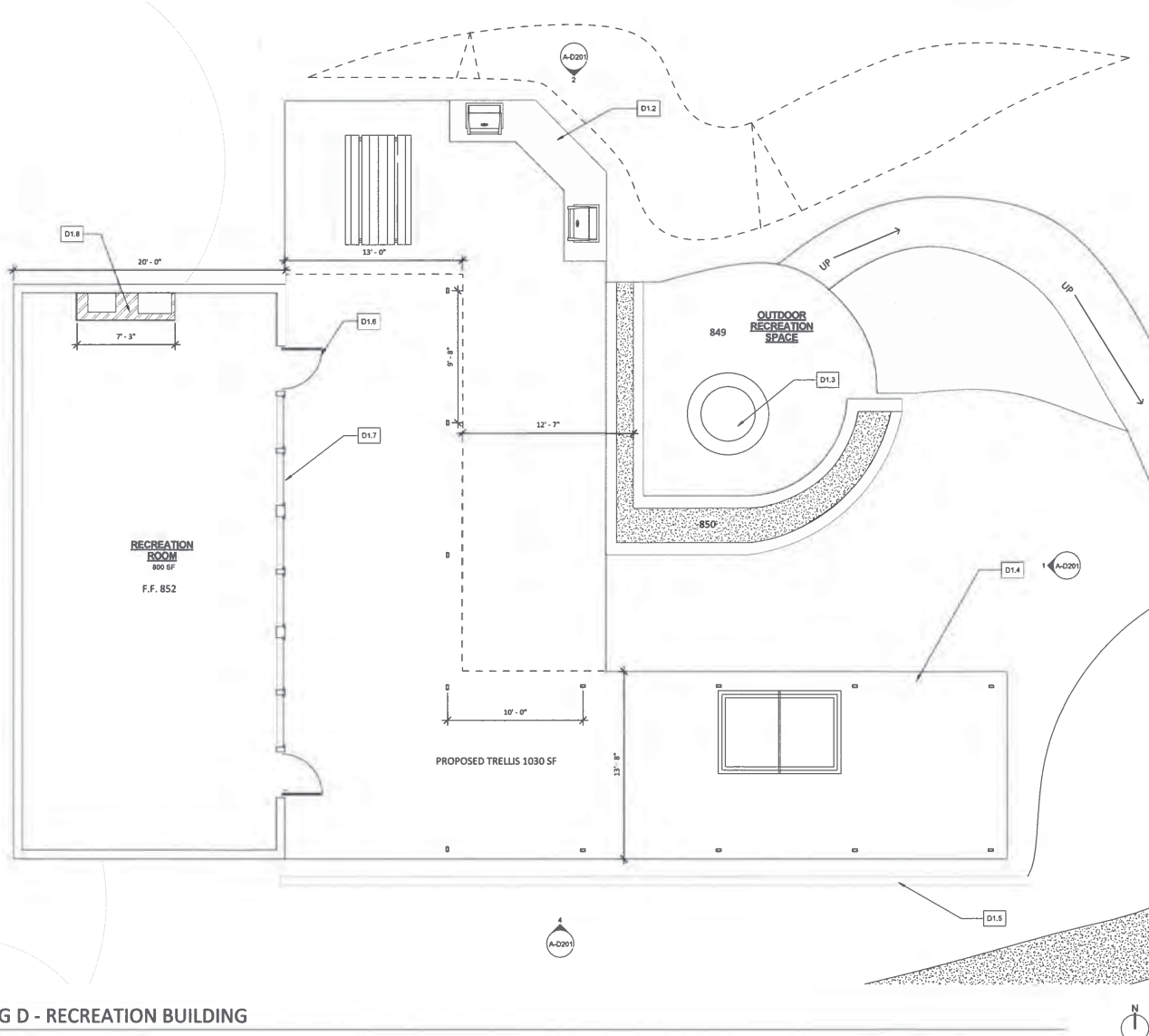
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A-C201



## GENERAL NOTES

1. G.C. TO FIELD VERIFY ALL DIMENSIONS.
2. ALL ITEMS ARE EXISTING U.N.O.

## LEGEND

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN

## KEYNOTES

- D1.2 (N) BBQ AREA
- D1.3 (N) FIREPIT WITH SEAT WALLS
- D1.4 (N) CONCRETE PATIO WITH WOOD TRELLIS
- D1.5 (N) RETAINING WALL
- D1.6 (N) VINYL DOOR
- D1.7 (N) VINYL WINDOW AND TRANSOM WINDOW TO REPLACE EXISTING WINDOW
- D1.8 (E) FIREPLACE WITH (N) BRICK FINISH

## BUILDING D - RECREATION BUILDING

1/4" = 1'-0"

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**BUILDING D - FIRST FLOOR PLAN**

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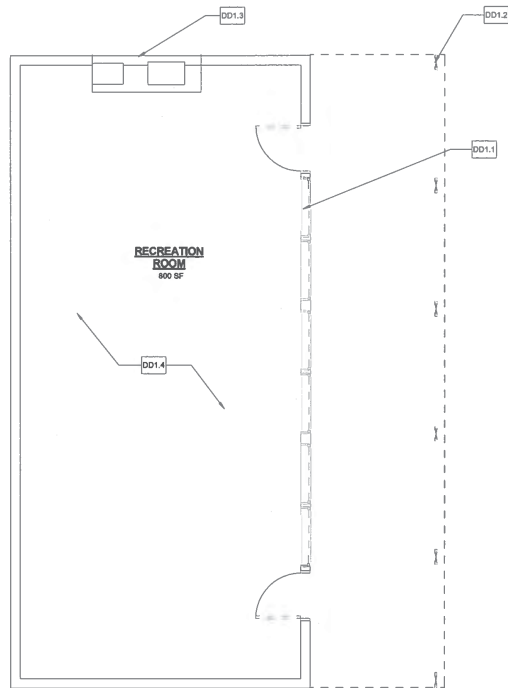
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RECREATION DEMO REFLECTED CEILING PLAN

1/4" = 1'-0"



## GENERAL NOTES

1. G.C. TO FIELD VERIFY ALL DIMENSIONS.
2. ALL ITEMS ARE EXISTING U.N.O.
3. ALL ITEMS SHOWN DASHED ARE TO BE DEMOLISHED U.N.O.

## LEGEND

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING WINDOW TO BE DEMOLISHED
- EXISTING DOOR TO BE DEMOLISHED

## KEYNOTES

- DD1.1 (E) DOOR AND WINDOW SYSTEM TO BE DEMOLISHED. PREP CMU FOR (N) DOOR AND WINDOWS
- DD1.2 (E) AWNING SYSTEM TO BE DEMOLISHED
- DD1.3 (E) FIREPLACE POTECT IN PLACE AND REFINISH
- DD1.4 DEMO (E) CEILING AND INSTALL (N) GYPSUM BOARD

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**IVY DELL CAMPGROUND**  
25235 North Centre City Parkway Escondido, CA 92026  
**BUILDING D - DEMOLITION**  
**REFLECTED CEILING PLAN**

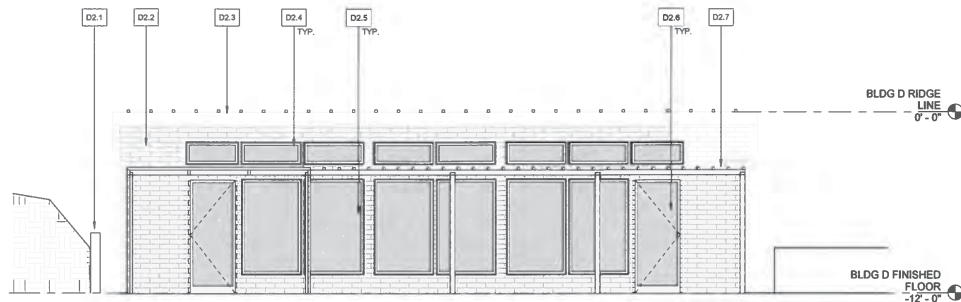
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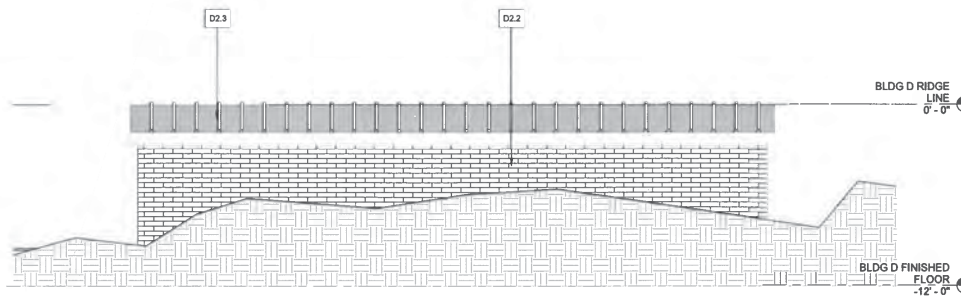
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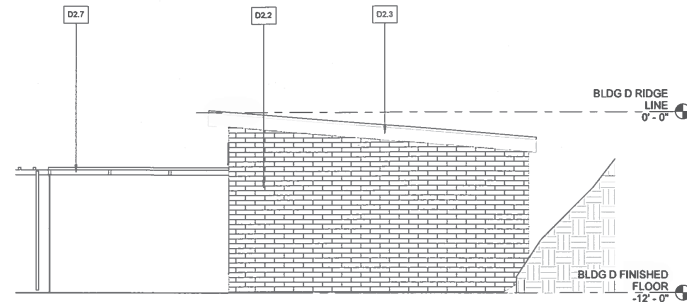
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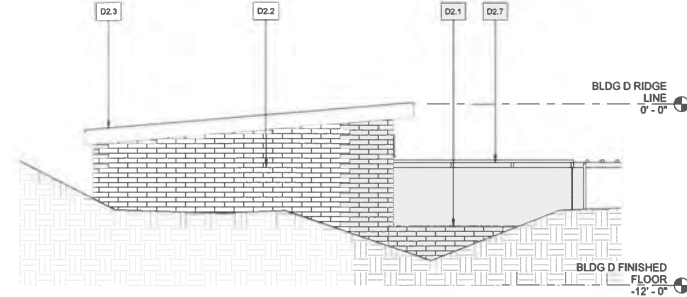
1 BUILDING D - RECREATION BUILDING EAST  
1/4" = 1'-0"



3 BUILDING D - RECREATION BUILDING WEST  
1/4" = 1'-0"



2 BUILDING D - RECREATION BUILDING NORTH  
1/4" = 1'-0"



4 BUILDING D - RECREATION BUILDING SOUTH  
1/4" = 1'-0"

## GENERAL NOTES

1. G.C. TO FIELD VERIFY ALL DIMENSIONS.
2. ALL ITEMS ARE EXISTING U.N.O.

## KEYNOTES

- D2.1 (N) RETAINING WALL  
D2.2 (E) CMU BRICK WITH (N) FINISH  
D2.3 (N) STANDING SEAM METAL ROOFING  
D2.4 (N) VINYL TRANSOM WINDOW  
D2.5 (N) VINYL WINDOW  
D2.6 (N) WOOD DOOR  
D2.7 (N) WOOD TRELLIS

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BUILDING D - EXTERIOR  
ELEVATIONS

