



The County of San Diego

Planning Commission Hearing Report

Date:	March 13, 2015	Case/File No.:	Freedom Ranch Alcohol/Drug Treatment and Recovery Facility: PDS2012-3301-74-011-07 (MUP); PDS2012-3910-1221002 (ER)
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Major Use Permit Modification for an Alcohol/Drug Treatment and Recovery Facility
Time:	9:00 a.m.	Location:	1777 Buckman Springs Road, Campo, CA
Agenda Item:	#4	General Plan:	Semi-Rural 10 (SR-10) and Rural Lands 20 (RL-20)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	S92 (General Rural)
Applicant/Owner:	San Diego Freedom Ranch, Inc.	Community:	Campo/Lake Morena Community Planning Area
Environmental:	Mitigated Negative Declaration	APNs:	607-110-10, 607-110-11, 607-110-36, 607-110-55, 607-120-69

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to evaluate the proposed project, which is a Major Use Permit (MUP) Modification for an Alcohol/Drug Treatment and Recovery Facility, determine if the required findings can be made, and if so, take the following actions:

- a. Adopt the environmental findings included in Attachment D, which includes the adoption of a Mitigated Negative Declaration.
- b. Grant MUP PDS2012-3301-74-011-07 (MUP), which includes the requirements and conditions set forth in the Major Use Permit Form of Decision in Attachment B.

2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and polices of the General Plan?
- b. Does the project comply with the policies set forth under the Mountain Empire Subregional Community Plan?

- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with other applicable County regulations including the Groundwater Ordinance?
- e. Does the project comply with the California Environmental Quality Act (CEQA)?

B. REPORT SUMMARY

1. Summary

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed MUP Modification, conditions of approval and findings, and environmental findings prepared in accordance with CEQA.

The applicant proposes an expansion of an existing alcohol and drug treatment facility. Based on staff's analysis, it is the Department's position that the required findings can be made, and recommends approval of the MUP Modification, with the conditions noted in the attached Form of Decision (Attachment B).

2. Background

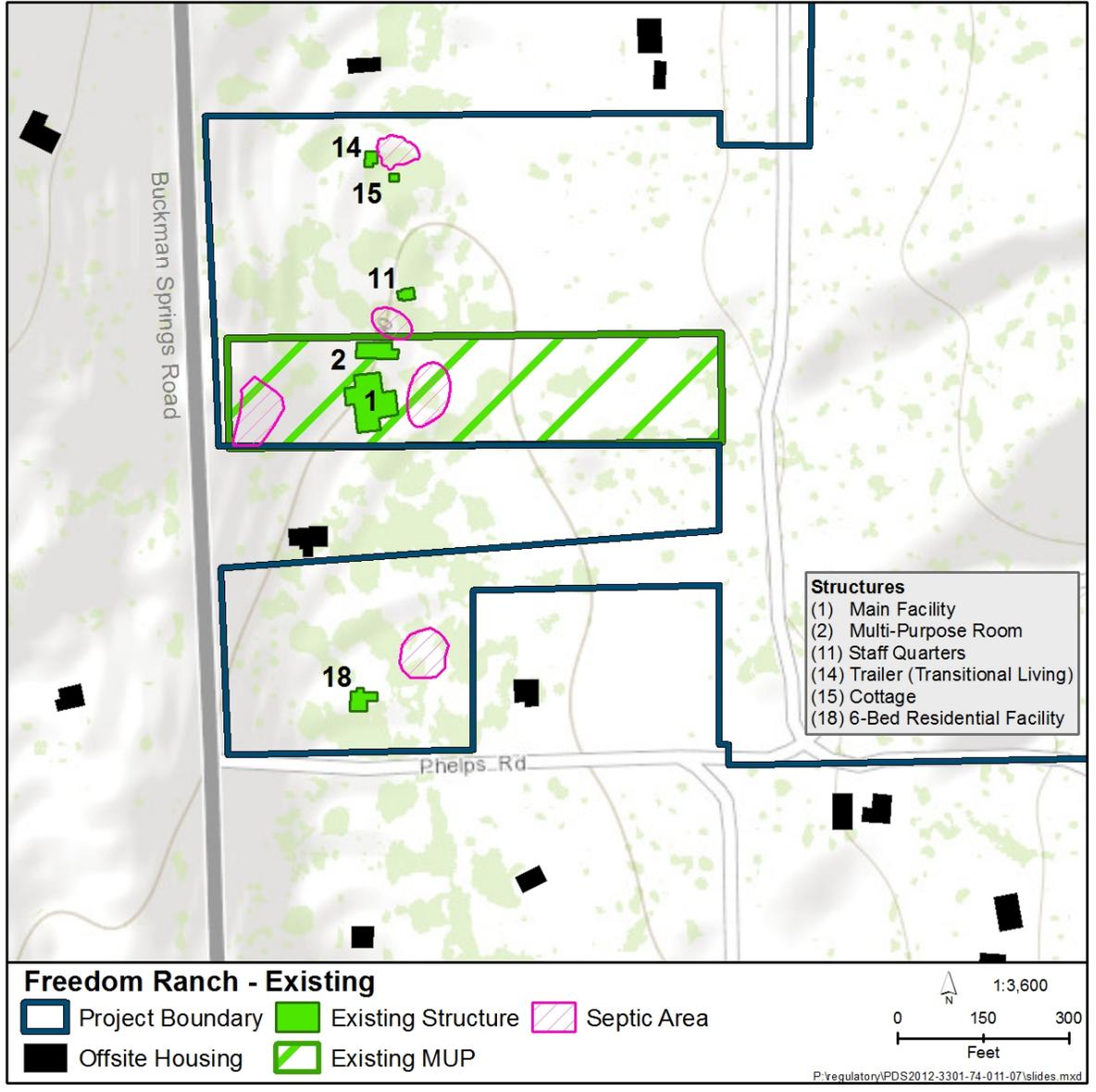
The original Major Use Permit for Freedom Ranch (P74-011) was approved by the Planning Commission in October 1974. The original MUP allowed for an alcoholic rehabilitation center limited to a maximum of 25 patients and an assembly hall. The original MUP also allowed additional structures which were never constructed (an additional two-story dormitory, four shop buildings and a retail sale building). The MUP was modified in 1999 to allow a maximum of 50 residents which included the adaptation of Building 1 to contain 50 beds, offices, and dining facilities. The 1999 modification also included a multi-purpose building (Building 2), a vegetable garden, duck pond, livestock pen and associated parking.

