



San Diego County DPLU News

Fall 2010

INSIDE THIS ISSUE:

Project Planning	1
MSCP	2
Code Enforcement	3
Advance Planning	4-5
Building	6-7

Important Project Planning Links:

- [California Environmental Quality Act \(CEQA\) Flow Chart](#)
- [Conditions of Approval Manual](#)
- [Developer Deposits](#)
- [Discretionary Permits and Application Forms](#)
- [Environmental Impact Report Guidelines](#)
- [Fee Schedule](#)
- [How Much Discretionary Permits Cost: How Much Time they Take](#)

From the Director

Hello everyone,

Welcome to the fall edition of DPLU News. This quarter's newsletter is an incredibly exciting one for our department because our County Board of Supervisors will begin considering the General Plan Update Oct. 20. However, you'll also read that DPLU won an Association of Environmental Professionals award for our Water Conservation in Landscaping Ordinance, that we have a new Project Planning Chief, that our customers can now schedule certain types of appointments online, and more. As always, DPLU is striving to be the best land-use department it can be.

Until next time,

- Eric Gibson, Director, Department of Planning and Land Use

Project Planning

Grunow Named Project Planning Chief

Rich Grunow, who joined the County Department of Planning and Land Use in 2006, was recently named Chief of the Project Planning Division.

Grunow began his land use career with the Community development Department for the City of El Cajon after graduating from Michigan State University with a Bachelor of Science degree in Natural Resource and Environmental Policy Studies.

Grunow has also worked as a junior planner with the City of Encinitas, a junior planner and associate planner with the City of San Diego Development Service Department and an associate planner and senior planner with the City of San Diego Metropolitan Wastewater Department.

After joining the County in 2006, Grunow was promoted quickly to Land Use/Environmental Planning Manager in 2007.

DPLU Director Eric Gibson said Grunow "is an outstanding supervisor and has clearly demonstrated strong critical thinking and problem-solving skills. He will be a valuable addition to our DPLU executive management team."

Fall 2010

Photo by Guy Bruyera

**Featured Species:
Quino Checkerspot Butterfly**

Once the most common butterfly in San Diego County, the Quino checkerspot butterfly (Quino) has now become one of the most rare, and the U.S. Fish and Wildlife Service listed it as endangered in 1997. The Quino is a member of the brush-footed butterfly family, a family so named because they have small forelegs that are often hairy and resemble brushes. The Quino's life cycle follows the general pattern of butterfly species: Eggs are laid. They hatch into caterpillars that feed on live plants and molt several times. The caterpillars then pupate (wrap themselves in a hard case typically suspended by a silken thread), and eventually emerge as a butterfly.

The Quino checkerspot caterpillar will often go into a sort-of hibernation stage in drought years, and can remain in hibernation for several years, until there is enough rain to pupate. No one actually knows exactly how long they can live in this hibernation state. Quino butterflies frequently fly to hilltops and ridgelines where they defend territories and look for mates.

Multiple Species Conservation Program**South County Plan**

The County is working on an amendment to add the federally endangered Quino Checkerspot Butterfly to the list of covered species in the South County Plan. The Quino Amendment is intended to protect Quino populations and habitat within the County's subarea. It will allow the endangered Quino to maintain or improve its status in the wild while accommodating continued economic growth. As for the other covered species, the Quino Amendment will provide an economic benefit by reducing constraints on future development and decreasing the costs of compliance with federal and state laws protecting biological resources. More information on the Quino amendment can be seen online at <http://www.sdcounty.ca.gov/dplu/mscp/quino.html>.

North County Plan

The MSCP Division plans to release its revised draft North County Plan and the plan's draft environmental documents for public review in early 2011, and is currently continuing work on these documents with consultants, the wildlife agencies, and stakeholders. The public can review the draft plan, including its appendices and the public comments that were received when the draft plan was released for public review in early 2009, at <http://www.sdcounty.ca.gov/dplu/mscp/nc.html>.

East County Plan

Work on the East County Plan has been slowed indefinitely because of County budget constraints and staffing reductions that resulted from the recession. The work is intended to resume after budget and staffing constraints are resolved. Information about the draft East County Plan, including the preliminary draft preserve map, is available at: <http://www.sdcounty.ca.gov/dplu/mscp/ec.html>.