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REVISIONS

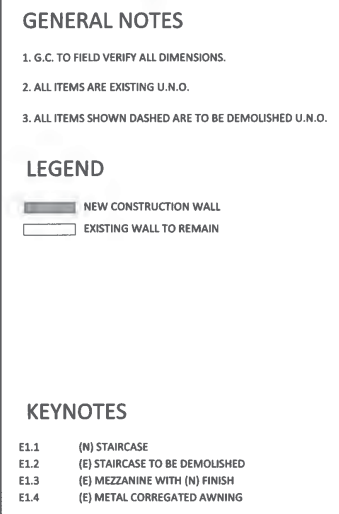
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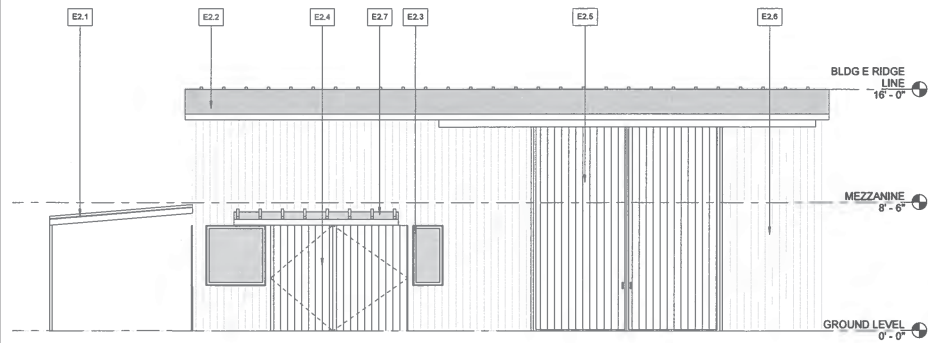
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A-D201

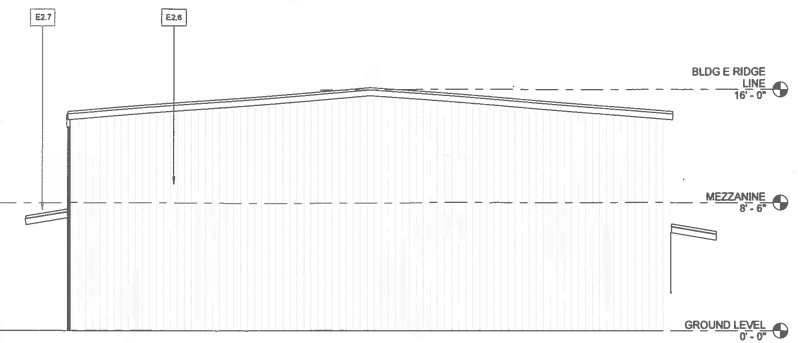
10/20/19 12:47:58 PM Copyright (c) OBRAHCHITECTURE, INC.



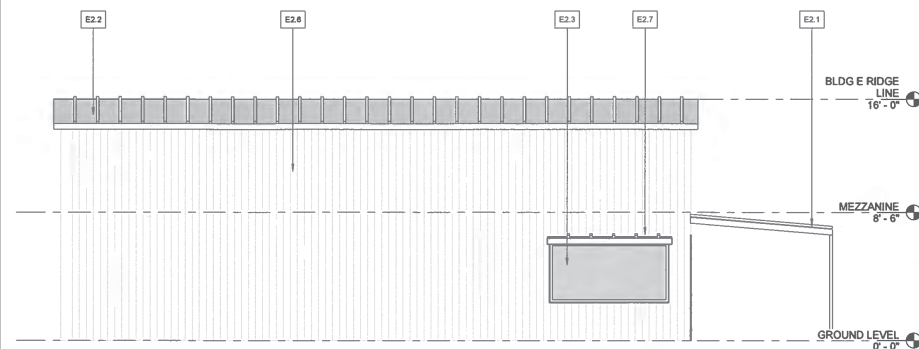
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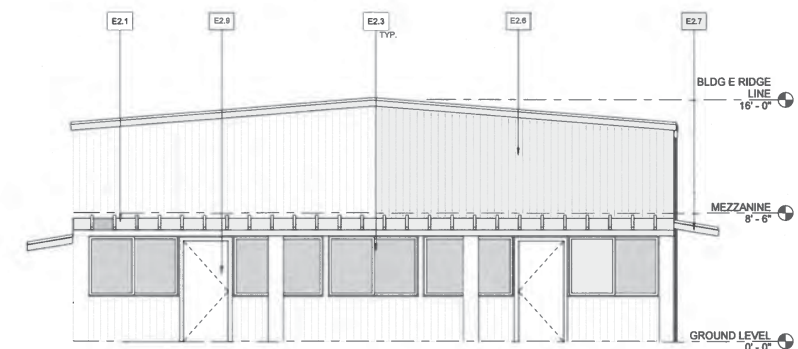
1 BUILDING E - WAREHOUSE/STORAGE EAST  
1/4" = 1'-0"



2 BUILDING E - WAREHOUSE/STORAGE NORTH  
1/4" = 1'-0"



4 BUILDING E - WAREHOUSE/STORAGE WEST  
1/4" = 1'-0"



3 BUILDING E - WAREHOUSE/STORAGE SOUTH  
1/4" = 1'-0"

## GENERAL NOTES

- G.C. TO FIELD VERIFY ALL DIMENSIONS.
- ALL ITEMS ARE EXISTING U.N.O.

## KEYNOTES

- |      |   |
|------|---|
| E2.1 | (E) CORRUGATED METAL COVERED 380 SF PATIO |
| E2.2 | (E) CORRUGATED METAL ROOFING              |
| E2.3 | (N) VINYL WINDOWS                         |
| E2.4 | (E) CORRUGATED METAL DOORS                |
| E2.5 | (E) CORRUGATED METAL SLIDING SHOP DOORS   |
| E2.6 | (E) CORRUGATED METAL PANELS               |
| E2.7 | (E) CORRUGATED METAL AWNING               |
| E2.9 | (N) WOOD DOORS                            |

**obr**  
ANNE ROSENTHAL-HALL  
CHRISTOPHER BITTNER  
GARRICK OLIVER

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NOT FOR CONSTRUCTION

IVY DELL CAMPGROUND  
25235 North Centre City Parkway Escondido, CA 92026  
BUILDING E - EXTERIOR  
ELEVATIONS

Date/Issued 01.09.19

No. REVISIONS

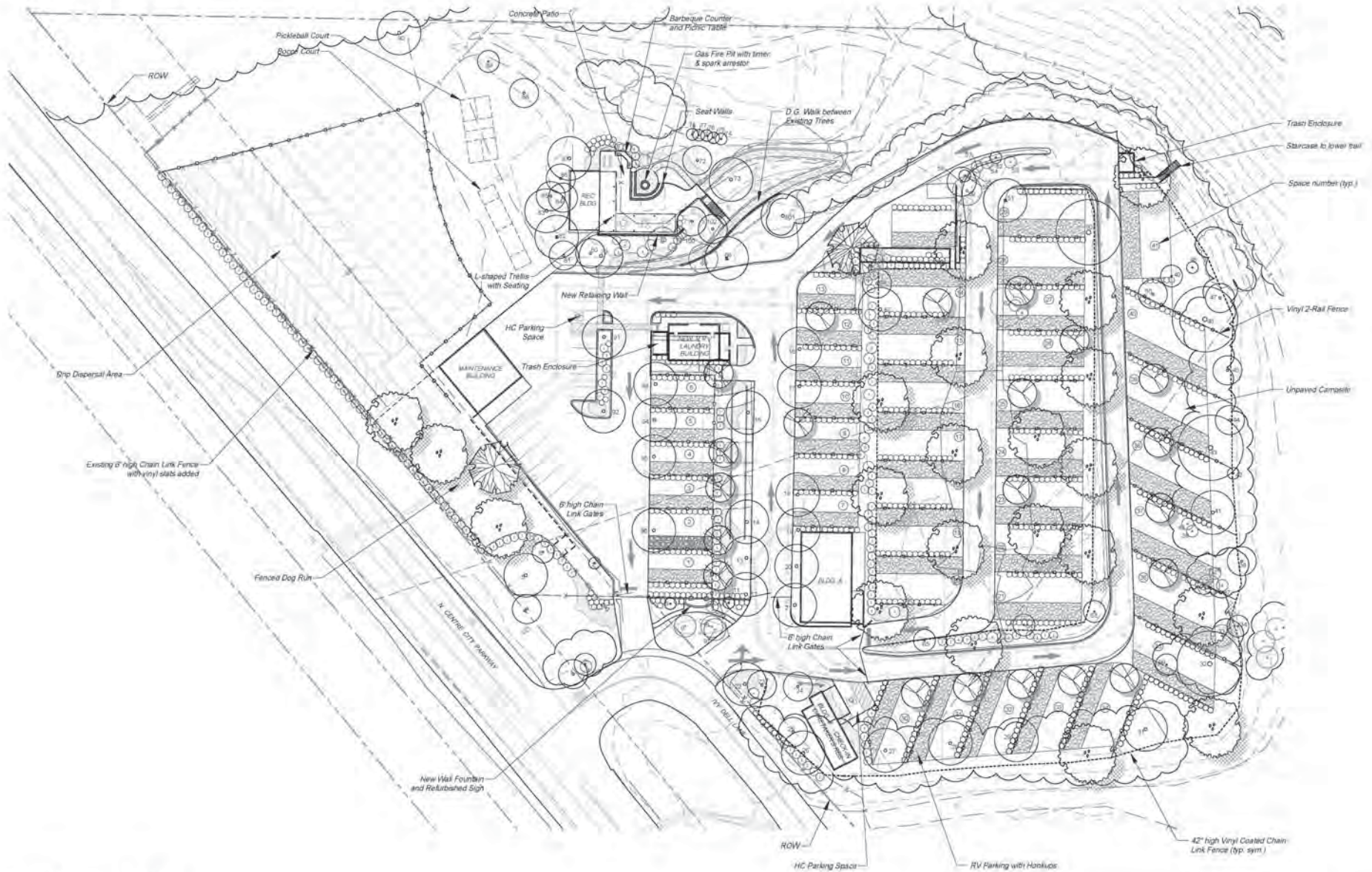
Job No. CCI-001

Sheet No.

**A-E201**

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# Landscape Concept Plan Ivy Dell Campground



HOWARD  
ASSOCIATES  
landscape architecture  
7512 second avenue  
san diego ca 92121 619 735 0060

SDC PDS RCVD 6-26-19  
MUP18-018

June 13, 2019

Sheet 1 of 3



This conceptual landscape plan complies with the requirements for landscape improvement plans as described in the San Diego County Code, Title 8, Division 6, Chapter 7 and has been prepared in compliance with those regulations. The use of drought tolerant planting material ensure a water wise site plan for the County of San Diego. Per Otay Water District, reclaimed water will not be available at this location.

1. The irrigation system shall comply with the requirements of the County of San Diego Water Efficient Landscape Ordinance and California Executive Order B-29-15.