The San Diego Freedom Ranch is a men's rehabilitation center which follows the 12-Step program of Alcoholics Anonymous and Narcotics Anonymous. The program consists of highly structured educational groups and one-on-one discussions with staff. Normal procedure for admittance to the facility requires a person to be 72 hours clean and sober, fill out an application and be interviewed by one of the staff members. However, if the initial evaluation determines that the Freedom Ranch is unable to meet the applicant's needs; he will be referred to another program.

There are five paid staff and three volunteer staff who live on-site. Although there is no adopted State standard for required staffing, the staffing provided by the Ranch exceeds the 24-hour needed coverage. The program is normally 90-120 days depending on the needs of the individual.

Virtually all of the needs of the Ranch's clients are provided for, including meals, minor medical care, and dormitory style living quarters. There is no need for residents to have personal vehicles at the Ranch. Passes are required for clients to leave the facility and are granted infrequently.

Figure 1: Existing Conditions



C. DEVELOPMENT PROPOSAL

1. Project Description

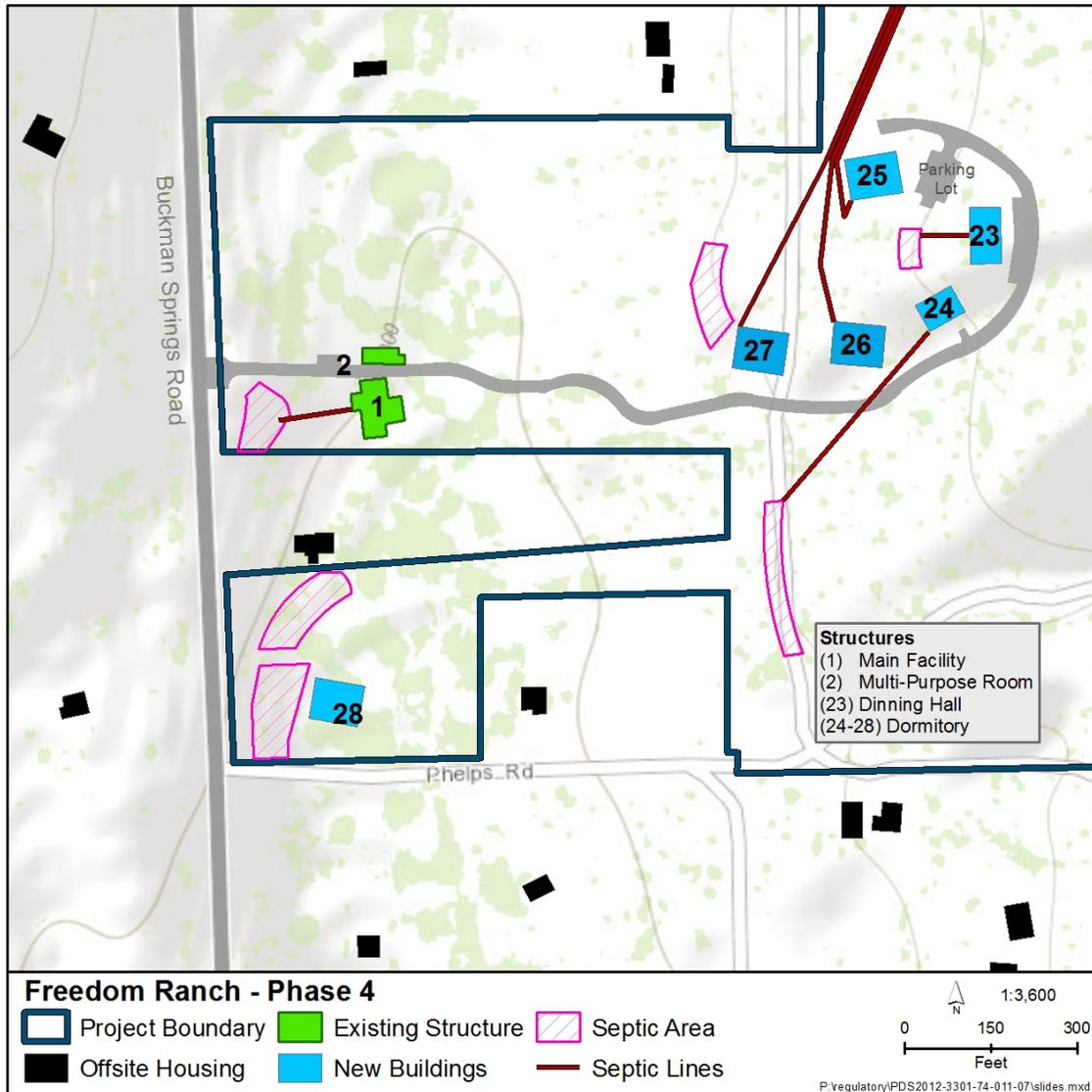
The applicant requests a MUP Modification to expand the existing Freedom Ranch Alcohol/Drug Treatment and Recovery Facility through four identified phases of construction.