[Back to page one](#)

See More Code [Success Stories!](#)

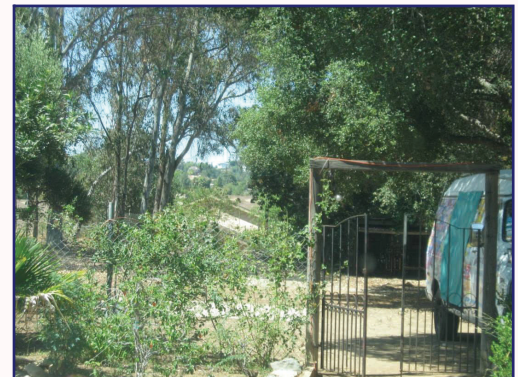
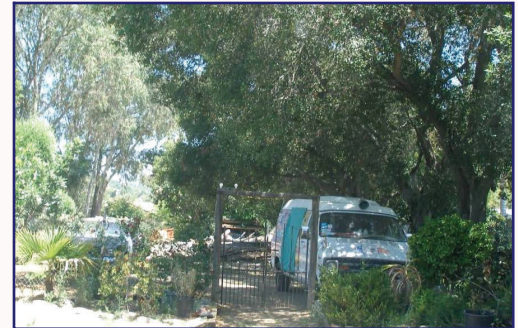
- [Removing an Illegal RV Storage Lot in Ramona.](#)
- [Cleaning Up a Foreclosure in Escondido](#)
- [Making a Neighborhood Safer](#)
- [Tearing Down a Nuisance](#)
- [Cleanup in La Mesa](#)
- [Debris Removal in Ramona](#)

Working with a Vista Property Owner to Clear Away Junk

A Vista property owner voluntarily cleared the equivalent of 25 car loads of junk and trash from his property after Code Enforcement officers responded to complaints from neighbors.

It took roughly 60 days for the homeowner to clean up the mess, which posed a potential public health risk because it could have become infested by rodents.

In addition to a number of non-working vehicles, the owner cleared away wood piles, construction debris, broken appliances and furniture, and miscellaneous trash.





San Diego County DPLU News

Fall 2010

Advance Planning

- July 9: Planning Commission:
Zoning Consistency Review
Transfer of Development
- July 23: Planning Commission: Solar
Energy Ordinance
Solar Energy Ordinance
Interim Wind Energy Ordinance
- Aug. 4: Board of Supervisors:
Density Bonus Ordinance
Tiered Winery Ordinance

For more information and additional upcoming meetings, please visit the Calendar on the General Plan Update [Web site](#).

General Plan Update

GP Update Board of Supervisors Hearing - October 20th!!

The General Plan Update is scheduled to be considered by the Board of Supervisors beginning Oct. 20, following nine hearings that were held by the San Diego County Planning Commission from Nov. 6, 2009 through August 20, 2010. The Commission made its final recommendations for approval of the General Plan Update Aug. 20. All of the General Plan Update documents can be reviewed at:

www.sdcounty.ca.gov/dplu/gpupdate/bos_oct10.html

Advisory Group Meetings Held

The Department of Planning and Land Use (DPLU) held a pair of meetings this month to offer a public preview of the General Plan Update report it will present to the Board of Supervisors Oct. 20, and to answer questions about the Update.

The first meeting was held Oct. 8 in room 301/302 at the County Administration Center at 1600 Pacific Highway, San Diego. The second meeting was held Oct. 9 at the DPLU offices at 5201 Ruffin Road, Suite B, San Diego.

Policy and Ordinance Development

Zoning Ordinance General Clean-Up Scheduled for Planning Commission – October 22nd

Advanced Planning staff is preparing another general cleanup of the County Zoning Ordinance. Proposed improvements will include adding definitions and making minor revisions to various sections of the ordinance. This action also proposes to make minor changes to the County Regulatory Code related to Surface Mining Operations and the County Administrative Code related to Rules of Conduct and Procedure. The public review period for the Zoning Ordinance Update and associated environmental documents ended Aug. 27. The Zoning Ordinance amendment will be brought to the Planning Commission Oct. 22. The draft ordinance can be viewed at the [Advance Planning website](#). (Staff Contact: [Heather Steven](#)).

[Back to page one](#)



San Diego County DPLU News

Fall 2010

Advance Planning

Did You Know?

DPLU won an Association of Environmental Professionals award in October for its Water Conservation in Landscaping Ordinance and Water Efficient Design Manual.

The ordinance and design manual, which were created to increase local water conservation and make it easier for landscapers and the general public to learn how to create beautiful landscaping while using water efficiently, won the award for "Outstanding Environmental Resource Document."

The ordinance requires new developments to create and follow water budgets and to use recycled water when possible. The Ordinance also gives the County more oversight and involvement in the preparation of landscape plans and water budgets.

San Diego County's Board of Supervisors, looking to improve local water conservation, directed DPLU staff members to research regional conservation efforts and revise the County's ordinance in 2008.

DPLU staff members worked with the Building Industry Association, the San Diego County Water Authority, the City of San Diego, the Water Conservation Garden at Cuyamaca College, other local water agencies and community stakeholders to create the new regulations.