2. All planted areas shall have an automatic irrigation system.
3. Shrub and ground cover areas shall utilize low-volume subsurface drip emission devices, preventing runoff and overwatering.
4. Turf areas shall utilize low precipitation rate rotary nozzles.
5. The automatic controller shall be a smart controller, with weather sensing features and flow management capabilities.
6. The irrigation system valves shall be separated by hydrozone, with respect to similar site, sun exposure, soil conditions and plant material with similar water use.
7. Trees shall be placed on separate valves from shrubs and ground cover, utilizing deep root bubblers.
8. The projects estimated water use (ETUW) shall not exceed the maximum applied water allowance (MAWA).

No non-native invasive plant species shall be used, per the California Exotic pest Plant Council List A-1, and California Invasive Plant Council (Cal-IPC).

*All landscaped areas will be maintained by the owner.*

Lighting shall be provided along the interior driveway, walkways and in public spaces. Fixtures to be zero cut off design.

1. All planting within corner sight line distance areas shall have a maximum mature height of 30".

*maintenance. All shrubs and ground covers shall be WUCOLS rated 'low' for water use.*

*1. All existing trees to remain shall be identified, tagged and verified by landscape architect at site prior to start of construction.*

2. All areas within the dripline of each tree shall be protected with a physical barrier such as temporary fencing (min. 3' high).
3. Within the dip line there shall be:
  - a. no construction or altering of grade
  - b. no dumping or storage of construction material, equipment or waste
  - c. no disposal of liquids including concrete, oil and paint
  - d. no movement of vehicles or machinery
  - e. no trenching or disturbance of root system
  - f. no excessive pruning or trimming
4. Any existing trees that are damaged or destroyed by construction activities shall be replaced in-kind.

[illegible]

Tree No.	Dietary Name	SBH or DBH	Condition	Notes
81	<i>Quercus agrifolia</i>	5" base	good	
82	<i>Quercus agrifolia</i>	7" DBH	good, (2) E' trunks, (2) E' trunks	
83	<i>Quercus agrifolia</i>	12" DBH	good	
84	<i>Quercus agrifolia</i>	5" DBH	good	
85	<i>Quercus agrifolia</i>	4" DBH	good	
86	<i>Quercus agrifolia</i>	4" base	good	
87	<i>Quercus agrifolia</i>	5" DBH	good	
88	<i>Quercus agrifolia</i>	6" DBH	good health, poor location	
89	<i>Quercus agrifolia</i>	3" DBH	good health, poor location	
90	<i>Ulmus parvifolia</i>	3" DBH	good	
91	<i>Pinus canadensis</i>	10" DBH	good	
92	<i>Pinus canadensis</i>	35" DBH	good	
93	<i>Pinus canadensis</i>	35" DBH	good	
94	<i>Pinus canadensis</i>	30" DBH	good	
95	<i>Pinus canadensis</i>	10" DBH	good	
96	<i>Pinus canadensis</i>	10" DBH	good	
97	<i>Quercus agrifolia</i>	10" DBH	good, 1" from top	recovered
98	<i>Myrica verticillata</i>	9" DBH	poor, abrasion holes	recovered
99	<i>Quercus agrifolia</i>	4" DBH	good	
100	<i>Pinus canadensis</i>	5" DBH	good health, in site of remaining good	recovered
101	<i>Pinus canadensis</i>	8" DBH	good	
102	<i>Pinus canadensis</i>	4" DBH	good	

BOTANICAL NAME	COMMON NAME	WUCOLS
----------------	-------------	--------

**THEME TWO**



## 34° NCR

SCALAPPA  
SCALAPPA

## SEE TREE INVENTORY FOR SPECIES

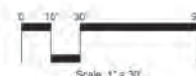
LARGE ACCENT SHILBS - 5 GAL.

## CALLISTEMON 'BETTER JOHN'

FESTUCA 'SKYDUBLE'

GROUND COVER & SUB-SHRUBS - FLATS & 1 GAL.

**DOUGANVILLE SPD**



Fla 2083  
**HOWARD**  
ASSOCIATES  
landscape architecture  
2882 spring avenue  
tallahassee, florida 32310 904 718 9660

June 13, 2019

Sheet 2 of 3



LED Dark Skies Area Light on 36' Pole



Wall Mounted Entry Sconce -  
See Architecture plans



Low Voltage LED Path Light



Trellis Down Light (LED)

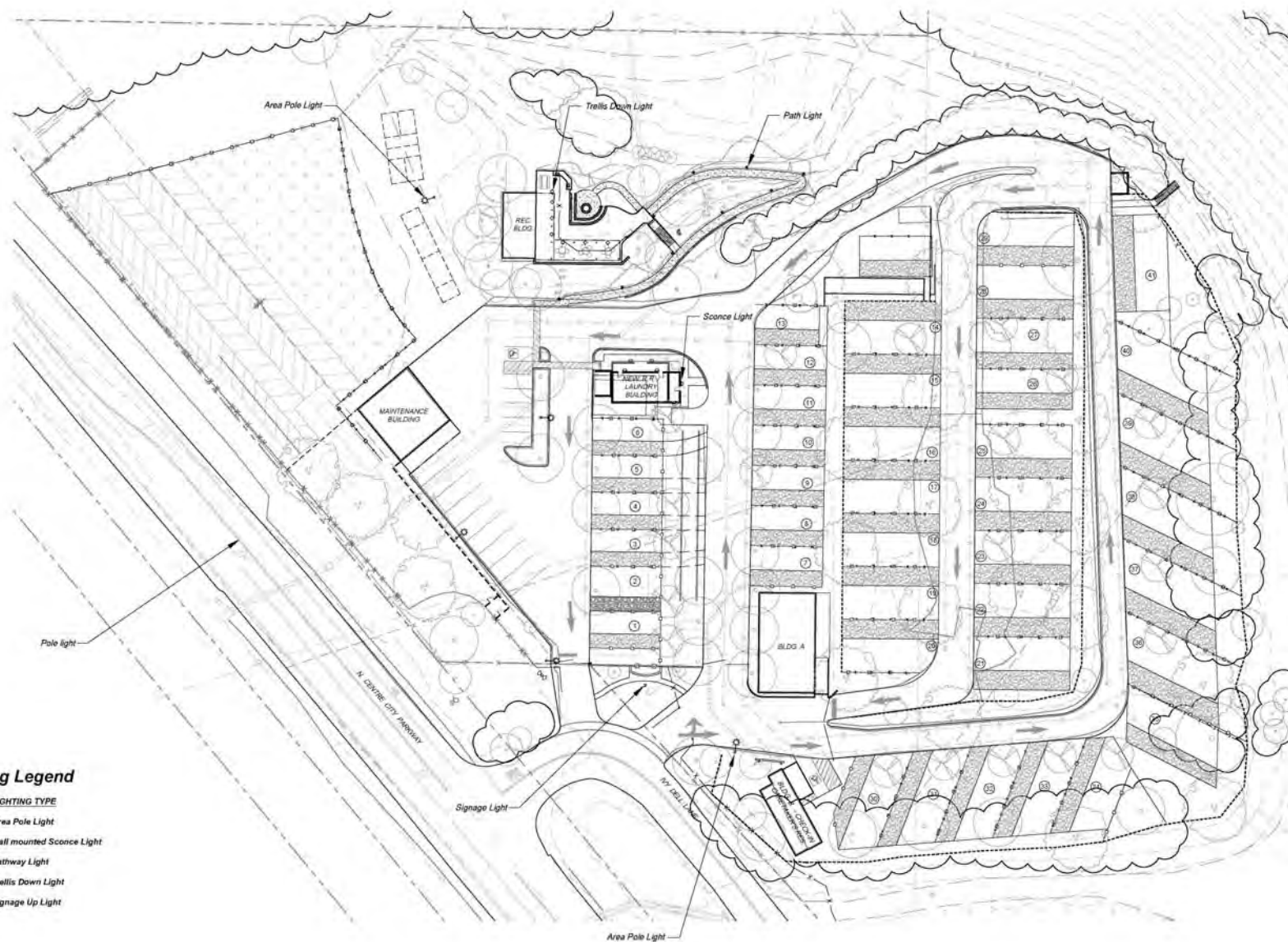


Signage Up Light (LED)

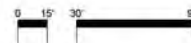
Conceptual Light Fixture Images

### Lighting Legend

SYMBOL	LIGHTING TYPE
⊙	Area Pole Light
○	Wall mounted Sconce Light
+	Pathway Light
⬇	Trellis Down Light
⬆	Signage Up Light



# Schematic Lighting Plan Ivy Dell Campground



HOWARD  
ASSOCIATES  
landscape architecture  
2442 second avenue  
s.e. albuquerque, n.m. 87102  
tel: 2661



**Attachment B – Form of Decision Approving  
PDS2018-MUP-18-015**



**County of San Diego**  
**PLANNING & DEVELOPMENT SERVICES**

MARK WARDLAW  
*Director*  
 KATHLEEN FLANNERY  
*Assistant Director*

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123  
 INFORMATION (858) 694-2960  
 TOLL FREE (800) 411-0017  
[www.sdcountry.ca.gov/pds](http://www.sdcountry.ca.gov/pds)

**COMMISSIONERS**

Douglas Barnhart (Chairman)  
 Bryan Woods (Vice Chairman)  
 Michael Beck  
 Yolanda Calvo  
 Michael Edwards  
 David Pallinger  
 Michael Seiler

April 3, 2020

**PERMITEE:** MR. AND MRS. STENERSON  
**MAJOR USE PERMIT:** PDS2018-MUP-18-015  
**E.R. NUMBER:** PDS2018-ER-18-08-006  
**PROPERTY:** 25235 N. CENTRE CITY PARKWAY, ESCONDIDO  
**APN:** 187-170-57-00

**DECISION OF THE PLANNING COMMISSION**

This Major Use Permit for MUP-18-015 consists of twenty-five (25) sheets including plot plans, preliminary grading plan, and project details, dated February 26, 2020, site plan, floor plans and elevations, dated January 9, 2019 and conceptual landscape plans dated June 13, 2019. This permit authorizes the reestablishment and operation of an RV Park on the western 7.70 acres of a 13.21-acre parcel consisting of: 42 RV temporary camping spaces; retention of an existing 2,040 sq. ft. manufactured home as an owner's residence; restoration of an existing 1,070 sq. ft. manufactured home as a caretaker's residence/park office; remodeling an 800 sq. ft. recreational building with addition of a 1,030 sq. ft. trellis, outdoor barbeque area, and gas fire pit; demolition and reconstruction of 900 sq. ft. restroom and laundry building with attached trash enclosure; minor remodel of an existing 2-story, 2,560 sq. ft. storage/maintenance building; addition of a bocce court and a pickleball court; demolition of a pool; installation of fencing and automatic entry gates, refurbishing an existing entry sign; installation of landscaping; upgrading the existing on-site septic system; undergrounding of utilities serving the site; and repaving all interior driveways and parking areas, providing six standard vehicle spaces and nine small RV spaces. No storage of RV's, trailers, boats, or vehicles are permitted as part of this Use Permit. The eastern 5.51 acres of the site will remain undeveloped. This permit authorizes the proposed use pursuant to Sections 2185.c, 6450, and 7358 of the Zoning Ordinance.

The granting of this permit also approves the Preliminary Grading Plan dated February 26, 2020 consisting of 1 sheet. In accordance with the [Section 87.207 of the County Grading Ordinance](#) or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#).

**MAJOR USE PERMIT EXPIRATION:** This Major Use Permit shall expire on **April 3, 2022** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance 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.

.....

