



The County of San Diego

Planning Commission Hearing Report

Date:	July 20, 2018	Case/File No.:	Mountain Valley Ranch Event Barn; PDS2017-MUP-03-035W1, PDS2017-ER-03-09-013A
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Major Use Permit Modification for Event Facility
Time:	9:00 a.m.	Location:	842 Highway 78, Ramona
Agenda Item:	#1	General Plan:	Semi-Rural (SR-2)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	General Agricultural (A72)
Applicant/Owner:	MJJM, LLC	Community:	Ramona Community Plan Area
Environmental:	CEQA §15164 Addendum	APN:	281-484-43

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to evaluate the proposed Major Use Permit (MUP) Modification for an event facility, determine if the required findings can be made and, if so, take the following actions:

- a. Adopt the Environmental Findings which includes a finding that the previously adopted MND is adequate with an Addendum, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164 (Attachment D).
- b. Grant MUP PDS2017-MUP-03-035W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

2. 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 Ramona Community 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?

Based on staff's analysis, it is the position of Planning & Development Services (PDS) that the required findings can be made. Staff recommends approval of the MUP Modification with the conditions noted in the attached Form of Decision (Attachment B).

B. BACKGROUND

The Planning Commission approved a MUP (MUP-03-035) on the subject property in 2010 for a participant based equestrian event facility with associated parking and lighting within an equestrian arena on the northwestern corner of the property. The MUP allows the equestrian facility to be used for organized participant based horse riding events year-round, primarily on the weekends, with a maximum permitted attendance of 150 persons. Events include junior rodeos, barrel races, team roping, community horse shows, clinics, and 4-H meetings. The original MUP was obtained to correct a zoning violation for the unpermitted operation of the equestrian event facility, therefore the footprint of the MUP was confined only to the equestrian event facility and associated parking area. The footprint of the original MUP encompasses 4.3 acres of the 25-acre property, and has an entrance on Magnolia Avenue which is separate from the entrance to the MUP Modification area.

The proposed MUP Modification is requested to correct a zoning violation for the unpermitted operation of an existing barn on the property for events such as weddings and birthday parties, as well as a seasonal pumpkin patch and Christmas tree farm. An Administrative Warning (see Attachment F) was issued to the property owners on June 26, 2014 for the rental of the barn structure without a permit, as the use of the barn for events was not included in the approval of MUP-03-035.

C. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a MUP Modification for the use of an existing agricultural barn for private events. The 25-acre property is located directly north of State Route 78 (SR-78) in the Ramona Community Plan area within the unincorporated County (Figure 1).

The MUP Modification proposes to expand the originally approved MUP to include approximately 5.5 acres for the purpose of holding events such as weddings, parties, a pumpkin patch, and a Christmas tree farm. The 5.5-acre expansion area is located on the southeastern corner of the property, and includes an existing 2,461 square foot barn, existing small shade structures, an existing outdoor grass area, an existing dirt parking area with a 116 car capacity, and an existing gated driveway entrance off of SR-78 (Figure 2). No new structures are proposed with the project; some construction or repairs would be required to obtain appropriate building, electrical, and/or plumbing permits to ensure the barn structure meets current code requirements. Additionally, an interior remodel of the existing offices on the north side of the barn structure is proposed to accommodate men's and women's restrooms.

The facility will be used for a wide variety of events throughout the year. Public events such as weddings, birthdays, anniversaries, family reunions, quinceañeras, and other similar parties and celebrations will primarily take place on the weekends from January through June, with limited events taking place July through December. Maximum allowed attendance will be 120 guests plus approximately 10 support personnel, and event hours will be limited to 10:00AM to 10:00PM. The project has been conditioned to limit all events to the maximum allowed attendance at any given time, and to maintain the appropriate hours of operation including to stop music and other noise

generating activities at 10:00pm. Ceremonies will take place either inside the barn structure or in the existing outdoor grass area to the east of the barn, and receptions will take place inside the barn.

Beginning the last week of September through October 31st, a pumpkin patch is operated with activities such as a corn maze, corn cannon, animal exhibit, pumpkin field, and a picnic area. Hours of operation are from 9:00AM to 6:00PM, and the applicant has indicated there will be approximately 250 average daily visitors, with the peak being approximately 100 visitors at a given time. Pumpkin sales will take place within the existing barn, and customers will be able to participate in the listed activities within the 5.5-acre MUP Modification expansion area. Beginning the day after Thanksgiving through December 22nd, the facility operates a Christmas tree farm. Average daily visitors to the Christmas tree farm, as indicated by the applicant, are approximately 80 individuals. These events are also subject to the maximum allowed attendance of 120 guests at any given time.

The MUP Modification area is served by an on-site septic system which has been conditioned to be upgraded to accommodate increased wastewater flows. Water service is provided by the Ramona Municipal Water District. The proposed MUP Modification will not involve grading, but will include a 1,300 square foot paved drive aisle for parking lot access to satisfy requirements for fire department access and accessible parking.