The MUP boundary would expand from four acres to 112.6 acres onto adjacent land owned by Freedom Ranch, the number of total structures would increase, and the capacity of the facility will increase from 50 to 125 clients (beds). Table C-1 describes the major components of each phase and Figure 2 illustrates the project at build-out.

Table 1: Phasing Summary of Project Build-Out

Phasing	Building Name/Number	Use	New Building Area
Phase I	New Dormitory: Building #24	Group Residential	4,144 sq. ft.
	New Dining Hall: Building #23	Meeting Room/Dining	5,712 sq. ft.
Phase II	Modify Main Building: Building #1	Convert Dining Room to Reception Area	--
	New Dormitory: Building #25	Group Residential	4,144 sq. ft.
Phase III	New Dormitory: Building #26	Group Residential	4,144 sq. ft.
	New Dormitory: Building #27	Group Residential	4,144 sq. ft.
	Further remodel Main Building #1	Administration, Board Meeting Room, Staff Quarters and Storage	
Phase IV	New Dormitory: Building #28	Group Residential	4,144 sq. ft.
	Complete remodel of Main Building: Building #1	Administration, Board Meeting Room, Staff Quarters and Storage	—
	Demolish/Remove Buildings #11, #14, #15, #18	Staff quarters, Transitional Living, Cottage, Residence	—
	Replace Garage Structure 17 with 29	Accessory Structure	—
New Building Total:			26,432 sq. ft.
Overall Building Total:			37,293 sq. ft.

Figure 2: Development after Phase IV (Project Build-Out)



Access and Parking

The project would construct a new access road and parking lot. A new 35 space parking lot will be constructed in the expanded project area, near the dormitories and dining hall.

Operations

Visiting hours will occur Monday through Friday from 2 to 9 pm, Saturday from 12 to 9 pm, and Sunday from 11 am to 9 pm. Alcoholics Anonymous (AA) meetings will continue as presently scheduled, which is Monday through Friday from 8 to 9 pm, Saturday from 4 to 5 pm, and Sunday from 3 to 4 pm. Narcotics Anonymous (NA) meetings will continue as presently scheduled, which is Monday, Wednesday and Friday from 6 to 7 pm. Three special events would be allowed per year, with a maximum of 300 people.

Utilities

The project site is groundwater dependent utilizing on-site wells. A Groundwater Monitoring and Management Program (GMMP) will be established and continued for the life of the project to ensure compliance with the County's Groundwater Ordinance.

The project utilizes onsite wastewater treatment systems (septic tanks and leach fields). At build-out, the project would generate approximately 7,195 gallons of wastewater per day. The type, location and size of the septic systems have been reviewed and approved by the Department of Environmental Health and is in conformance with the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan, California Water Code and the approved Nitrate Mass Balance Study. Furthermore, prior to approval of any building plan, the applicant must submit proposed septic design for each structure.

The project would dedicate and improve on-site trails and pathways consistent with the County's Trails Master Plan (CTMP). The project will make improvements to the frontage along Buckman Springs Road that includes a northbound right turn/deceleration lane and an improved loading/unloading pad to an existing bus stop.

Aesthetics

All new structures will be one-story with composition shingle roofs, stucco walls, and stained wood doors, windows, and exposed framing on porches and railings. The color of stucco will be light color earth tones and the trim will be a dark color to match existing buildings and to be consistent with surrounding community character. The new dormitory structures will be 22 feet in height and the new dining hall will measure approximately 25 feet in height. The project would implement a Landscape Plan, to provide adequate screening and erosion control. New landscaping will be placed along the property line just south of the Main Building (Structure 1), and along the north property line of APN 607-110-55 along with a 6-foot high wooden fence.

Grading

Total grading for the project would be 15,000 cubic yards with a majority of the grading occurring in Phase 1 (14,800 cubic yards of cut and fill) to develop the building pads needed for construction in Phases 1 through 3. Grading for Phase 1 would include a cut slope of 19 feet and a fill slope of 13 feet. Only 200 cubic yards of grading is anticipated for Phase 4.

Please refer to Attachment A – Planning Documentation, to view the Plot Plan, Preliminary Grading Plan, and Conceptual Landscape Plan.

2. Subject Property and Surrounding Land Uses

The MUP site area is approximately 112.6 acres and is located east of Buckman Springs Road and north of Phelps Road, in the Campo/Lake Morena Planning Area.