**WAIVERS AND EXCEPTIONS:** This permit is hereby recommended pursuant to the provisions of the County Public and Private Road Standards, and all other required ordinances of San Diego County, except for a waiver or modification of the County Public and Private Road Standards requirements as follows:

1. The County of San Diego Public Road Standards, Section 4.3.C: Required Public Road Right-of-way Improvements for a County Mobility Element 2.2D Light Collector (Ivy Dell Lane) shall be constructed to a minimum one-half surface width of twenty feet (20') from the roadway centerline and a one-half right-of-way dedication of forty-four feet (44'). The applicant submitted a Design Exception Request (DER) to allow for the existing road surface width to remain as is with the addition of a five-foot (5') D.G. path along Ivy Dell from North Centre City Parkway to the project driveway and an Irrevocable Offer to Dedicate (IOD) of ten-feet (10') along the projects southern frontage of Ivy Dell Lane. The DER was approved by the Department of Public Works on February 19, 2020.
2. The County of San Diego Public Road Standards, Section 4.3.C: Required Public Road Right-of-way Improvements for a County Mobility Element 4.1B Major Road (Centre City Parkway) shall be constructed to a minimum one-half surface width of forty-five feet (45') from the roadway centerline and a one-half right-of-way dedication of fifty-five feet (55'). The applicant submitted a Design Exception Request (DER) to allow for the existing road surface width to remain as is with the addition of a five-foot (5') D.G. path along the project frontage to Ivy Dell Lane. The DER was approved by the Department of Public Works on February 19, 2020.

**SPECIFIC CONDITIONS:** Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

**ANY PERMIT:** *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

**1. GEN#1-COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO]**

**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 a receipt to Planning & Development

Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit 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 discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.

## 2. GEN#2-RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]

**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. LNDSCP#1-LANDSCAPE DOCUMENTATION PACKAGE

**INTENT:** In order to provide adequate Landscaping that addresses screening, and to comply with ordinance regulations, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the [COSD Water Efficient Landscape Design Manual](#) and the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading Ordinance, and the requirements of the Climate Action Plan. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- 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 approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or

- other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
  - f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
  - g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
  - h. Parking areas shall be landscaped and designed pursuant to the [Parking Design Manual](#) and the County Zoning Ordinance Section 6793.b
  - i. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: planting shall be compliant with Appendix B of the Fire Protection Plan Letter, dated January 7, 2019. No invasive or fire prone vegetation shall be located in any transitional landscapes adjacent to the native vegetation along the perimeter of the project site. Fuel modification zones shall be shown on the Landscape Documentation Package with all applicable maintenance notes.
  - j. Provide construction details and specifications for all physical barriers to be used during construction for existing tree protection for all trees to remain as indicated on Sheet 2 of the Conceptual Landscape Plans, dated June 13, 2019.
  - k. Show the location of the sight line distance areas as determined by the Project Civil Engineer and provide applicable maintenance notes as required by Section's 86.709 (c.9) and 86.710 (a) (3) of the Water Conservation in Landscaping Ordinance.
  - l. Water budget calculations within the Water Efficient Landscape Worksheet shall now utilize an ETAF value of 0.42 within the MAWA formula to demonstrate compliance with Measure W-1.2 (Reduce Outdoor Water Useage) of the County's Climate Action Plan. This value represents a 40% reduction in water use from the baseline year of the CAP, which is 2014.

**DOCUMENTATION:** The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), and pay all applicable review fees. **TIMING:** Prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

#### 4. GEN#3--FILING OF 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. **MONITORING:** The PDS Zoning Counter shall verify that the NOE was filed and that a copy of the document is on file at PDS.

#### 5. ROADS#1–IRREVOCABLE OFFER OF DEDICATION

**INTENT:** In order to promote orderly development and to comply with the [County of San Diego Board Policy I-18](#), the [County of San Diego Public Road Standards](#), and the [Community Trails Master Plan](#), an irrevocable offer of dedication (IOD) for road purposes shall be granted to the County.

**DESCRIPTION OF REQUIREMENT:**

- a. Execute an Irrevocable Offer to Dedicate (IOD) real property, for public road purposes, to the County of San Diego. The IOD shall provide a one-half right-of-way width of thirty feet (30') from the ultimate centerline, twenty foot (20') radius corner rounding(s) at street intersections, plus slope rights and drainage easements for Ivy Dell Lane along the frontage of the project from the southeastern corner of the property westerly to the boundary of the County-owned parcel (APN 187-170-56-00).
- b. The IOD shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required and shall be accepted in the future for public use as determined by the Director of Planning & Development Services. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the County of San Diego, Director of Planning & Development Services.

**DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the IOD shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approve the IOD documents for recordation, and forward the recorded copies to [PDS, LDR], for review and approval. The [PDS, LDR] shall review the IOD to assure compliance with this condition.

#### 6. ROADS#2–RELINQUISH ACCESS

**INTENT:** In order to promote orderly development and to comply with the [Mobility Element of the General Plan](#) access shall be relinquished.

**DESCRIPTION OF REQUIREMENT:**

- a. Relinquish access rights onto **North Centre City Parkway** with the exception of the Ivy Dell Lane connection as shown on the approved plot plan.
- b. Relinquish access rights onto **Ivy Dell Lane** along the project frontage with the exception of the proposed driveway as shown on the approved plot plan.
- c. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.



**DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the access shall be relinquished. **MONITORING:** The [DGS, RP] shall prepare the relinquishment documents and forward a copy of the documents to [PDS, LDR] for preapproval. [DGS, RP] shall forward copies of the recorded documents to [PDS, LDR]. The [PDS, LDR] shall review the documents for compliance with this condition.

## 7. ROADS#3–ROAD IMPROVEMENTS

**INTENT:** In order to promote orderly development and to comply with the [County of San Diego Board Policy I-18](#), the [County Public Road Standards](#), and the [County Community Trails Master Plan](#), *North Centre City Parkway* and *Ivy Dell Lane* shall be improved.

### DESCRIPTION OF REQUIREMENT:

- a. Improve or agree to improve and provide security for ***North Centre City Parkway***, along the project frontage from the north to Ivy Dell Lane in accordance with Public Road Standards, a five-foot (5') D.G. pathway. All of the above shall be to the satisfaction of the Director of the Department of Public Works and the Director of Planning & Development Services.
- b. Improve or agree to improve and provide security for ***Ivy Dell Lane***, from North Centre City Parkway to the project entrance in accordance with Public Road Standards, a five-foot (5') D.G. pathway. All of the above shall be to the satisfaction of the Director of the Department of Public Works and the Director of Planning & Development Services.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), the PDS [Land Development Improvement Plan Checking Manual](#) and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

- c. Process and obtain approval of Improvement Plans to improve North Centre City Parkway and Ivy Dell Lane.
- d. Provide Secured Agreements. The required security shall be in accordance with [Section 7613 of the Zoning Ordinance](#).
- e. Pay all applicable inspection fees with [DPW, PDCI].
- f. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

- g. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the Deer Springs Fire Protection District and the [PDS, LDR].
- h. Obtain a Construction Permit for any work within the County road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, 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.

**TIMING:** Prior to approval of any building permits, and prior to use of the premises in reliance of this permit, the plans shall be approved and securities must be provided.

**MONITORING:** The [PDS, LDR] and [DPR, TC] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS before any work can commence.

#### 8. ~~ROADS#4~~–SIGHT DISTANCE

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be verified.

##### **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is \_\_\_\_\_ feet of unobstructed intersectional sight distance in both directions from ***Ivy Dell Lane*** onto ***North Centre City Parkway*** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of \_\_\_\_\_ as described in Table 5 based on a speed of \_\_\_\_\_, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

**DOCUMENTATION:** The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

**9. UTILITIES#1–PAVEMENT CUT POLICY**

**INTENT:** In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with [County Policy RO-7](#) adjacent property owners shall be notified and solicited for their participation in the extension of utilities.

**DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface unless alternative approval is obtained to the satisfaction of the Director of Public Works.

**DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS LDR] for review.

**TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, and prior to use of the property in reliance of this permit, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** [PDS, LDR] shall review the acknowledgement letter to determine compliance with the condition.

**10. GHG #1—COUNTY CLIMATE ACTION PLAN SATISFACTION**

**INTENT:** In order to comply with the County's Climate Action Plan (CAP) measures, the project shall include the following features. **DESCRIPTION OF REQUIREMENT:** The project shall implement or install the following measures or features as required within Step 2 of the CAP Measure Consistency Checklist.

- a. **Measure 6:** The project shall submit a Landscape Document Package that complies with the County's Water Conservation in Landscaping Ordinance and demonstrates a 40 percent reduction in current Maximum Applied Water Allowance for outdoor use.

**DOCUMENTATION:** The applicant shall comply with the requirements of this condition.

**TIMING:** Prior to the approval of any plan and issuance of any permit. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with **Measure 6** of this condition.

**GRADING PERMIT:** (Prior to or at the time approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits).

**11. PLN#1-PLAN CONFORMANCE: [DPW, ESU] [GP, IP,] [DPR, TC, PP]**

**INTENT:** In order to implement the project, the required Major Use Permit shall conform to the approved Preliminary Grading and Development Plan pursuant to Section 87.207 of the County Grading Ordinance. **DESCRIPTION OF REQUIREMENT:** The Major Use Permit shall conform to the approved Conceptual Grading and Development Plan. All conditions, requirements, and information stated on the sheets of the plans shall be made conditions of the permit's issuance and shall be implemented. No deviation of the

requirements can be made without modification of this permit. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, the notes and items shall be placed on the plans as required. **MONITORING:** The *PDS, Building Division for Minor Grading*] shall verify that the grading and or improvement plan requirements have been implemented on the final grading and or improvement plans as applicable. The environmental notes shall be made conditions of the issuance of said grading or construction permit.

## 12. STRMWTR#1-EROSION CONTROL

**INTENT:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [State Construction General Permit, Order No. 2009-00090-DWQ](#), or subsequent order and the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.,](#) and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF REQUIREMENT:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Quality Management Plan (SWQMP) and Erosion Control Plan including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

- a. An agreement and instrument of credit shall be provided for an amount equal to the cost of this work as determined or approved by the *[PDS, LDR]*, in accordance with the [County of San Diego Grading Ordinance Section 87.304](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to *[PDS, LDR]* authorizing the use of this deposit for emergency measures.
- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

**DOCUMENTATION:** The applicant shall process an Erosion Control Plan and provide the letter of agreement and any additional security and/or cash deposit to the *[PDS, LDR]*. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, and prior to use of the property in reliance of this permit, the Erosion Control Plan shall be approved, and the agreement and securities shall be executed. **MONITORING:** The *[PDS, LDR]* shall ensure that the Erosion Control Plan adequately satisfies the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. *[DPW, PDC]* shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.



**OCCUPANCY:** *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

### **13. DEH#1–ONSITE WASTEWATER TREATMENT SYSTEM ABANDONMENT**

**INTENT:** In order to comply with County Regulatory Code Section 68.314 the existing onsite wastewater treatment systems shall be properly abandoned. **DESCRIPTION OF REQUIREMENT:** The onsite wastewater treatment systems serving the office trailer and the systems serving the former park spaces shall be pumped and properly abandoned under DEH guidelines. **DOCUMENTATION:** Upon completion of the work, the applicant shall provide documentation to the DEH verifying the destruction/removal of the septic tanks. **TIMING:** Prior to the issuance of the septic permit, the applicant shall have the existing onsite wastewater treatment systems abandoned. **MONITORING:** DEH reserves the right to perform a field inspection to verify that the onsite wastewater treatment systems have been properly abandoned pursuant to this condition.