Please refer to Attachment A – Planning Documentation, to view the Plot Plan and elevations.

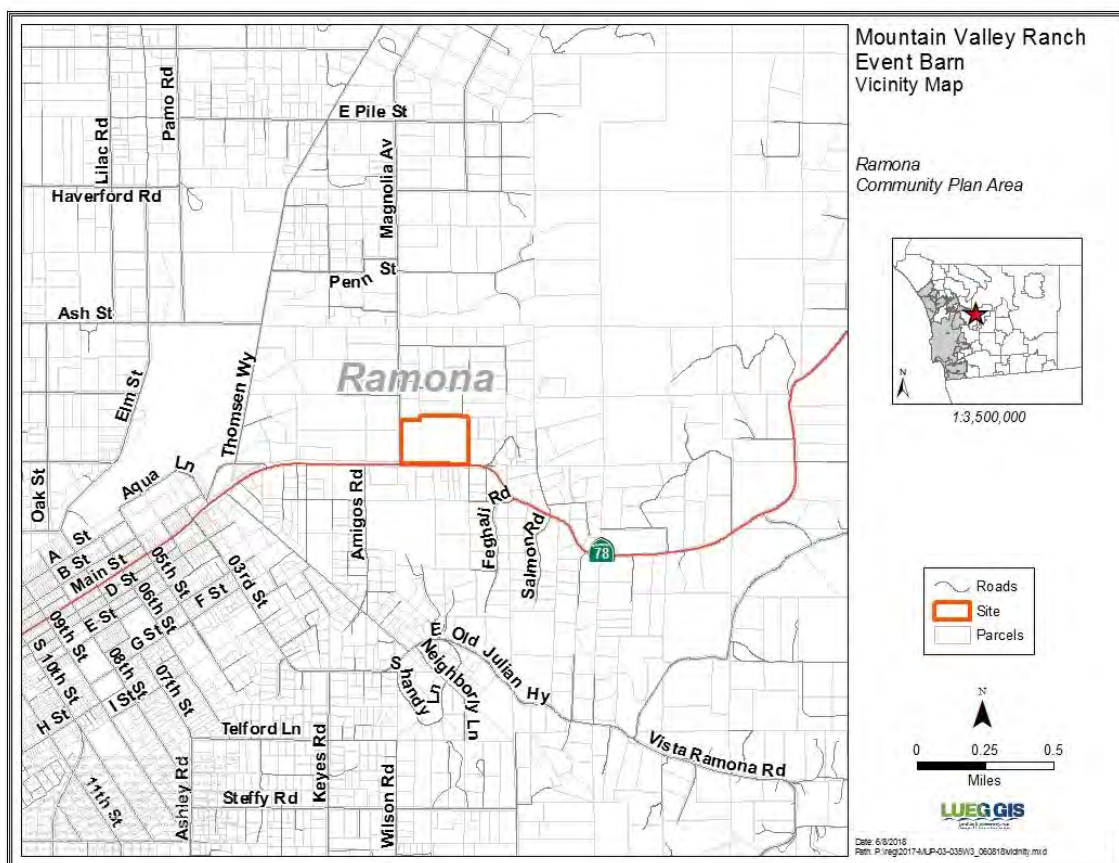


Figure 1: Vicinity Map

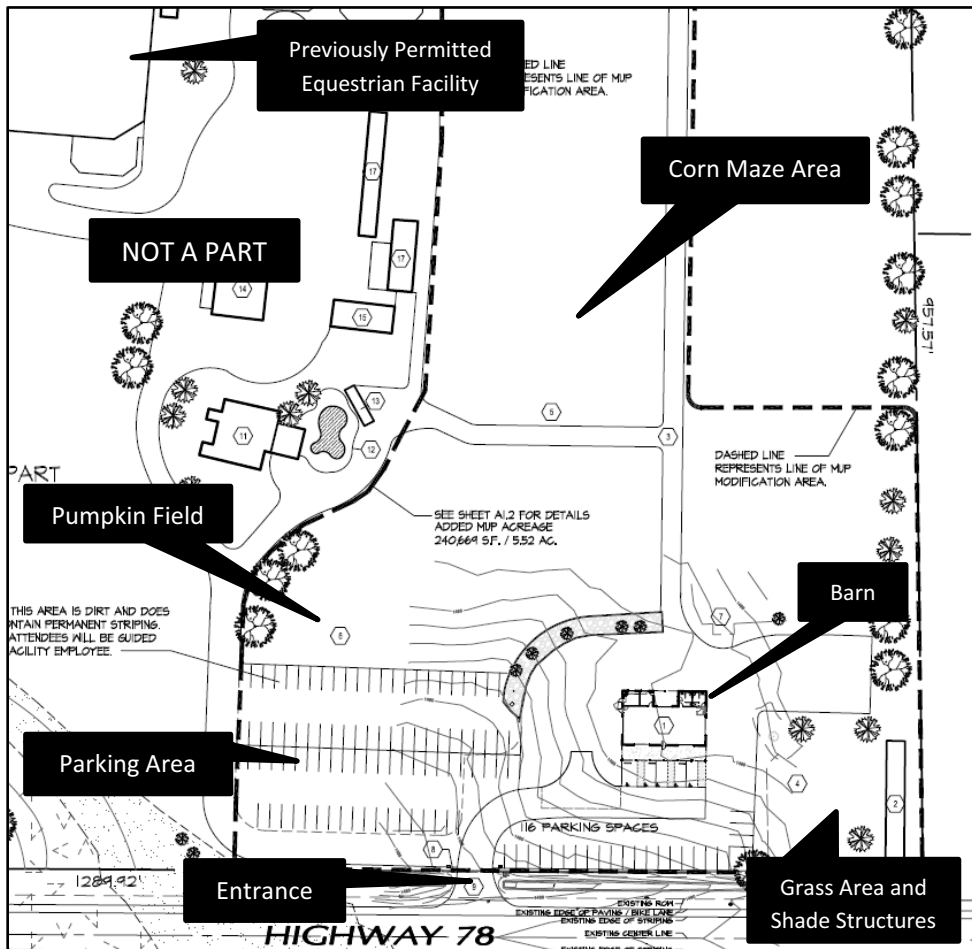


Figure 2: Plot Plan



Figure 3: Photograph of existing barn and parking area looking northeast from SR-78

2. Subject Property and Surrounding Land Uses

The project is located north of and adjacent to SR-78 and south of Magnolia Heights Road, between Magnolia Avenue and Rancho Allen Lane. The project site is primarily flat with moderate slopes in the southwestern corner where there is an existing 100-year floodway (see Figure 4). In addition to the equestrian facility and event