Figure 3: Vicinity Map

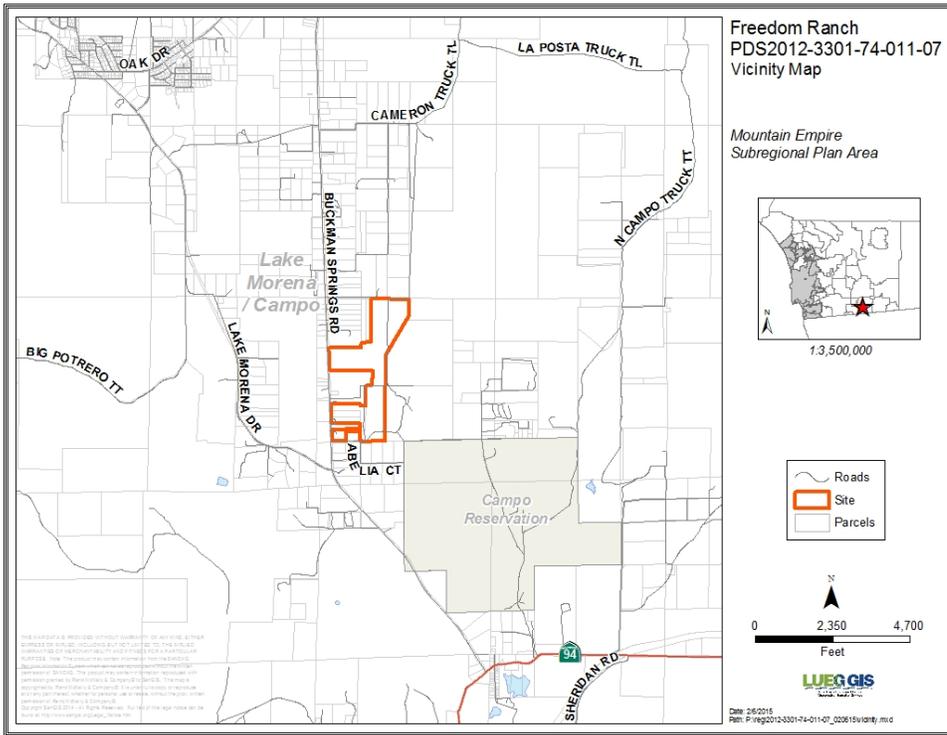
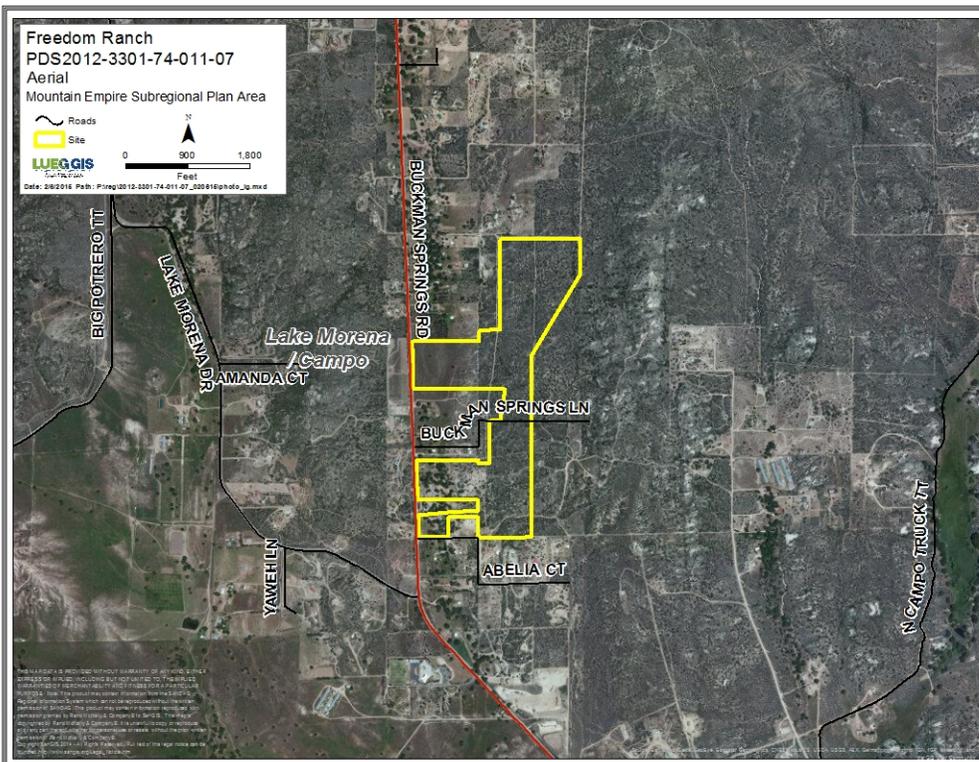


Figure 4: Aerial Photo



Surrounding land uses primarily consist of rural lands which contain residential and agricultural uses. The Sunrise Powerlink passes through the project site and crosses Buckman Springs Road about 2,000 feet north of the proposed expansion area. Cameron Corners at SR-94 is 1.6 miles to the southeast along Buckman Springs Road.

The site and surrounding area supports some native vegetation including southern mixed chaparral and non-native grassland with a seasonal drainage that flows north to south.