Board of Supervisors Approves Solar Energy Ordinance

The Board of Supervisors approved the Solar Energy Ordinance Sept. 15. The Solar Energy Ordinance codified the Zoning Ordinance to make sure it is consistent with how the County currently processes solar-energy-system permits. The new ordinance also introduces new permitting procedures for small "off-site" use photovoltaic solar energy systems. The Solar Energy Ordinance went into effect Oct. 15. The public can see and review the Solar Energy Ordinance at the [DPLU Advance Planning website](#) (Staff Contact: [Marcus Lubich](#))

Board of Supervisors Approve Interim Wind Energy Ordinance

In addition to the Solar Energy Ordinance, Advance Planning staff has been working on comprehensive updates to the existing wind energy regulations. Additional environmental analysis will be required for the entire ordinance. However, in the interim, staff brought forward minor changes to the small wind energy system portion of the existing Zoning Ordinance to allow for additional small wind turbine systems with an Administrative Permit. The Board of Supervisors approved the interim Wind Energy Ordinance Sept. 15 and it went into effect Oct. 15. The public can see and review the Interim Wind Energy Ordinance at the [DPLU Advance Planning website](#) (Staff Contact: [Carl Stiehl](#))

View our Web Site for more information at:
www.sdcounty.ca.gov/dplu/advance/index.html or
www.sdcounty.ca.gov/dplu/gpupdate

[Back to page one](#)



Fall 2010

Online, not In Line

DPLU and the Building Division have created several Web-based tools to help customers by reducing wait times and offering new services people can use without coming to County offices. Here are some of those!

Research building permit and property histories:

<http://landinfo.sdcounty.ca.gov/Index.cfm>

Apply for some building permits:

<http://sdcounty.luegepay.com/kivanet/citizen/>

Estimate your permit cost:

<http://sdcounty.ca.gov/dplu/bldgforms/index.html#feest>

Find building forms:

www.sdcounty.ca.gov/dplu/bldgforms/index.html

Answer zoning questions:

www.sdcounty.ca.gov/dplu/docs/444.pdf
www.sdcounty.ca.gov/dplu/zoning/index.html

Check average counter wait-times:

www.sdcounty.ca.gov/dplu/bldg/bldg_waits.html

San Diego County DPLU News

Building Division News

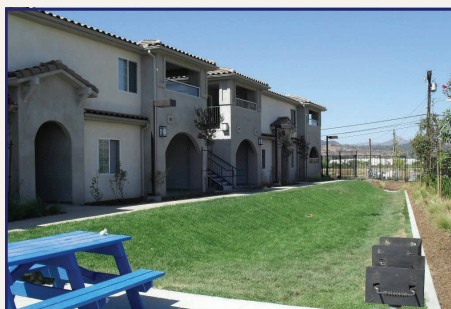
Lakeside's Silver Sage Apartments Complete Final Inspections

Silver Sage Apartments, a \$23.6 million apartment complex in Lakeside that will provide needed low-to-moderate-income resi-

dences, and which received a \$2.4 million loan from the County's Upper San Diego River Improvement Redevelopment Project (USDRIP), recently passed its final inspections.

The Department of Planning and Land Use's Building Division completed 240 inspections during the project's 10-month long construction period, from January to Sept. 30, to ensure that the 90,000 square-foot, 14 building apartment complex met all public safety and building code standards.

The project includes 80 apartments, on-site management, a community room, picnic area, playground, computer room with high-speed Internet and laundry facilities. The complex's owners plan to offer educational classes and after-school programs.



[Back to Page One](#)



Fall 2010

Important Building Division Telephone Numbers

Building Offices: (858) 694-2960

Toll Free: (800) 411-0017

2003, 2007 Wildfire Survivors:

(858) 694-3876

San Diego County

DPLU News

Building Division News

DPLU Customers Can Schedule Appointments Online

San Diego County Department of Planning and Land Use (DPLU) customers can now schedule certain appointments online without waiting on the telephone or visiting County offices for help.

Customers can schedule two types of appointments online:

- Appointments to submit applications for discretionary permits at DPLU's Zoning Counter.
- Appointments to submit applications for Department of Public Works major grading permits at the Land Development Counter.

Scheduling the online appointments is easy. When customers first log on at the appointments link at www.sdcounty.ca.gov/dplu/qmatic/luegappointments.html, they need to fill out a registration form to receive their ID number. Then, they simply type in their ID number and e-mail address in the appropriate boxes to schedule their appointment, and print out a copy of the barcode that is displayed when the appointment is set. Finally, when they arrive at the County's permit center at 5201 Ruffin Road, San Diego, they scan their printed barcode in at the lobby's self-serve kiosk, which automatically notifies County staff that they have checked in for their appointment.

The online appointments system is the latest customer-service improvement DPLU has provided. Last year, the Building Division improved its permit process. It cut the number of lines that customers needed to wait in. It allowed applications to be reviewed sooner. And it offered pre-application meetings to customers to identify project issues early on. DPLU has also introduced online tools to research property and building-permit histories, check developer deposit accounts, estimate building permit and plan check fees and file some building permits.

[Back to Page One](#)