



# County of San Diego

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## NOTICE OF PREPARATION DOCUMENTATION

**DATE:** April 10, 2014

**PROJECT NAME:** Rough Acres Ranch

**PROJECT NUMBER(S):** PDS2012-3300-12-021 (MUP);

**PROJECT APPLICANT:** Jeff Hamann, Rough Acres Foundation

**ENVIRONMENTAL REVIEW NUMBER:** PDS2012-3910-1221005 (ER)

### PROJECT DESCRIPTION:

The Rough Acres Ranch project consists of a Major Use Permit is for a Conference / Retreat and Wellness Center and Campground Facility located on 713 acres. The project site is located in the community of Boulevard in the unincorporated County of San Diego.

The Conference/Retreat and Wellness Center and Campground Facility (Major Use Permit P12-021) will retain the following existing uses on-site: 22 bungalows, a lodge, a bunk house, one residence, an agricultural building, hay barn, corrals, a cold room building, an auxiliary building, restroom facilities, a kitchen/communal living area, and an existing helipad recently built by SDGE. The helipad is to be utilized as an emergency helicopter facility. Existing uses to be re-built as part of this project include an existing guesthouse and three existing poultry coops.

The project would add two campground areas including 149 campsites (both dry and full hookups), 2 clubhouses, 2 swimming pools, an equestrian center, a 200 person amphitheater, an archery course, a skeet shooting range, a multi-purpose athletic field, and improving and widening several un-paved roads. The project would also include three new ranch residences (two for employee housing and one for transient habitation), plus an additional ranch residence for transient housing that would be schedule for reconstruction. Except for the fourth ranch residence, the former three will have an adjacent storage building. The project will be served by onsite septic and local groundwater. The project would be supported by approximately 10 permanent and 20 temporary staff. Maximum occupancy would not exceed 2,600 people. Total project grading is anticipated to be 7,500 cubic yards of balanced cut and fill. The project will include five phases of construction of the facilities over a five-year period. The project proposes access from McCain Valley Road. A new secondary access road would provide secondary access, which would connect Ribbonwood Road to the southern portion of

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the project site. This road would also provide secondary access to neighbors, as well as to local correctional and border patrol facilities.

The site is subject to the General Plan Regional Category Rural Lands with a Land Use Designation of RL-80 (1 dwelling unit per 80-acres). Per the County's Zoning Ordinance, the Campground Facility would be classified as Transient Habitation (Zoning Ordinance § 1545) as its primary use. Zoning for the site is A72 General Agricultural which allows Transient Habitation with approval of a Major Use Permit.

**PROJECT LOCATION:**

The project is located at 2750 McCain Valley Road, Boulevard, CA 91905.

Thomas Brothers Coordinates: Page 430 Grid D/7, Page 1300, Grids E/1, G/1, E/2, F/2, G/2

**PROBABLE ENVIRONMENTAL EFFECTS:**

The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following is a list of the subject areas to be analyzed in the EIR and the particular issues of concern:

- |                                       |                                    |
|---------------------------------------|------------------------------------|
| Aesthetics/Visual Resources           | Utilities & Service Systems        |
| Biological Resources                  | Geology and Soils                  |
| Air Quality                           | Hydrology & Water Quality          |
| Greenhouse Gas                        | Noise                              |
| Transportation                        | Mandatory Findings of Significance |
| Land Use & Planning                   |                                    |
| Cultural, Historical & Archaeological |                                    |
| Hazards & Hazardous Materials         |                                    |

**Attachments:**

- Project Regional Location Map
- Project Detailed Location Map
- Plot Plan Exhibit
- Environmental Initial Study