Table C-2: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	SR-10 and Public Agency Lands	S80 and S92	N/A	Rural residential and animal keeping, BLM land. SDG&E Sunrise Powerlink crosses the northern portion of the project site.
East	RL-20 and Public Agency Lands	S92	N/A	Undeveloped land, rural residential and agriculture, and BLM land.
South	SR-10 and Tribal	S92	Phelps Road	Rural residential and animal keeping, Campo Tribal Reservation
West	SR-10, RL-20, Public/Semi-Public Facilities	A72 and S92	Buckman Springs Road	Rural residential and animal keeping, vineyard, and SDG&E facility.

D. ANALYSIS AND DISCUSSION

1. Project Analysis

The project has been reviewed to ensure it conforms to the all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, Mountain Empire Subregional Planning Community Plan, the Zoning Ordinance, and CEQA Guidelines.

A detailed discussion of the project analysis and consistency with applicable codes, policies, and ordinances is as follows.

Compatibility with the Surrounding Community

Based on staff's analysis, the proposed expansion would be compatible with the surrounding land uses and existing structures. The project would add seven new structures totaling 26,432 square feet, which, when combined with the existing structures that would remain, would result in a total of approximately 37,357 square feet of buildings. The new structures would be located mainly in the expansion area, over 500 feet east of the existing Main Building, but also at the southwest corner of the MUP area at Buckman Springs Road and Phelps Road. The proposed project would be compatible with the adjacent uses for the following reasons:

- The new expanded facilities will be rural in character, similar in size, height, scale and bulk to nearby residences and outbuildings, and will be minimally visible from nearby public roadways.
- Although most of the new construction is clustered, there is approximately 75 to 100 feet of separation between the new buildings, and they are located a distance from nearby property lines, residences and roadways (except for the last dormitory that would be constructed in Phase 4).
- Additional landscaping will be required to provide additional screening of the new buildings beyond the level of screening already provided by existing large oak trees on the project site and on neighboring properties.

The proposed facility would result in less than significant effects on site and to the surrounding community in terms of traffic, noise, groundwater demand and groundwater quantity, as discussed below.

Traffic

Concerns have been raised that the traffic generated by the expanded facility would have a harmful effect on the neighborhood character. Current average daily trips (ADT) generated by the facility is 47. The expanded facility will result in an increase of 49 ADT, for a total of 96 ADT at buildout. Based on this information, the Department has concluded that the project will not significantly increase the volume of traffic on Buckman Springs Road and would therefore not change the operational characteristics of the road or necessitate traffic improvements. The project will, however, make improvements to the frontage along Buckman Springs Road that includes a northbound right turn/deceleration lane and an improved loading/unloading pad to an existing bus stop.

Noise

Concerns have been raised by an adjoining neighbor that noise from the facility is inconsistent with the rural character of the community. In response to this concern, the applicant is conditioned to construct and maintain a six foot wooden fence between the project site and adjacent property to the south of the Main Building. The fence will be supplemented by screening, landscaping, and signs to notify visitors of the adjacent private property.

A Noise Analysis Report prepared for the project concluded that noise sensitive areas on and off-site would be not be exposed to significant traffic noise, that operational noise levels at the property line

would be below thresholds of significance, and that construction noise levels would be below 75 dBA (8-hour average) at the property lines. Therefore, it has been concluded that the facility operations will create minimal noise, and would not have a harmful effect to neighboring properties.

Groundwater Demand

The project would use groundwater from an on-site well. A groundwater investigation was prepared and concludes that impacts to groundwater resources would be less than significant. To ensure that groundwater is pumped in accordance with the sustainable rate identified within the groundwater investigation, the applicant will implement a Groundwater Monitoring and Management Plan (GMMP). The GMMP requires on-going production and water level monitoring for the life of the Major Use Permit. Use of groundwater in the specified and conditioned quantities is not anticipated to result in any potential impacts to nearby wells.

Groundwater Quality

Concerns have been raised that the facility impacts groundwater quality of surrounding wells and that an expansion of the facility would further impact the quality of groundwater. To address this concern, staff worked extensively with the County Department of Environmental Health (DEH) who closely coordinates with the Regional Water Quality Control Board.

The facility is registered with the Department of Environmental Health as a small water system which requires annual sampling of groundwater. It was identified that there is a history of groundwater contamination from nitrates and that this is not a localized issue since contaminants are known to exist in the surrounding area. Nitrates that filter into the groundwater system can result from a number of uses including, but not limited to, pesticide use, animal keeping, and septic systems. If nitrates in groundwater are known to exist at elevated levels, means for addressing this issue can vary from performing a well inspection to determine the condition of the well, drilling a deeper well, drilling a new well, or installing a filtration system.

In 2011, samples identified elevated nitrate levels from the wells on site. To mitigate this impact, a new well was installed and subsequent annual water samples from that well indicate small levels of nitrates, well below the thresholds established by the Regional Water Quality Control Board. The project is required to appropriately site and separate septic systems from groundwater wells. During the first construction phase, the project will transfer clients (and resulting septic load) to the new structures in the eastern portion of the project site, at least 600 feet from existing wells. Each construction phase will continue to transfer uses to that location. After completion of Phase 4, the wastewater will be pumped approximately 1,600 to 2,000 feet north.