barn, the 25-acre property has an existing single family residence and associated accessory structures which are not part of the MUP.

Surrounding land uses consist primarily of residential and agricultural uses. To the north and east are single family residences on approximately 2-acre lots; to the west are 10-acre lots and larger with residential and agricultural uses; and to the south are 2-acre lots and larger with residential and commercial uses, and vacant lots (Figures 4 and 5). Table C-1 provides a summary of the surrounding land uses.

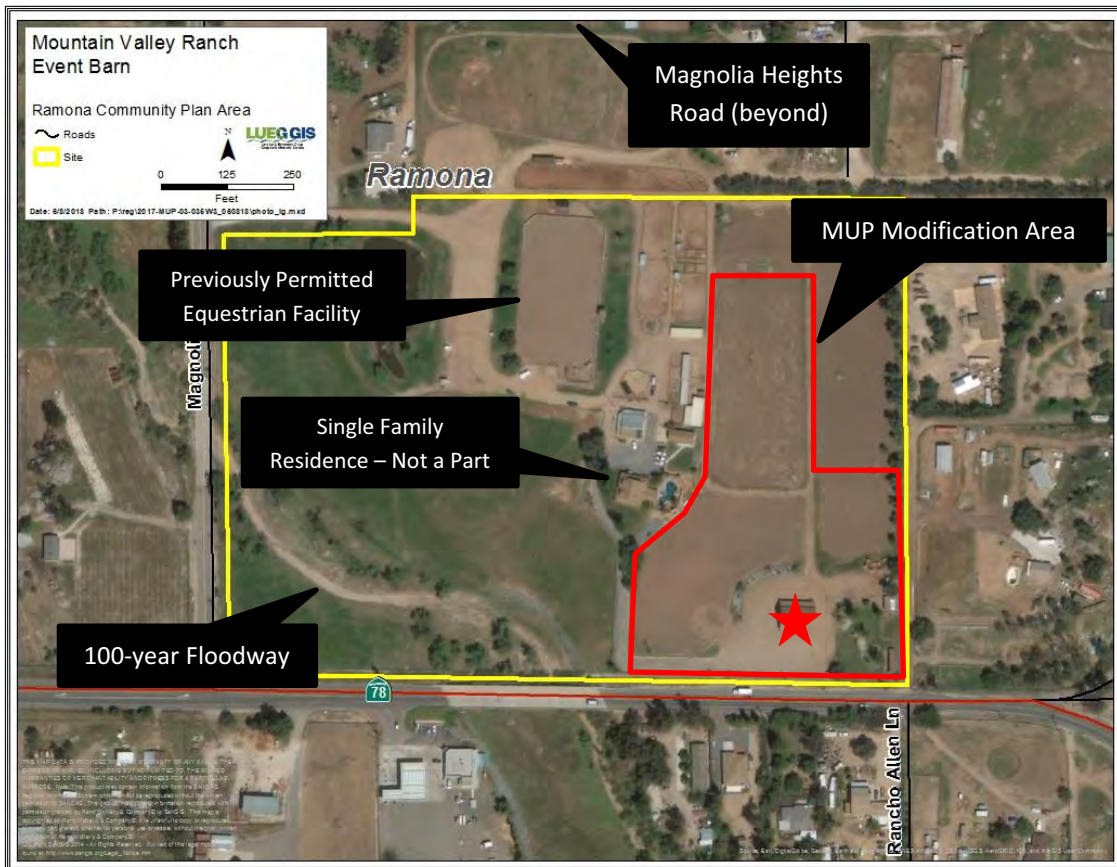


Figure 4: Location of the proposed expansion area – existing barn is shown as the red star.