### **14. DEH#2–ONSITE WASTEWATER TREATMENT SYSTEM INSTALLATION**

**INTENT:** In order to ensure that the onsite wastewater treatment system is adequate and complies with the County Regulatory Code Section 68.311, the system shall be installed as designed and in compliance with the Local Agency Management Program. **DESCRIPTION OF REQUIREMENT:** The onsite wastewater treatment system shall be installed under permit and inspection by the DEH. **DOCUMENTATION:** The applicant shall apply for and receive approval for a septic permit to install the system referenced above. The applicant shall contract with a licensed septic contractor or equivalent, who is certified by the manufacturer, to complete the installation. The installation must be completed to the satisfaction of the DEH. Upon completion of the installation of the onsite wastewater treatment system, the applicant shall contact the DEH to schedule a field inspection and pay all applicable inspection fees. **TIMING:** Prior to occupancy of the structures with connection to the septic system and prior to the operation of the RV park in reliance on this Use Permit, the applicant shall have the onsite wastewater treatment system installed and approved by the DEH. **MONITORING:** The applicant must obtain and maintain an annual operating permit from the DEH for the supplemental treatment system. The applicant must also obtain and maintain a maintenance contract with a qualified service provider.

### **15. BLD#1–BUILDING PERMIT APPLICATION**

**INTENT:** In order to ensure the two manufactured homes identified on the approved plan set are permitted. **DESCRIPTION OF REQUIREMENT:** The applicant shall submit a building permit application(s) and any required plans to the Building Counter. **DOCUMENTATION:** A building permit application shall be submitted to the Building Division. **TIMING:** Prior to the approval of any plan, prior to release of any code violation, prior to the issuance of any permit, and prior to use in reliance of this permit, a building permit application shall be submitted, reviewed and permit issued. **MONITORING:** The PDS Building Division shall verify that the building permit application has been submitted for the two existing on site manufactured homes.

**16. BLD#2–BUILDING PERMIT**

**INTENT:** In order to ensure the two on-site manufactured homes are permitted.

**DESCRIPTION OF REQUIREMENT:** The applicant shall pass final inspections and finalize the building permit for placement of the two manufactured homes on the site.

**DOCUMENTATION:** Evidence that the building permit has been finalized. **TIMING:** Prior to occupancy of the first structure in association with this permit, final code violation release, final grading release, or use of the premises in reliance of this permit, the building permits for the placement of the two on-site manufactured homes shall be finalized and final inspections shall be passed. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

**17. BLD#3–BUILDING PERMIT**

**INTENT:** In order to ensure the existing and proposed structures are permitted.

**DESCRIPTION OF REQUIREMENT:** The applicant shall pass final inspections and finalize the building permit(s) for remodeling the existing storage/maintenance building; remodeling the existing recreation building and addition of trellis and barbeque area; demolition and reconstruction of the restroom/laundry building; refurbishing the entry sign; demolition of the swimming pool; and installation of gas fire pit on the site.

**DOCUMENTATION:** Evidence that the building permit(s) has been issued and have been finalized. **TIMING:** Prior to occupancy of the first structure in association with this permit, prior to final grading release, or use of the premises in reliance of this permit, the building permit(s) for the storage/maintenance building, recreation building, attached trellis, barbeque area, gas fire pit, and restroom/laundry building shall be finalized and final inspections shall be passed. **MONITORING:** The [PDS Building Division] is responsible for ensuring that the building permits have been issued for all structures.

**18. GEN#4-INSPECTION FEE: [PDS, ZONING][PDS, PCO] [UO][DPR, TC, PP].**

**INTENT:** In order to comply with Zoning Ordinance Section 7362.e the Discretionary Inspection Fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the Discretionary Permit Inspection Fee at the [PDS, Zoning Counter] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection.

**DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit.

**MONITORING:** The [PDS, Zoning Counter] shall process an invoice and collect the fee for the Use Permit Compliance Inspection Fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

**19. PLN#2-SITE PLAN IMPLEMENTATION: [PDS, BI] [UO] [DPR, TC, PP].**

**INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes but is not limited to: improving all campsites, parking areas and driveways; obtaining building permits and final inspection for all structures; installing all required design features; properly screening; trash enclosures; installing all required fencing and lighting; undergrounding utility lines

that serve the RV Park structures, campsites and improvements; installing all required landscaping; and removing all temporary construction facilities from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

## 20. FIRE#1-FIRE PROTECTION PLAN: [PDS, PCC] [UO] [PDS, FEE]

**INTENT:** In order to assure fire safety in compliance with the County of San Diego Fire Code, the site shall be maintained in conformance with the approved Fire Protection Plan (FPP)-Letter Report. **DESCRIPTION OF REQUIREMENT:** The requirements approved in the FPP– Letter Report shall be implemented and maintained:

- a. A fire hydrant will be installed at the entrance to Ivy Dell RV park with adequate pull length for the existing structures.
- b. The entry and exit roadways serving this project and Bldgs A, B, C, D and E shall have a minimum improved paved width of 24 feet and shall be able to hold the weight of the fire apparatus (75,000 LBS).
- c. The western roadway exit from the site is to be a minimum of 24 feet wide and the gate is to be a minimum of 26 feet wide.
- d. All fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.
- e. The first layment of asphalt must be in place and serviceable prior to the delivery of combustible construction materials to the site.
- f. Interior Roadways are to be paved per the County of San Diego Design Standards.

**DOCUMENTATION:** The applicant or its designee shall provide documentation (inspection report or photographs) that demonstrates compliance with the FPP-Letter Report. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the FPP requirements shall be implemented. **MONITORING:** The [PDS, PCC] shall verify that the conditions have been implemented pursuant to the approved building plans and the Fire Protection Plan.

## 21. LANDSCP#2–CERTIFICATION OF INSTALLATION

**INTENT:** In order to provide adequate Landscaping that addresses screening, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading ordinance, and the requirements of the County's Climate Action Plan, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS LA, PCC], a Landscape

Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

## 22. DEH#3-SPECIAL OCCUPANCY PARK

**INTENT:** In order to protect public health and safety, this facility shall complete all requirements necessary in compliance with the Special Occupancy Park Regulations, Title 25, Chapter 2.2 of California Code of Regulations. **DESCRIPTION OF REQUIREMENT:** The applicant shall obtain a Special Occupancy Park permit, per the California Health and Safety Code, Division 13, Part 2.3, through the Department of Environmental Health (DEH). **DOCUMENTATION:** The property owner or permittee shall provide documentation of Special Occupancy Park permit issuance to DEH and PDS. **TIMING:** Prior to any occupancy or use of the forty-two (42) RV camping spaces on the property, this condition shall be satisfied. **MONITORING:** Compliance with this condition shall be confirmed by DEH and monitored by the PDS Code Enforcement Division.

## 23. ROADS#5-ACCESS IMPROVEMENTS

**INTENT:** In order to promote orderly development and to comply with the [Policy I-18](#) and the [County Consolidated Fire Code Sec. 503 et al.](#), a project access shall be improved.

**DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for:

- a. The project driveway, which shall be designed and constructed per standard drawing G14A or DS7 to the satisfaction of the Director of Planning & Development Services.
- b. The Pavement taper from the ultimate right-of-way line to the existing edge of pavement, with asphalt concrete to the satisfaction of the Director of Planning & Development Services.
- c. The project entry gate shall be designed and constructed to the satisfaction of the San Diego County Fire Authority and the Director of Planning & Development Services.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), the PDS [Land Development Improvement Plan Checking Manual](#) and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the

agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

- d. Process and obtain approval of Improvement Plans to improve the project driveway and the pavement taper on *Ivy Dell Lane*.
- e. Provide Secured Agreements. The required security shall be in accordance with [Section 7613 of the Zoning Ordinance](#).
- f. Pay all applicable inspection fees with [DPW, PDCI].
- g. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- h. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the San Diego County Fire Authority and the [PDS, LDR].
- i. Obtain a Construction Permit for any work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3284. Also, 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.

**TIMING:** Prior to occupancy or use of the premises in reliance of this permit, the plans shall be approved, and securities must be provided. **MONITORING:** The [PDS, LDR] and [DPR, TC] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS before any work can commence.

## 24. ROADS#6-ANNEX TO LIGHTING DISTRICT

**INTENT:** In order to promote orderly development and to comply with the Street Lighting Requirements of the [County of San Diego Board Policy I-18](#) and [The County of San Diego Public Road Standards](#), the property shall transfer into the Lighting District.

**DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR]. The applicant shall provide the receipt to [PDS, PCC]. **TIMING:** Prior to occupancy of the first structure built in association with this permit, or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.



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

#### **25. PLN#3—RV PARK REQUIREMENT**

**INTENT:** In order to ensure that recreational vehicle parks meet minimum standards of habitability and do not adversely impact on surrounding property and to comply with Zoning Ordinance Section 6456, General Standards. **DESCRIPTION OF REQUIREMENT:** The recreational vehicle park manager shall reside continuously in the recreational vehicle park on a campground space or in a permanent dwelling unit. The park manager shall maintain a log of the names of persons and dates of occupancy of campground spaces. The log shall be made available to a codes enforcement officer if a question arises as to compliance with these occupancy limitations. **DOCUMENTATION:** The park manager shall maintain a log of the names of persons and dates of occupancy of campground spaces. **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.

#### **26. PLN#4—RV PARK REQUIREMENT**

**INTENT:** In order to ensure that recreational vehicle parks meet minimum standards of habitability and do not adversely impact on surrounding property and to comply with Zoning Ordinance Section 6456, General Standards. **DESCRIPTION OF REQUIREMENT:** Persons occupying vehicles with total hook-up capacity, including sewer, water and electricity, shall not occupy any campground space in a recreational vehicle park for a period exceeding 120 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 120 days in any 12 month period. **DOCUMENTATION:** The park manager shall maintain a log of the names of persons and dates of occupancy of campground spaces. **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.

#### **27. PLN#5—RV PARK REQUIREMENT**

**INTENT:** In order to ensure that recreational vehicle parks meet minimum standards of habitability and do not adversely impact on surrounding property and to comply with Zoning Ordinance Section 6456, General Standards. **DESCRIPTION OF REQUIREMENT:** 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 60 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 60 days in any 12 month period. **DOCUMENTATION:** The park manager shall maintain a log of the names of persons and dates of occupancy of campground spaces. **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.