The proposed septic system layouts have been reviewed and approved by the Department of Environmental Health and is in conformance with the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan, California Water Code and the approved Nitrate Mass Balance Study. Furthermore, prior to approval of any building plan, the applicant must submit proposed septic design for each structure. As a result, it has been found that the project will not result in impacts to the quality of groundwater.

2. General Plan Consistency

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

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>Policy LU-2.8: Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.</p>	<p>Implementation of the design features and mitigation measures discussed in the MND would reduce project-generated impacts to less than significant.</p>
<p>Policy LU 5.3: Rural Land Preservation. 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>The project is anticipated to preserve 3.62 acres of Southern Mixed Chaparral habitat on an adjacent parcel of land owned by Freedom Ranch to mitigate for project impacts to this habitat. Project development will be located on approximately 20 acres of the proposed 112.6-acre MUP area.</p>
<p>Policy LU 6.6: Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.</p>	<p>The project has been designed to avoid impacts to existing onsite oak trees which will provide much natural screening of the proposed structures and new driveway.</p>
<p>Policy LU 6.9: Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.</p>	<p>Grading required for the project would be consistent with the requirements of the County of San Diego Grading Ordinance. The project does not propose major landform modifications. Based on the Preliminary Grading Plans prepared for the project, the project will require approximately 15,000 cubic yards of earthwork. During construction, the implementation of required erosion control plans, stormwater management plans, and best management practices (BMPs) would minimize potential erosion and sedimentation impacts.</p>
<p>Policy LU 8.2: Groundwater Resources. Require development to identify adequate groundwater resources in groundwater dependent areas, as follows:</p> <ul style="list-style-type: none"> ■ In areas dependent on currently identified groundwater overdrafted basins, prohibit new development from exacerbating overdraft 	<p>The Freedom Ranch project is not located in a currently identified overdrafted basin. The project would use groundwater from an on-site well. A groundwater investigation was prepared and concludes that impacts to groundwater resources would be less than significant. To ensure that groundwater is pumped in accordance with the</p>

General Plan Policy	Explanation of Project Conformance
<p>conditions. Encourage programs to alleviate overdraft conditions in Borrego Valley.</p> <ul style="list-style-type: none"> ■ In areas without current overdraft groundwater conditions, evaluate new groundwater-dependent development to assure a sustainable long-term supply of groundwater is available that will not adversely impact existing groundwater users. 	<p>sustainable rate identified within the groundwater investigation, the applicant will implement a Groundwater Monitoring and Management Plan (GMMP). Use of groundwater in the specified and conditioned quantities is not anticipated to result in any impacts to neighboring wells.</p>
<p>Policy M-4.4: Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.</p>	<p>Primary access to the project site would be from Buckman Springs Road. All access and driveways will be designed to support the imposed loads of fire apparatus and evacuating clients and staff.</p>
<p>Policy M-8.2: Transit Service to Key Community Facilities and Services. Locate key County facilities, healthcare services, educational institutions, and other civic facilities so that they are accessible by transit in areas where transit is available. Require those facilities to be designed so that they are easily accessible by transit, whenever possible.</p>	<p>Currently, the proposed site is served by public transit (MTS) with a bus stop located on Buckman Springs Road at the project's driveway. The bus stop improvement is conditioned to be constructed with Phase 3 of the project, when additional beds would be added for clients (beyond the 50 that are already approved).</p>
<p>Policy M-12.1: County Trails System. Implement a County Trails Program by developing the designated trail and pathway alignments and implementing goals and policies identified in the Community Trails Master Plan.</p>	<p>The project would dedicate and improve on-site trails and pathways consistent with the County's Trails Master Plan (CTMP).</p>
<p>Policy COS 2.2: Habitat Protection through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.</p>	<p>The project area includes disturbed lands associated with existing structures and uses. The project site was designed to avoid the most biologically sensitive habitats onsite and will not impact onsite oak trees.</p>
<p>Policy COS-4.4: Groundwater Contamination. Require land uses with a high potential to contaminate groundwater to take appropriate measures to protect water supply sources.</p>	<p>The proposed septic system layouts have been reviewed and approved by the Department of Environmental Health and are in conformance with the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan, California Water Code and the approved Nitrate Mass Balance Study. Prior to approval of any building plan, the applicant must submit a proposed septic design for each structure for approval by DEH to ensure conformance with the approved Nitrate Mass Balance Study.</p>

General Plan Policy	Explanation of Project Conformance
<p>Policy COS 5.5: Impacts of Development to Water Quality. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.</p>	<p>The proposed septic system layouts have been reviewed and approved by DEH and are in conformance with the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan, California Water Code and the approved Nitrate Mass Balance Study. Prior to approval of any building plan, the applicant must submit a proposed septic design for each structure for approval by DEH to ensure conformance with the approved Nitrate Mass Balance Study.</p>
<p>Policy COS-11.1: Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p>	<p>The proposed expansion area is not very visible from Buckman Springs Road due to the tall and rather dense oak trees that exists along the seasonal drainage that is parallel to and on the east side of the road. The proposed buildings will be constructed with composition shingle roofs, wood framing and windows, stucco walls, and covered patios with wooden columns and railings that will be compatible with existing residential development in the area. A Landscape Plan will be implemented that will further soften any views of the new structures. The last new dormitory that will be constructed in Phase 4 will be located approximately 140 feet from Buckman Springs Road and will require only 200 cubic yards of grading with no significant cut or fill slopes. This new structure will replace an existing residential structure located among existing oak trees and will be further screened by an existing orchard and additional landscaping that will be placed along Buckman Springs Road through implementation of the required Landscape Plan.</p>
<p>Policy COS 13.1: Restrict Light and Glare. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.</p>	<p>Nighttime lighting during operations would be restricted to minimal maintenance and security lighting. All project lighting would be directed downward, would be shielded and would comply with the County of San Diego Light Pollution Code.</p>
<p>Policy S-3.1: Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.</p>	<p>The project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the County Fire Code.</p>