Figure 5: Aerial Photograph

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential	A70	Magnolia Heights	Residential, Rural, Vacant Land
East	Semi-Rural Residential	A72	None	Residential, Rural, Vacant Land
South	Semi-Rural Residential	A70, A72	SR-78	Residential, Rural, Vacant Land
West	Semi-Rural Residential	A70, A72	Magnolia Ave	Residential, Rural, Vacant Land

D. ANALYSIS AND DISCUSSION

The project has been reviewed for conformance with all relevant ordinances and guidelines, including, but not limited to the San Diego County General Plan, the Ramona Community Plan, the County Zoning Ordinance, and CEQA Guidelines. A detailed discussion of the project's technical analysis and consistency with applicable codes, policies, and ordinances is described on the following pages. The following items, among others, were reviewed throughout the project's processing:

1. Project Analysis

Noise

The project was reviewed for compliance with the County of San Diego General Plan Noise Element (Noise Element) and County Noise Ordinance. Pursuant the County Noise Ordinance and based on the zoning of the site, the project is subject to a 45 decibel (dBA) noise standard during the most restrictive nighttime hours of 10PM to 7AM, and 50 dBA noise standard during the daytime hours of 7AM to 10PM.

Primary noise sources associated with the project are generated from events which use amplified music. The events are conditioned to occur only during the hours of 10AM to 10PM. No generator units or other noise generating equipment is proposed to be used for the project aside from amplified music during events.

Based on the noise report prepared for the project, noise impacts will be less than significant. To ensure compliance with the Noise Ordinance, the project has been conditioned to close the existing northern and eastern roll up doors on the barn while amplified music is operational. According to the noise report, this project design feature will reduce event noise levels to below the 50 dBA hourly standard along all property lines. As an ongoing condition, the project is required to conform to all County noise requirements.

With the incorporation of the conditions of approval described above and further detailed in the Form of Decision (Attachment B), it has been determined that the project complies with the County Noise Ordinance and the Noise Element.

Community Character

The proposed MUP Modification will include the expansion of permitted uses on the property. No expansion of existing structures or new structures are proposed, however, an interior remodel to the existing office space on the north side of the barn is proposed to accommodate men's and women's restrooms.

Equestrian and event facilities such as this are common within nearby residential and agricultural areas. Weddings and similar events, as well as the pumpkin patch and Christmas tree farm, are allowed uses under the Zoning Ordinance General Agricultural Use Regulation with approval of a MUP. The existing visual character and quality of the project site and surrounding area can be characterized primarily as rural residential, with agricultural uses and small commercial operations, such as wineries, small stores, and restaurants, on relatively flat to sloping grades.

With the proposed MUP Modification, the character of the project site would not be modified. No new structures are proposed, and limited paving within the parking area will occur, which will help to maintain the rural and agricultural character of the property.

Traffic

A Focused Traffic Analysis was prepared and concluded that the proposed project will not have a significant impact to surrounding roads. The increase in trips due to proposed events will not significantly impact any road segment or intersections nearby. No significant traffic impacts will occur with implementation of the proposed MUP Modification. The project will be required to contribute to the Traffic Impact Fee program to mitigate for cumulative impacts.

2. General Plan Consistency

The site is subject to the General Plan Semi-Rural (SR-2) Land Use Designation. 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
LU-2.8: Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.	The proposed project consists of expanding the allowed uses on a property, and does not involve any construction of new structures. Any noise associated with the proposed uses, including weddings and other events, will be moderated by project design features and conditioned to remain compliant with the County Noise Ordinance.
LU-6.5: Sustainable Stormwater Management. 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.	A Standard Project Stormwater Quality Management Plan (SWQMP) was prepared, and a drainage certification was submitted, which demonstrates that the proposed MUP Modification will not increase stormwater discharge and will not adversely affect existing drainage conditions or downstream facilities.
LU-10.2: Development-Environmental Resource Relationship. 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.	The existing project site is compatible with the rural nature of the surrounding community as it is an agricultural building surrounded by a rustic parking and gathering area. The MUP Modification does not propose to alter the existing structure or surrounding area, therefore conserving the rural character of the community.