#### **28. PLN#6-SITE CONFORMANCE: [PDS, PCO] [OG] [DPR, TC, PP].**

**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:

- a. Maintaining all approved parking, trails (pathways), and driveway areas;
- b. Watering all approved landscaping as necessary to maintain landscaping in conformance with approved plans;
- c. Maintaining all approved lighting, walls, fencing, and signage;
- d. Limiting the number of RV camping spaces to forty-two (42);
- e. Maintaining all structures and amenities;
- f. Maintaining the nine "Small RV Parking Spaces", shown to the west of RV camping spaces 1 through 6, for parking of vehicles or trailers belonging to registered park occupants during their stay, pursuant to Conditions PLN#4 and PLN#5, above. These spaces shall not be used as overnight camping spaces. The use or rental of these spaces for storage of any vehicles or trailers belonging to persons other than registered park occupants during their stay is prohibited;
- g. Storage of RV's, trailers, boats, or other vehicles is a separately regulated use and is not permitted as part of this Major Use Permit. Storage means the parking of an RV, boat, trailer, or any other vehicle, belonging to someone other than a registered park occupant during their stay, pursuant to Conditions PLN#4 and PLN#5, above;
- h. Maintaining the easterly 5.51 acres of the property as undeveloped, with the exception of any required maintenance of the existing waterlines which serve the RV Park uses and structures and the installation of the proposed fencing for the project.

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.

## **29. NOISE#2-ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]**

**INTENT:** In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Major Use Permit associated activities related to the Ivy Dell

RV Park Development shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

### 30. FIRE#2-FIRE PROTECTION (M-BI-19): [PDS, PCC] [OG]

**INTENT:** In order to assure fire safety in compliance with the County of San Diego Fire Code, the site shall be maintained in conformance with the approved Fire Protection Plan-Letter Report. **DESCRIPTION OF REQUIREMENT:** The requirements approved in the Fire Protection Plan shall be implemented and maintained:

- a. All permanent structures will continue to maintain the appropriate fire buffer with required setback.
- b. Prior to May or June of each year, appropriate fire buffers will be maintained by on-site staff pursuant to the approved Landscape Plan.
- c. No open fire pits are allowed at the recreation area; however, a gas-fired feature is allowed.

**DOCUMENTATION:** The applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. **TIMING:** Upon establishment of the use, the conditions of the Fire Protection Plan shall be complied with for the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.

### MAJOR USE PERMIT FINDINGS

Pursuant to Section 7358 of the Zoning Ordinance, the following findings in support of the granting of the Major Use Permit (MUP) are made:

- (a) *The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to*

1. *Harmony in scale, bulk, coverage, and density*

#### Scale and Bulk

The project proposes redevelopment of a 42-space RV Park on an approximately 13.21-acre parcel. The site was previously used as an RV Park which was closed. Existing structures on the site will remain, an existing restroom building will be demolished and rebuilt in the same location. No new structures are proposed to be built as part of the project. Work consists of upgrading the

campsites, landscaping, and remodeling of existing structures. The proposed project will not significantly alter the landscape and will not include construction of new buildings; therefore, the proposed project will maintain the property's compatibility with the surrounding community. For these reasons, the proposed project is found to be compatible with adjacent residential uses in terms of bulk and scale.

### Coverage

The project would not result in coverage that is out of character with the surroundings. The subject property is approximately 13.21 acres in size, the western 7.70 acres of the property were previously developed an RV Park with accessory structures which will be remodeled as part of this project. The surrounding area is characterized as rural residential. Surrounding land uses primarily include residential uses and vacant land. The coverage of the property is not proposed to change as no new buildings are proposed and the eastern 5.51 acres of the property will remain undeveloped, thereby maintaining the rural character of the surrounding community.

### Density

The proposed project is an MUP for a Recreational Vehicle Park, which is considered transient habitation, therefore the camping spaces are not subject to the density requirements. There are two existing manufactured homes on the 13.21-acre property. One of the homes will be an owner's residence and one will be a caretaker's residence/park office which would be subject to density requirements. The General Plan Designation of SR-1 allows 1 dwelling unit per acre. Therefore, the project is in conformance with the density specified in the General Plan.

## 2. *The availability of public facilities, services, and utilities*

All necessary public facilities and services are available as detailed in the service availability letters submitted for the project. The project will be served by an on-site septic system and will be served by the Valley Center Municipal Water District for water service. Fire service will be provided by the Deer Springs Fire Protection District. As such, all necessary public facilities and services are available.

## 3. *The harmful effect, if any, upon desirable neighborhood character:*

The proposed project is an MUP to allow the reestablishment and operation of an RV Park on a parcel in the North County Metropolitan, Hidden Meadows community. The project site is located on the northeast corner of N. Centre City Parkway and Ivy Dell Lane and is zoned to allow for a Transient Habitation: Campground use with approval of an MUP. The proposed project will provide six-foot high slatted fencing and landscaping to screen the property from the

adjacent public roads. All existing structures will remain in the same location on the site. In addition, the eastern 5.51 acres of the property will remain undeveloped.

The surrounding land uses primarily consist of rural residential and vacant land. Adjacent properties to the north of the site are vacant, the nearest residence is approximately 775 feet from the project site. The adjacent parcel to the east is vacant, existing residences on the east side of Jesmond Dene Road are a minimum of 615 feet from the project site. Existing residences to the south of the site are lower in elevation and are a minimum of 170 feet from the southerly property line of the site. The property to the west of the project site is currently vacant. The property has an approved Major Use Permit for an RV Storage/Mini-Storage facility that has not been constructed. Interstate 15 is approximately 1,000 feet to the west of the project site. The proposed project will be compatible with the surrounding area in terms of visual character and aesthetics because it is not proposing the construction new buildings or significant alterations to the landscape. The project has been reviewed by the I-15 Design Review Board (DRB) for conformance to the I-15 Corridor Design Review Guidelines which evaluates the project's visibility from Interstate 15. The I-15 DRB recommended approval of the project.

A Traffic Study was not required for the project. The relatively low traffic generation for a 42-space RV campground will not significantly impact any road segments or intersections nearby. The project will not be required to pay into the County's Transportation Impact Fee (TIF) program unless new structures are proposed.

A Focused Noise Assessment was prepared for the project. Based on the report, the existing and future roadway noise levels would not result in the project site exceeding the noise standards of the of the Noise Guidelines of the General Plan. In addition, the project does not propose any generators or noise producing sources. The combination of the distance separation, topography, and existing landscaping to adjacent properties would attenuate the noise levels to conformance with the noise standards of the County Noise Ordinance. The project has been conditioned to follow temporary construction noise control measures and to comply with the Noise Ordinance throughout the operation of the RV Park.

The project will not result in light pollution to the surrounding areas. All proposed lighting is required to comply with the County's Light Pollution Code for Zone B. All light fixtures are required to be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to Section 6324 of the Zoning Ordinance and the Light Pollution Code.

When considering that potential visual, traffic, noise and lighting impacts have been addressed during the discretionary review process through design



considerations and conditions of approval, and all potential impacts have been adequately addressed, it has been demonstrated that the proposed project will not have harmful effect upon desirable neighborhood character.

4. *The generation of traffic and the capacity and physical character of surrounding streets:*

The reestablishment of a 42 space RV park would generate 168 ADT (4/space) and thus be less than the PDS requirement for a Traffic Impact Study. No impacts are likely to existing roadways.

5. *The suitability of the site for the type and intensity of use or development, which is proposed:*

The design and site layout of the proposed project is compatible with adjacent uses, residences, buildings, and structures. The proposed project will not significantly alter the landscape and will not include construction of new buildings, so will not introduce a negative visual impact. Therefore, the type and intensity of the proposed use is suitable for the project site.

6. *Any other relevant impact of the proposed use:*

No relevant impacts were identified.

(b) *The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan:*

The proposed project is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Semi-Rural (SR-1). The project is consistent with the Semi-Rural General Plan Land Use Designation because it proposes a campground that will reestablish a recreational use for the North County Metropolitan Subregional Plan area. The project is also consistent with the goals and policies within the General Plan, such as compatibility of uses with community character, wastewater disposal, and avoidance of environmental impacts.

(c) *That the requirements of the California Environmental Quality Act have been complied with:*

The project has been reviewed for compliance with CEQA, and a Notice of Exemption (NOE) was prepared for the project. The project qualifies for a CEQA Categorical Exemption, Section 15302 which consists of replacement or reconstruction for existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

**ORDINANCE COMPLIANCE NOTIFICATIONS:** The project is subject to, but not limited to the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

**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 Quality Management Plan (SWQMP), 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 the property owner keep the Storm Water Pollution Prevention Plan (SWPPP) onsite and updated 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 and amended in November 2015. *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](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.

**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 the County Code](#).

**CONSTRUCTION PERMIT REQUIRED:** A Construction Permit and/or Encroachment Permit for any and all work within the County road right-of-way. Contact DPW/PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental 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.

**TRANSPORTATION IMPACT FEE:** The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, Land Development Counter] and provide a copy of the receipt to the [PDS, Building Division Technician] at time of permit issuance.

**Notice:** The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 6010 Hidden Valley Rd, Carlsbad, CA 92011-4219, (760) 431- 9440, <http://www.fws.gov/>.

**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.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM

Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health (DEH)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
Real Property Division	RP		

**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.

ON MOTION of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, this Form of Decision is passed and approved by the of the County of San Diego, State of California, at a regular meeting held on this 3<sup>rd</sup> day of April, 2020, in County Operations Center, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

COUNTY OF SAN DIEGO PLANNING COMMISSION  
MARK WARDLAW, SECRETARY

BY:

Darin Neufeld, Chief  
Project Planning Division  
Planning & Development Services

cc: Mr. & Mrs. Stenerson, 30630 Camino De, Bonsall, CA 92003  
Matt Simmons, CCI, 160 Industrial Street, Suite 200, San Marcos, CA 92078  
Robert Dentino, Excel Engineering, 440 State Place, Escondido, CA 92029

email cc:

Ed Sinsay, Team Leader, Land Development/Engineering, PDS  
Greg Kazmer, Planning Manager, Project Planning, PDS  
Hidden Meadows Sponsor Group  
I-15 Design Review Board



## Attachment C – Environmental Documentation

# 4-70 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: Ivy Dell RV Park Major Use Permit; PDS2018-MUP-18-015, PDS2018-ER-18-08-006

Project Location: 25235 N. Centre City Parkway, Escondido, CA 92026; North County Metropolitan Subregional Plan Area, within unincorporated San Diego County; APN: 187-170-57-00

Project Applicant: Bruce & Linda Stenerson, 30630 Camino De, Bonsall, CA 92003; (760) 703-6457

Existing Conditions: The site was previously developed with a 42 space RV Park which closed in 2016. Currently, the site contains a 2,040 s.f. manufactured home, a 1,070 s.f. manufactured home, a 1,704 s.f. storage building, 640 s.f. restroom building, an 800 s.f. recreation building, an existing entry sign, existing paving, and landscaping. An RV Park is considered "Transient Habitation: Campground" which is an allowed use within the Rural Residential (RR) zone upon approval of a Major Use Permit

Project Description: Ivy Dell RV Park project is a Major Use Permit to reestablish a 42 space RV Park within the North County Metropolitan Subregional Plan Area. The project proposes to retain and remodel the two existing manufactured homes as an owner's residence and a caretaker's residence/park office; make minor alterations to an existing storage/maintenance building; demolish and rebuild a 640 s.f. restroom/laundry building; remodel the existing 800 s.f. recreation building and add a new 1,030 s.f. attached trellis, a barbeque area and gas fire pit; refurbish the existing entry sign; upgrade the existing septic system; repave existing interior driveways and parking areas; add new fencing and entry gates; and add landscaping. In addition, a waterline will be extended within the right-of-way of Ivy Dell Lane for a new fire hydrant near the project driveway, and a five-foot wide D.G. pathway will be added along the project frontage of N. Centre City Parkway from the north property line to Ivy Dell Lane and along Ivy Dell Lane from N. Centre City Parkway to the project entrance.