General Plan Policy	Explanation of Project Conformance
<p>Policy N-1.2: Noise Management Strategies. Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary:</p> <ul style="list-style-type: none"> ■ Avoid placement of noise sensitive uses within noisy areas. ■ Increase setbacks between noise generators and noise sensitive uses. ■ Orient buildings such that the noise sensitive portions of a project are shielded from noise sources. ■ Use sound attenuating architectural design and building features. ■ Employ technologies when appropriate that reduce noise generation (i.e. alternative pavement materials on roadways). 	<p>Noise Reports have been prepared for the project and concluded the project would comply with the requirements of the County Noise Ordinance.</p>

3. Subregional Plan Consistency

The proposed project is located in the Campo/Lake Morena Planning area which is within the Mountain Empire Subregional Planning area. The proposed project is consistent with the following relevant Mountain Empire Subregional Plan goals, policies, and actions as described in Table D-2.

Table D-2: Mountain Empire Subregional Plan Conformance

Subregional Plan Policy	Explanation of Project Conformance
<p>Land Use (Policy and Recommendation 1). The landforms of the Subregion are an important environmental resource that should be respected in new development. Hillside grading shall be minimized and designed to blend in with the existing natural contours.</p>	<p>Grading required for the projects would be consistent with the requirements of the County of San Diego Grading Ordinance. The project does not propose grading that would create major landform modifications or hillside grading.</p>
<p>Land Use (Policy and Recommendation 4). Ensure that all development be planned in a manner that provides adequate public facilities prior to or concurrent with need.</p>	<p>Based on the Fire Service Availability Letter and Fire Protection Plan Letter Report, the project would not result in the need for additional fire or emergency protection facilities or services nor would it cause the need for expanded facilities. The expected emergency travel time to the project site is 6.6 minutes.</p>

Subregional Plan Policy	Explanation of Project Conformance
Environmental Resources (Policy and Recommendation 4). The dark night sky is a significant resource for the Subregion and appropriate steps shall be taken to preserve it.	All project lighting would comply with the County Lighting Ordinance. In addition, proposed security lighting would be directed downward and shielded to minimize light spillover and potential lighting impacts to adjacent properties and/or the night sky.
Environmental Resources (Policy and Recommendation 5). Development shall not adversely affect the habitat of sensitive plant and wildlife species or those areas of significant scenic value.	The Biological Resources Report, the project would not significantly impact habitat of sensitive plant or wildlife species. The project site does not contain regionally significant scenic vistas and therefore would not result in adverse habitat impacts in areas of significant scenic value.
Policy LU-1.1.2: Encourage development to protect the quality and quantity of ground and surface water resources, air quality, dark skies, visual resources, and low ambient noise levels, as well as retain and protect the existing natural and historic features characteristic of the community's landscape and natural environment.	The project has been designed to protect the quality and quantity of ground and surface water resources, air quality, dark skies, visual resources, and low ambient noise levels, as well as retain and protect the existing natural and historic features characteristic of the community's landscape and natural environment to the maximum extent possible.
Policy LU-1.1.6: Require landscaping in new development to emphasize the use of xeriscape design with native, drought-tolerant, and fire-resistant plants to conserve water resources and help prevent the spread of fire.	The project is required to implement a Landscape Plan that includes plants which are on the County of San Diego (2004) "Suggested Plant List for a Defensible Space". To the extent possible, non-invasive, drought tolerant plants will be utilized which will thrive in the climate zone of the Campo area. The landscaping irrigation will consist of water-efficient drip irrigation and a solar irrigation clock to minimize water use for the proposed landscaping.

4. Zoning Ordinance Consistency

The proposed project complies with all applicable zoning requirements of the General Rural (S92) zone with the incorporation of conditions of approval. The Planning Commission should consider whether the included conditions of approval ensure compatibility of the proposed project with the surrounding properties and overall community character.

Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	S92	Yes, with approval of a MUP.
Animal Regulation:	W	Yes, the project proposes only to maintain the keeping of ducks (small animals) with an associated shed and duck pond, which is allowed by the W Designator in the S92 Zone.
Density:	-	-
Lot Size:	4 acres	N/A
Building Type:	C	No. Although each new dormitory will house up to 26 persons each structure is similar in architecture (composition shingle roofs, stucco walls, porches and railings, earth tone colors) and size (4,144 square feet) to a single-detached residential building. The new dining hall will also have similar architecture but will be larger (5,712 square feet) than most residences in the area.
Height:	G	Proposed new dining hall and dormitories are one-story and do not exceed 24 ½ feet in height. This does not exceed the G Designator requirements of two stories and 35 feet in height.
Lot Coverage:	-	-
Setback:	D	Yes, the project design meets the D Designator setbacks of 60 feet front yard, 15 feet interior side yard, 35 feet exterior side yard, and 25 feet rear yard.
Open Space:	-	-
Special Area Regulations:	-	-

In accordance with Section 7358 of the Zoning Ordinance, the proposed project has been found to be compatible with the harmony of surrounding uses, residents, buildings, or structures in scale, bulk, coverage and density due to their similarity with development and uses in the project area. Measures have been taken to minimize impacts such as lighting, noise and visual impacts to reduce potential harmful effects upon desirable neighborhood character. All public facilities, services and utilities have been found to be available and the project's generation of traffic will not affect the capacity and physical character of surrounding streets.