General Plan Policy	Explanation of Project Conformance
<p>LU-14.2: Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonable expected demands.</p>	<p>The project wastewater disposal will be handled by an expansion of an existing wastewater treatment system. The preliminary design has been accepted by the Department of Environmental Health (DEH), and the project has been conditioned to obtain final approval of the design and installation of the systems from DEH during processing of the building permit.</p>
<p>POLICY COS 4.1 – Water Conservation. 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 proposed project does not include any landscaping, thereby minimizing the water required for operation.</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 project is directly adjacent to County General Plan Designated Scenic Highway State Route 78. The project site, with the existing barn and agricultural operations, is visible from SR-78 (see Figure 3). However, because it is currently compatible with the rural community character, the use of the event venue does not adversely affect the designated scenic corridor. The proposed MUP Modification does not include any construction or alteration to the exterior of the existing barn, and will continue to contribute to the rural character of the community.</p>

3. Ramona Community Plan Consistency

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

Table D-2: Community Plan Conformance

Ramona Community Plan Policy	Explanation of Project Conformance
Goal LU 1.1 – The rural atmosphere of the Ramona Community is preserved and enhanced, while encouraging a balance of land uses that are compatible with a country lifestyle.	The proposed project, which includes the use of an existing agricultural barn for public events, will preserve and maintain the rural atmosphere and community character of the Ramona community.
Goal N 1.1 – Adequate control of noise sources in the planning area and an environment free of excessive and damaging noise.	The proposed project was analyzed for compliance with County noise regulations. The Noise Report prepared for the project concluded that with design features implemented, the use of the existing property and barn for events would not exceed County noise standards.

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the General Agricultural (A72) zone with the incorporation of conditions of approval (See Table D-3).

Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A72	Yes, upon issuance of MUP.
Animal Regulation:	W	N/A
Density:	-	N/A
Lot Size:	2 Acres	N/A
Building Type:	C	N/A
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	S	Yes

Development Standard	Proposed/Provided	Complies?
Section 2725.c of the Zoning Ordinance allows for Participant Sports and Recreation: Outdoor upon issuance of a MUP.	The project is for the expansion of uses on the subject property to include weddings and other similar events, which are classified as Participant Sports and Recreation: Outdoor. Therefore, the project will comply with the A72 Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP

Development Standard	Proposed/Provided	Complies?
	Regulations upon approval of a MUP.	
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The existing structures on-site do not exceed 35 feet in height. The existing barn is 30 feet tall. No other structures or modifications to existing structures are proposed.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The proposed MUP Modification expansion area is located outside of all required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 7358 of the Zoning Ordinance requires that findings be made for the Major Use Permit. Among other things, these findings require 1) neighborhood compatibility; 2) harmony in scale, bulk and coverage; and 3) consistency with the General Plan.	The project has been found to be compatible with the surrounding area and structures due to the existing rural character of the project site and existing structures. As demonstrated in Section C-2 of this report, the project has been found to be consistent with the San Diego County General Plan. A complete analysis of the MUP Findings can be found in the Form of Decision (Attachment B).	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP

5. Applicable County Regulations

Table D-4: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
1. 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. Therefore it has been found that the proposed project complies with the RPO.
2. County Consolidated Fire Code	The project has been reviewed by the County Fire Authority and has been found to comply with the County Consolidated Fire Code.

3. 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.
4. Light Pollution Code	The project will implement minimal outdoor lighting, and will comply with the Light Pollution Code.
5. Watershed Protection Ordinance (WPO)	A Standard Project SWQMP was prepared for the project in compliance with the WPO.

6. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with the CEQA Guidelines and the project qualifies as an Addendum pursuant to CEQA Guidelines Section 15162 through 15164 to the previously adopted Mitigated Negative Declaration (MND). The Addendum is on file with PDS as Environmental Review Number 03-09-013A. The project as designed will not cause any new significant effects on the environment which require mitigation measures, as there are no new significant impacts or more severe impacts than what was analyzed in the previous MND.

E. COMMUNITY PLANNING GROUP

On March 8, 2017, the Ramona Community Planning Group (CPG) voted to recommend approval of the project by a vote of 13-0-2-0 (Ayes – 13, Noes – 0, Absent – 2, Vacant – 0). The Ramona CPG meeting minutes are included in Attachment E.

F. PUBLIC INPUT

Staff did not receive any phone calls from neighbors opposing or requesting additional information about the proposed project. No written comments were received as a result of the public notices sent at the time of project application.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

- a. Adopt the Environmental Findings included in Attachment D which includes a finding that the previously adopted MND is adequate with an Addendum, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164.
- b. Grant MUP PDS2017-MUP-03-035W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

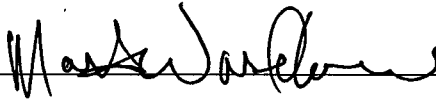
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Report Approved By:

Mark Wardlaw, Director
858-694-2962
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AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2017-MUP-03-035W1
Attachment C – Environmental Documentation
Attachment D – Environmental Findings
Attachment E – Public Documentation
Attachment F – Administrative Warning
Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