Agency Approving Project: County of San Diego

County Contact Person: Heather Steven Telephone Number: (858) 495-5802

Date Form Completed: January 2, 2020

This is to advise that the County of San Diego Planning Commission (County decision-making body) has approved the above described project on April 3, 2020/Item #4 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: 15302**
  - ☐ 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:

Section 21084 of the Public Resources Code requires the CEQA Guidelines to include a list of classes of projects which have been determined to not have a significant effect on the environment and which shall, therefore, be exempt from the

provisions of CEQA. PDS Staff has determined the project is categorically exempt pursuant to Class 2, Replacement or Reconstruction, for the reasons described below.

***Categorical Exemption: Section 15302 – Replacement or Reconstruction***

Section 15302 of the CEQA Guidelines consists of replacement or reconstruction for existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

Section 15302 lists 4 different examples of projects that would be expected to fall within Class 2. However, the types of “replacement or reconstruction” facilities itemized with Class 2 are not intended to be all-inclusive of the types of projects which might fall within the class. The following are some examples of projects listed in Section 15302:

- Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.
- Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.
- Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.
- Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.

The proposed project is exempt from CEQA as there would be no expansion of the previous use of the site as an RV Park. The proposed use would provide the same number of RV spaces (42) in the same locations as previously existed on the site. The two existing manufactured homes on the site would be retained in their current location with minor remodeling. An existing recreation room would be remodeled with a minor addition of a trellis, and the existing restroom structure would be replaced with a new restroom and laundry structure of the same size and in the same location. The existing entry sign would be refurbished and would remain in the existing location, the existing septic system would be upgraded, on site utility lines serving the on-site uses would be placed underground, no expansion of capacity is required, all interior driveways and parking areas would be repaved. The extension of a waterline to connect to a new fire hydrant near the project driveway would be within the existing road right-of-way of Ivy Dell Lane, which is disturbed. The addition of a five-foot wide D.G. pathway along the project frontage of N. Centre City Parkway and along Ivy Dell Lane to the project entrance would be within the existing road rights-of-way, which are disturbed.

The proposed project is consistent with Sections 15302 – Replacement or Reconstruction, 15300.2 – Exceptions and Appendix G of the CEQA Guidelines. Therefore, the project may rely on the categorical exemption for the reasons documented above.

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) 495-5802

Name (Print): Heather Steven Title: Land Use/Environmental Planner

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  
PDS2018-MUP-18-015, PDS2018-ER-18-08-006

January 2, 2020

**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  
☒

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

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

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

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

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

The project will obtain its water supply from the Valley Center Municipal Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

**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  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☐

The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Steep Slope 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:***

Even though wetlands and/or wetland buffer areas have been identified on the eastern portion of the subject property, the project has been found to be consistent with Article IV of the Resource Protection Ordinance, due to the following reasons: a) the project would not result in the placement of any non-permitted uses within wetlands; b) the project would not result in grading, filling, construction, or placement of structures within identified wetlands; and c) the project would not result in any non-permitted uses within wetland buffer areas. 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 Sections 86.604(c) and (d) of the Resource Protection Ordinance.

***Steep Slopes:***

The average slope for the property is 18.62 percent gradient. There are steep slopes of 25 percent or greater on the eastern portion of the property however, the project would not result in grading, filling, construction, or placement of structures within any steep slope areas. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

***Sensitive Habitats:***

Sensitive habitat lands were identified on the eastern portion of the site as determined on a site visit conducted by William Everett in July 2017. However, 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:***

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by a County of San Diego staff



archaeologist, it has been determined that the project site does not contain any archaeological resources. Therefore, the project complies with 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

☐

The project Storm Water 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

☐

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.

Staff has reviewed the associated Focused Noise Assessment report prepared by Dudek dated December 28, 2018 and submitted to the County on January 24, 2019. Documentation is considered acceptable. The site is within close proximity to heavily traveled roadways, I-15 and North Centre City Parkway, thus are impacted by the noise levels from these roadways. The County's General Plan does not allow new noise sensitive land uses to be developed in areas that may exceed the noise standards as specified in Table N-2. The focused noise study provided, analyzed the noise impacts from these roadways to the proposed project. Based on the report, the existing roadways would not result in the project site exceeding the noise standards of 65 dBA CNEL. The report also evaluated the future noise for these roadways by analyzing the future ADTs that were provided by Caltrans. Based on that analysis, the future noise levels from these roadways would not result in a significant increase in noise levels and would not expose existing or future NSLU to noise levels that exceed the noise standards of 65 dBA. The ADT from the proposed project would add 168 ADT to the existing roadways, thus it will impact the noise levels and would result in the noise levels that are not significant. Therefore, the noise impacts to and by this project is in compliance with the Noise Elements.

The project is also subject to the Noise Ordinance, which regulated the noise levels produced by the project. The project site and surrounding parcels are within the rural residential (RR) zone, which is subject to the one-hour average daytime sound level limits at the property lines are 50 dBA and 45 dBA respectively all pursuant to the County Noise Ordinance, Section 36.404. The project does not propose any generators

or noise producing sources. The nearest NSLU property is located approximately 208 feet away. The combination of the distance separation, topography, and existing landscaping would attenuate the noise levels to conformance with the noise standards. The project is also subject to temporary construction noise associated with grading and preparing the site. The project does not proposed any grading, drilling or blasting. Temporary construction equipment operations are subject to a 75 dBA eight-hour average at a residentially occupied property line. Therefore, construction activities are not anticipated to exceed the 75 dBA construction noise requirement. Although the project is anticipated to be in conformance with the Noise Ordinance, Staff has the following conditions to ensure that the project complies with the Noise Ordinance, Sections 36.404, 36.408-410.

**ORDINANCE COMPLIANCE NOTIFICATIONS:** 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:

**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 plans, specific permit conditions and approved building plans associated with this permit. No noise generating equipment 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.

## Attachment D – Environmental Findings

**IVY DELL RV PARK**

**PDS2018-MUP-18-015;  
PDS2018-ER-18-08-006**

**ENVIRONMENTAL FINDINGS  
April 3, 2020**

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS**

- 1) Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15302 for the reasons stated in the Notice of Exemption.

## Attachment E – Public Documentation





County of San Diego, Planning & Development Services  
**COMMUNITY PLANNING OR SPONSOR  
GROUP PROJECT REVIEW**  
**ZONING DIVISION**

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Record ID(s): PDS2018-MUP-18-015

Project Name: Ivy Dell RV Park

Project Manager: Heather Steven

Project Manager's Phone: 858-495-5802

Scope of Review:

Board Policy I-1 states; "groups may advise the appropriate boards and commissions on discretionary projects as well as on planning and land use matters important to the community." Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests that your Group evaluate and provide comment on the project in the following areas:

- The completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g., traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources)

Initial Review and Comment:

Shortly after an application submittal, a copy of the application materials will be forwarded to the Chair of the applicable Planning or Sponsor Group. The project should be scheduled for initial review and comment at the next Group meeting. The Group should provide comments on planning issues or informational needs to the PDS Project Manager.

Planning Group review and advisory vote:

- A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.
- B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be noticed when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.

**COMMUNITY PLANNING OR SPONSOR  
GROUP PROJECT RECOMMENDATION  
ZONING DIVISION**Record ID(s): PDS2018-MUP-18-015Project Name: Ivy Dell RV ParkPlanning/Sponsor Group: Hidden Meadows

Results of Planning/Sponsor Group Review

Meeting Date: 08/23/2018**A. Comments made by the group on the proposed project.**

The Group felt that a traffic study should be accomplished to consider potential access problems. The project request included provisions to remove some landscape features. A suggestion was made to require replacement of removed trees on a one to one basis and a condition be included to maintain landscaping in a flourishing condition. The request was tabled until the August meeting to provide the applicant an opportunity to respond to the conditions. The applicant did not reply.

**B. Advisory Vote:** The Group ☒ **Did** ☐ **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

**MOTION:**

- ☐ Approve without conditions
- ☒ Approve with recommended conditions
- ☐ Deny
- ☐ Continue

**VOTE:** 7 Yes 0 No 0 Abstain 2 Vacant/Absent

**C. Recommended conditions of approval:**

Conduct a traffic study of the intersection to assess potential access problems.

Require any trees removed to be replaced on a one-to-one basis and landscaping maintained in a flourishing condition.

Reported by: C Wayne Dauber Position: Chair Date: 08/29/2018

**Please email recommendations to BOTH EMAILS;**

**Project Manager listed in email** (in this format): [Firstname.Lastname@sdcounty.ca.gov](mailto:Firstname.Lastname@sdcounty.ca.gov) and to [CommunityGroups.LUEG@sdcounty.ca.gov](mailto:CommunityGroups.LUEG@sdcounty.ca.gov)



Kerry Garza-Chair  
 Delores Chavez Harmes-Secretary  
 William Crocker  
 Victoria Stover

## I-15 CORRIDOR DESIGN REVIEW BOARD

October 10, 2019 Meeting Minutes  
 Valley Center Community Center – Room 5  
 28246 Lilac Road Valley Center, Ca 92082

**Attendance:** Kerry Garza, Victoria Stover, Delores Chavez Harmes, William Crocker

**Guests:** Terry Matthew, Matt Simmons, David Sibbet

**Call to Order:** The meeting was called to order by Chair Garza at 5:35pm in room 5 of the Valley Center Community Hall – 28246 Lilac Road Valley Center, 92082. All stood for the pledge of allegiance.

**Welcome:** Chair, Kerry Garza, welcomed all and thanked them for attending.

**Minutes:** Minutes of the September 2019 I-15 DRB were reviewed and approved unanimously.

**Public Comments:** Short discussion of quorum issue.

### Action Items:

Review of last month's presentation with PowerPoint presentation to Mr. Crocker. Clarification on existing pole location. September comments (below) were reviewed by chair with the committee.

1. **Ivy Dell RV Park:** 23523 No. Center City Parkway, Escondido (APN: 187-170-57-00 & 187-280-69-00):  
 Request for presentation and review of proposed project consisting of refurbishment of existing mobile home community. Total of two parcels with two existing units as well as buildings to be demolished and rebuilt. Transient habitation use. The Applicants representatives, Matt Simmons and Terry Matthew, made a video presentation and the following are some of the highlights:
  - a. **Landscape** to leave existing California live oak trees, palms & sycamores. Additional landscaping to be added. Glimpse of buildings and tree canopy from I-15. Elevation difference between I-15 and RV park = 943ft.
  - b. **Buildings:** One manufactured home and one mobile home existing on property to remain. Bathroom to be demolished and rebuilt in modern farmhouse style with cmu brick, metal roof, clerestory glass. Recreation building to replace windows with vinyl, incorporate transom and new wood doors. Pool area to be filled in and removed. DG pathway access, decorative gas fire pit, bbq area, concrete seating round fire pit and trellised patio area.
  - c. **Utilities:** Above ground powerlines currently in place on W. Ctr. City Pkwy & Jesmond Dene to remain. Existing power pole remains. Power to RV park, campsites, storage, recreation and restroom buildings to be underground.
  - d. **Sewer** treatment plant to be built on site (alternative pressure system). Leech field to be undisturbed other than walkable grass field.
  - e. **Signage** on entrance to property to remain but will be refurbished to two 14ft columns with signage hanging between and water feature pony wall. Ground placement light bar to up light.
  - f. **Grading:** minor grading of existing slope.
  - g. **Lighting:** 6-8 area pole lights around restroom, wall mounted down light sconces around rec area and trellis, pathway downlights.
  - h. **CEQA:** Characterized as an exempt project relying on reducing impacts.