As previously demonstrated in Table D-1 of this report, the proposed project has been found to be consistent with the San Diego County General Plan as required by finding (b) above. As previously demonstrated in sections D.1. of this report above and section D.6. of this report below, the project has been found to comply with the requirements of CEQA as demonstrated through the completion of an Mitigated Negative Declaration on file with Planning & Development Services under PDS2012-3910-1221002 (ER). The Major Use Permit decision for the proposed project (Attachments B), include detailed discussions for each finding in accordance with Section 7358 of the Zoning Ordinance.

5. Applicable County Regulations

Table D-4: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
Resource Protection Ordinance (RPO)	The project has been found to be consistent with the RPO because the projects would not impact any wetlands, floodways/floodplains, steep slopes, or sensitive habitat lands. The project site has been surveyed, and it has been determined that the project site does contain archaeological sites. Impacts would be avoided pursuant to the RPO.
San Diego County Consolidated Fire Code	An FPP Letter has been prepared for the proposed project. The FPP Letter would ensure that the project would implement particular design measures to ensure compliance with the San Diego County Consolidated Fire Code.
Watershed Protection Ordinance (WPO)	A Stormwater Management Plan has been prepared for the project and has been found to be in compliance with the WPO.
Light Pollution Code	Nighttime lighting during operations would be restricted to minimal maintenance and security lighting. All project lighting would be directed downward, would be shielded and would comply with the County of San Diego Light Pollution Code.
Noise Ordinance	A Noise Report has been prepared for the project and determined the project would comply with the requirements of the County Noise Ordinance.
Groundwater Ordinance	The Freedom Ranch project is not located in a currently identified overdrafted basin. The project would use groundwater from an on-site well. A groundwater investigation was prepared and concludes that impacts to groundwater resources would be less than significant. To ensure that groundwater is pumped in accordance with the sustainable rate identified within the groundwater investigation, the applicant will implement a Groundwater Monitoring and Management Plan (GMMP). With the use of groundwater in the specified and conditioned quantities, overdraft conditions are not foreseeable.

6. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) because a Mitigated Negative Declaration under CEQA was prepared and was available during

Public Review from August 28, 2014 to October 2, 2014, on file under PDS2012-3910-1221002 (ER). The project, as designed, would not cause any significant effects on the environment. Details of these mitigation measures can be found in the Form of Decision (Attachment B).

E. COMMUNITY PLANNING GROUP

Throughout the processing of the project, the Campo/Lake Morena Community Planning Group (CPG) has discussed and taken several actions on the project:

- On December 2, 2013, the Campo/Lake Morena Community Planning Group recommended approval with the waiver of curbs and gutters, by a vote of 8-0-0-1 (Ayes – 8, Noes – 0, Abstain – 0, Vacant – 0, Absent – 1).
- On February 24, 2014, the Campo/Lake Morena Community Planning Group recommended approval by a vote of 6-0-0-3 (Ayes – 6, Noes – 0, Abstain – 0, Vacant – 0, Absent – 3).
- On October 27, 2014, the Campo/Lake Morena Community Planning Group recommended conditional approval by a vote of 9-0-0-0 (Ayes – 9, Noes – 0, Abstain – 0, Vacant – 0, Absent – 0). The CPG concerns relate to project operations negatively impacting surrounding properties. The CPG concerns have been addressed through project design, MUP conditions of approval and by mandatory Ordinance compliance.

The CPG action sheet, minutes, and email correspondence are found in Attachment E.

F. PUBLIC INPUT

The project was noticed to the surrounding neighbors upon submittal. During the public review period for the Mitigated Negative Declaration, a total of four comment letters were received. The concerns raised in the comments included potential impacts to water quality, water quantity and use compatibility issues. Responses to these comments can be found in the Environmental Documentation in Attachment C.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission:

- a. Adopt the environmental findings included in Attachment D, which includes the adoption of a Mitigated Negative Declaration.
- b. Grant MUP PDS2012-3301-74-011-07 (MUP), which includes the requirements and conditions set forth in the Major Use Permit Form of Decision in Attachment B.

Report Prepared By:
Robert Hingtgen, Project Manager
858-694-3712
robert.hingtgen@sdcounty.ca.gov

Report Approved By:
Mark Wardlaw, Director
858-694-2962
mark.wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: _____

MARK WARDLAW, DIRECTOR

ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2012-3301-74-011-07 (MUP)
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Ownership Disclosure

Attachment A – Planning Documentation

**Attachment B – Form of Decision Approving
PDS2012-3301-74-011-07 (MUP)**

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

Attachment F – Ownership Disclosure