642 HIGHWAY 78
 RAYMONA, CALIFORNIA 92065

PLANS PREPARED BY:
KIRK MOELLER
760-803-8006

ARCHITECTURAL	
AC.1	COVER SHEET
AC.2	GENERAL NOTES
AC.3	DEBILITATED ACCESS REQUIREMENTS
AC.4	GREEN BUILDING NOTES
AC.5	GREEN BUILDING NOTES
AI.1	LIFE PLAN
AI.2	FLOOD PLAN
AI.3	MOOR PLAN
AI.4	ENLARGED RESTROOM PLAN
AI.5	BUILDING ELEVATIONS
AI.6	BUILDING ELEVATIONS
AD.1	ARCHITECTURAL DETAILS
AD.2	ARCHITECTURAL DETAILS

MIN. PLAYING FORTUNE COUNT: CPC TABLE 422 * & TABLE A.2 EXT-INT RM																
	REGULAR								PHONIC							
	CST		W	TH	1st	2nd	3rd	4th	CST		W	TH	1st	2nd	3rd	4th
1st FLR	1	2	1	1	1	0	0	1	1	2	1	1	1	0	0	1
TOTAL	1	2	1	1	1	0	0	1	1	2	1	1	1	0	0	1

OWNER: JTB ASSOCIATES
CONTACT: JOHN MORRIS
1500 S. DOWNSIDE BL, SUITE 1
ALBUQUERQUE, NM 87102
504-741-7871

CHAL: 44-00-00 COSTAL ENGINEERING & SURVEYING INC
CONTACT: DALE UGAY
310 VIA VERACRUZ #220
SAN FRANCISCO, CA 94118
415-775-0474

ARCH/ECT: KIM MILLER
1201 WEST SHORELINE
SAN FRANCISCO, CALIFORNIA 94128
708-613-0408
N/A# 14466000000000

STRUCTURAL: R2 ENGINEERING
CONTACT: BRETT BANCY
5000 DAVIS ST
BOSTON, MA 02118

Date: 4-30-05
Project: MTH VALLEY RANCH
File: ADJ
Revisions:
1
2
3

A0.1

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PLANS PREPARED BY:
KIRK MOELLER
160-809-0006