### a. Questions/Comments of DRB:

**Garza:** It will be good to have the area cleaned up and made visually pleasing. The elevation difference being much lower than the freeway is a benefit. Will there be bill boards advertising RV park along I-15 corridor? Applicant – No, campers utilize industry applications and social media. Applicant stated it will take 8 – 12 months to build.

Kerry Garza-Chair  
Delores Chavez Harmes-Secretary  
William Crocker  
Victoria Stover

## I-15 CORRIDOR DESIGN REVIEW BOARD

October 10, 2019 Meeting Minutes  
Valley Center Community Center – Room 5  
28246 Lilac Road Valley Center, Ca 92082

**Chavez Harmes:** Would lighting be seen from I-15? Applicant-No. Project Issue Checklist indicates Design Exception Request under review. Applicant-stop sign on W. Center City Pkwy and Ivy Dell Lane addressed by county.

**Stover:** Offered insight on property owners Bruce and Linda Stenerson. From her personal experience with them they appear very credible and reputable.

**Motion:** Motion to approve Ivy Dell RV Park made by Victoria Stover with second by Dee Chavez Harmes.

**Vote: Aye-4, Nay-0, Abstentions-0**

### 2. North County Environmental Resources: 2558 Mesa Rock Road, Escondido (APN: 187-100-37-00)

Record ID: PDS2008-3500-08-015 Environmental Log On: PDS2008-3910-08-0812 Recycling Plant project since 2008. Construction materials would be dropped off, sorted, organized with two truck trips per day. Grinding would be done inside the facility. The site was graded illegally in 2007 and 2011 General Plan update changed zoning to industrial with minor permits. CEQA would still be necessary. Main points of opposition are:

- 5am start time with noise
  - Air quality
  - Minor traffic issues
  - Visual of debris
  - Policing of two truck trips per day
- a. David Sibbet, Planning Manager, San Diego Co. Planning & Development Services appeared for informational purposes only as this project was not ready for a vote.
  - b. Site plan permit can be revoked. Public disclosure ends at end of month. Discussion on concerns from other planning groups and committees regarding monitoring number of haul trips and hazardous material disposal.

**Group Business:** No further announcements or discussion items.

**Next Meeting:** November 13, 2019 room 5 of the Valley Center Community Hall – 28246 Lilac Road Valley Center, 92082

**Adjournment:** 6:50pm

## Attachment F – Service Availability Forms





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

Please type or use pen

Bruce and Linda Stenerson Owner's Name	760-703-6457 Phone	ORG _____	<b>F</b>
30630 Camino De Owner's Mailing Address	Street	ACCT _____	
Bonsall, CA 92003 City	State Zip	ACT _____	
		TASK _____	
		DATE _____ AMT \$ _____	

DISTRICT CASHIER'S USE ONLY

**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: restore RV Park  
☐ Time Extension Case No. \_\_\_\_\_  
☐ Expired Map Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_
- B. ☐ Residential Total number of dwelling units \_\_\_\_\_  
☐ Commercial Gross floor area \_\_\_\_\_  
☐ Industrial Gross floor area \_\_\_\_\_  
☐ Other Gross floor area \_\_\_\_\_
- C. Total Project acreage 15.6 Total lots \_\_\_\_\_ Smallest proposed lot \_\_\_\_\_

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

187-170-57-00

187-280-69-00

Thomas Guide, Page \_\_\_\_\_ Grid \_\_\_\_\_

25235 N, Centre City Parkway

Project address Street

Community Planning Area/Subregion

Zip

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

Applicant's Signature: Bruce & Linda StenersonDate: 6/29/18

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

(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: Deer Springs FPD

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

FS 12, 1321 Deer Springs Rd., 2.2 miles

- 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 4.2 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: \_\_\_\_\_  
☒ 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.

James Pine  
 Authorized Signature

JAMES PINE, Asst. FM  
 Print Name and Title

858.495-5434  
 Phone

7/2/18  
 Date

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



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

SDC PDS RCVD 7-5-18

**MUP18-015**





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)

Sc

Bruce and Linda Stenerson 760/703-6457  
 Owner's Name Phone  
 30630 Camino De  
 Owner's Mailing Address Street  
 Bonsall CA 92003  
 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)

187-170-57-00

**B. DEVELOPMENT PROJECT**

- ☐ Rezones changing Special Area or Neighborhood Regulations  
☐ Major Subdivision (TM)  
☐ Minor Subdivision (TPM)  
☐ Boundary Adjustment  
☒ Major Use Permit (MUP), purpose: exist RV Park restoration  
☐ Time Extension...Case No. \_\_\_\_\_  
☐ Expired Map...Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_

Thomas Guide Page \_\_\_\_\_ Grid \_\_\_\_\_

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

25235 N. Centre City Parkway

Project address Street

North County Metro Planning 92026

Community Planning Area/Subregion Zip

- D.** ☒ Total Project acreage 13.21 Total number lots 2 MH resident/42 RV spac

Applicant's Signature: Linda Stenerson Date: December 12, 2019

Address: 30630 Camino De, Bonsall, CA 92003 Phone: 760/703-4567

(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**

**ESCONDIDO UNION SCHOOL DISTRICT**

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

ESCONDIDO UNION HIGH SCHOOL

District Name:

2310 ALDERGROVE AVENUE

ESCONDIDO, CA 92029

Indicate the location and distance of proposed schools of attendance.

Elementary: Reidy Creek miles: 1.1

Junior/Middle: Rincon miles: 2.55

High school: miles: \_\_\_\_\_

- ☒ 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

Administrative Analyst II

Cindy Kroon

Print Name

760-432-2195

12/12/2019

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 92123







## Escondido Union High School District

### District Service Center

302 North Midway Drive • Escondido, CA 92027-2708  
Telephone (760) 291-3200 • FAX (760) 480-3163  
Anne L. Staffieri, Ed.D., Superintendent

### BOARD OF EDUCATION

Bill Durney  
Christi Knight  
Jon Petersen  
Tina Pope  
Dane White

December 13, 2019

Terry Mathew  
Project Planner  
CCI – Consultants Collaborative

RE: Request for Escondido Union High School District Information for the proposed Ivy Dell RV Park,  
25235 N. Centre City Parkway, Escondido, CA 92026

This letter will serve as the project service availability letter for the City of Escondido. Escondido Union High School District continues to experience enrollment growth from new developments such as yours. This growth has created an increased demand for new school facilities within the District.

The area of the proposed project is within the 2019-2020 attendance boundaries of Escondido High School, 1535 North Broadway, Escondido, CA 92026, (760) 291-4000, serving grades 9-12. There is no guarantee, however, that the boundaries will not be adjusted to meet school housing needs in future school years. Transportation is provided for special education students if required through their Individual Education Plan.

If we can provide any additional information, please contact me at (760) 291-3210.

Sincerely,

Amanda Phillips  
Assistant Superintendent  
Business Services



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)

Bruce and Linda Stenerson 760/703-6457  
 Owner's Name Phone

30630 Camino De  
 Owner's Mailing Address Street

Bonsall CA 92003  
 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: exist RV Park restoration  
☐ Time Extension... Case No. \_\_\_\_\_  
☐ Expired Map... Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_

C. ☐ Residential . . . . . Total number of dwelling units \_\_\_\_\_  
☐ Commercial . . . . . Gross floor area \_\_\_\_\_  
☐ Industrial . . . . . Gross floor area \_\_\_\_\_  
☐ Other . . . . . Gross floor area \_\_\_\_\_

D. ☒ Total Project acreage 13.21 Total number lots 2 MH resident/42 RV spac

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

187-170-57-00	

Thomas Guide Page \_\_\_\_\_ Grid \_\_\_\_\_  
 25235 N. Centre City Parkway  
 Project address Street  
 North County Metro Planning 92026  
 Community Planning Area/Subregion Zip

Applicant's Signature: Linda Stenerson Date: December 12, 2019  
 Address: 30630 Camino De, Bonsall, CA 92003 Phone: 760/703-4567  
 (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

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: \_\_\_\_\_ miles: \_\_\_\_\_  
 Junior/Middle: \_\_\_\_\_ miles: \_\_\_\_\_  
 High school: Escondido High School miles: \_\_\_\_\_

☐ 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.

A. Phillips Amanda Phillips  
 Authorized Signature Print Name  
 Assistant Superintendent of Business Services 760.291.3210  
 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 92123







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

Please type or use pen

Bruce and Linda Stenerson Owner's Name	760/703-6457 Phone	ORG <u>VC MWD</u>	<b>W</b>
30630 Camino De Owner's Mailing Address	Street	ACCT <u>01-00-86-43300</u>	
Bonsall City	CA State	92003 Zip	
DATE <u>6/19/18</u>		AMT \$ <u>50.00</u>	

DISTRICT CASHIER'S USE ONLY

**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 \_\_\_\_\_

- 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

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

187-170-57-00

187-280-69-00

Thomas Guide Page \_\_\_\_\_ Grid \_\_\_\_\_

25235 N. Centre City Parkway

Project address \_\_\_\_\_ Street \_\_\_\_\_

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: Linda Stenerson

Date: \_\_\_\_\_

Address: 25235 N. Centre City Parkway, Escondido, CAPhone: 760/703-6457

(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: VALLEY CENTER MWD Service area: Jesmond Dene

- 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: (1) one  
☐ 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: Wally GrabbePrint Name: Wally GrabbePrint Title: District EngineerPhone: (760) 735-4503Date: 6-20-18

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 &amp; Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92121

SDC PDS RCVD 7-5-18



## PROJECT FACILITY AVAILABILITY - WATER

## EXHIBIT 'A'

Assessor's Parcel Numbers:

187-170-57 &amp; 187-280-69

## ITEM I

## WATER SUPPLY

Water facility (pipeline, pumping station, and local storage) capacity is available to serve this development. However, given the current and potentially long-term hydrologic, legal and regulatory conditions negatively impacting quantity and reliability of supplies from the State Water Project and the Colorado River delivered through our sole source suppliers, the Metropolitan Water District and the San Diego County Water Authority, **there exists the very real possibility that at any point in the foreseeable future the Valley Center Municipal Water District may not have, and/or State regulations may limit, water supplies to serve this development without restriction and limitation on water usage.** Once meters are installed, residents of this property will be required to participate in any conservation measures and/or water supply shortage response programs that have been adopted, or may be adopted, by the Valley Center Municipal Water District.



## Attachment G – Ownership Disclosure



## County of San Diego, Planning &amp; Development Services

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

Record ID(s)

MUP-18-015

Assessor's Parcel Number(s)

187-170-57-00 and 187-280-69-00

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.

Bruce Stenerson

Linda Stenerson

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.

**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."

*Bruce Stenerson Linda Stenerson*  
Signature of Applicant

Bruce and Linda Stenerson

Print Name

6/24/18  
Date

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

SDC PDS RCVD 7-5-18

**MUP18-015**

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

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