MOUNTAIN VALLEY RANCH

842 HIGHWAY 78
RAMONA, CALIFORNIA 92065

1 - 20

Date	4-30-18
Project	MTN. VALLEY RANCH
File	ALL
Revisions	
Δ	
Δ	
Δ	

Sheet Title
SITE PLAN

Sheet Number

A1.1

OWNER:
MLK LLC
CONTACT: MARIE BATTAGLIA
842 HIGHWAY 78
RAMONA, CA 92065
760-700-0000

APPLICANT:
MOUNTAIN VALLEY RANCH, INC.
CONTACT: MARIE BATTAGLIA
842 HIGHWAY 78
RAMONA, CA 92065
760-700-0000

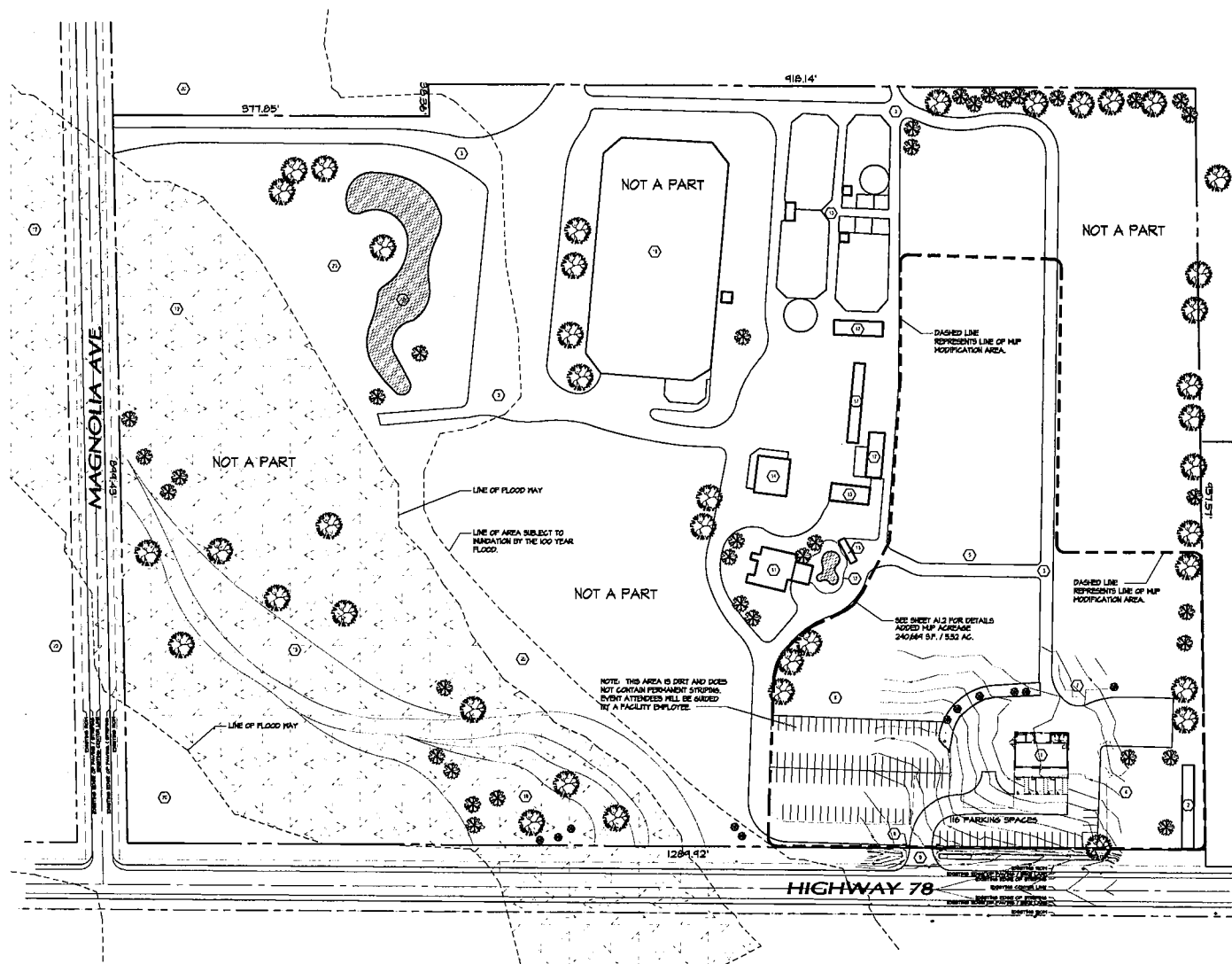
ASSESSOR'S PARCEL:
281-404-46-00

SITE ADDRESS:
842 HIGHWAY 78
RAMONA, CA

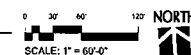
PROJECT DESCRIPTION:
MODIFICATION OF EXISTING MAJOR USE PERMIT P05-005

SITE PLAN NOTES:
① EXISTING BARN - 2,946 S.F.
② SHADE STRUCTURES (SHRIMP, EXHIBIT) - 1,401 S.F.
③ EXISTING DIRT ROAD TYPICAL
④ OUTDOOR CORSEYORY & PIGING AREA
⑤ CORN MAZE AREA
⑥ PUMPKIN FIELD
⑦ CORN CANNON
⑧ LOCATION OF EXISTING ENTRY GATE (DIP MAZE X 3'-6" TALL)
⑨ DRIVEWAY ENTRANCE
⑩ EXISTING HORSE PENS - 504 S.F., COVERED AREA
⑪ EXISTING HOUSE - 3,201 S.F.
⑫ EXISTING POOL, FENCE
⑬ EXISTING POOL, SHADE - 230 S.F.
⑭ EXISTING WORKSHOP - 1,180 S.F.
⑮ CABANA - 104 S.F.
⑯ EXISTING POND
⑰ EXISTING ANIMAL PENS - 1,075 S.F., 1,281 S.F., 1,044 S.F.
⑱ EXISTING RIDING AREA
⑲ AREA OF FLOODED HAY
⑳ AREA SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD

SITE



SITE PLAN



OWNER:
 HLM LLC
 20000 HARBOR BATTALIA
 842 HIGHWAY 78
 RAMONA, CA 92065
 760-760-5900

APPLICANT:
 MOUNTAIN VALLEY RANCH INC.
 20000 HARBOR BATTALIA
 842 HIGHWAY 78
 RAMONA, CA 92065
 760-760-5900

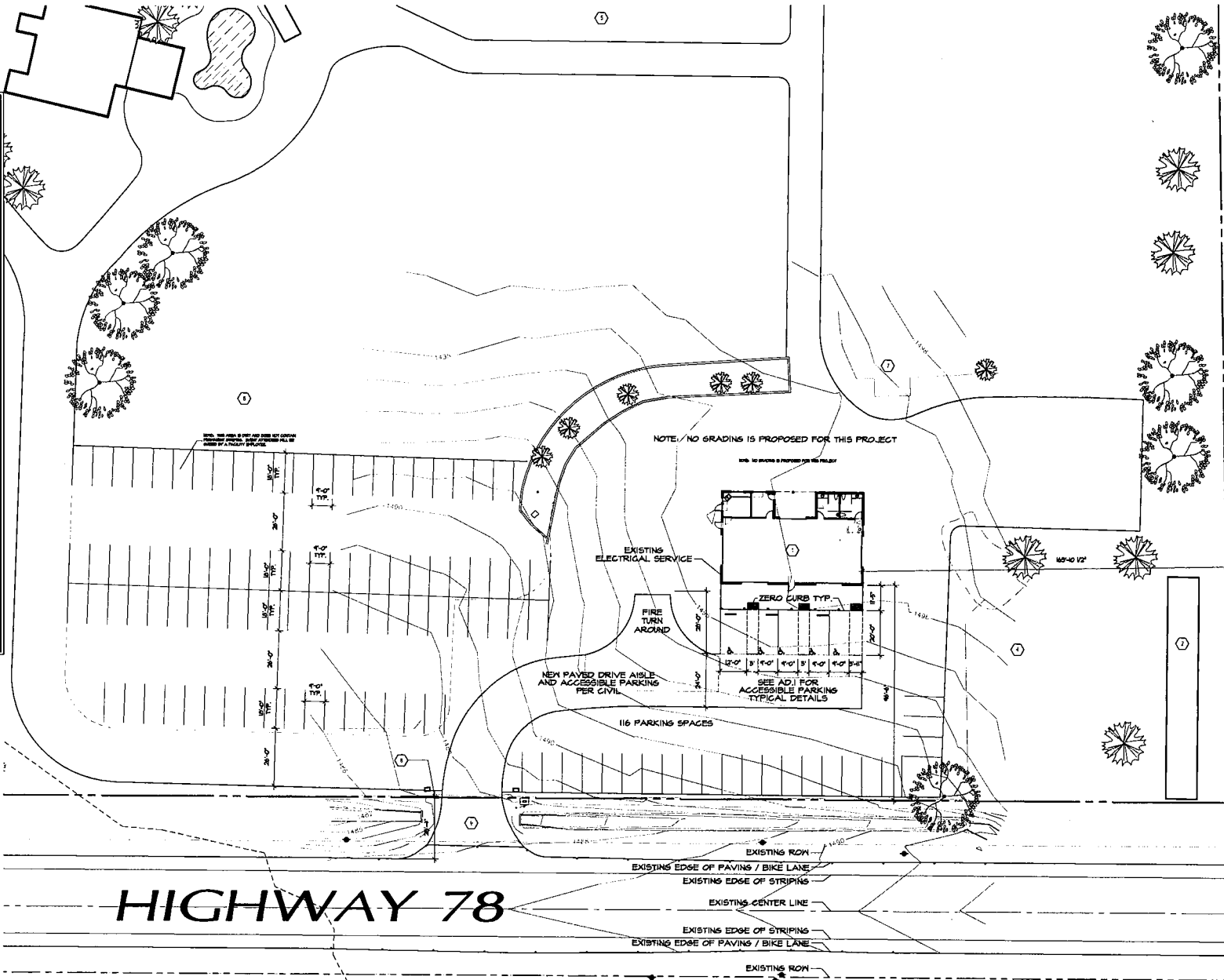
ASSESSOR'S PARCEL:
 280-004-000

SITE ADDRESS:
 842 HIGHWAY 78
 RAMONA, CA

PROJECT DESCRIPTION:
 MODIFICATION OF EXISTING MAJOR USE PERMIT FOR 200

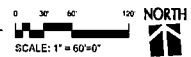
SITE PLAN NOTES:
 (1) EXISTING BARN - 3,444 S.F.
 (2) SHED STRUCTURES (ANIMAL EXHIBIT) - 1,400 S.F.
 (3) EXISTING DIRT ROAD TYPICAL
 (4) OUTDOOR GROUNDWATER PUMP AREA
 (5) CORN MAZE AREA
 (6) PUMPKIN FIELD
 (7) CORN CANON
 (8) LOCATION OF EXISTING ENTRY GATE (5' WIDE X 5'-4" TALL)
 (9) DRIVEWAY ENTRANCE
 (10) EXISTING HORSE POOL - 104 S.F. COVERED AREA
 (11) EXISTING HOUSE - 2,171 S.F.
 (12) EXISTING POOL FENCE
 (13) EXISTING POOL SHADE - 280 S.F.
 (14) EXISTING PORCH - 1,160 S.F.
 (15) GARAGE - 104 S.F.
 (16) EXISTING FORD
 (17) EXISTING ANIMAL POOL - 1,250 S.F., 1,201 S.F., 1,041 S.F.
 (18) EXISTING RIDING AREA
 (19) AREA OF FLOOD HAZ
 (20) AREA SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD

SITE



HIGHWAY 78

ENLARGED SITE PLAN PORTION



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PLANS PREPARED BY:
 KIRK MOELLER
 160-809-0006

MOUNTAIN VALLEY RANCH
 842 HIGHWAY 78
 RAMONA, CALIFORNIA 92065

Date:	4-30-08
Project:	MTN VALLEY RANCH
File:	All
Revised:	
By:	
Check:	

Sheet Title:
**ENLARGED
 SITE PLAN**

Sheet Number:

A1.2

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 WRITTEN CONSENT OF THE
 AUTHOR. THERE SHALL BE
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 FROM THESE DRAWINGS OR
 ACCOMPANYING SPECIFICATIONS
 WITHOUT THE WRITTEN CONSENT
 OF THE AUTHOR.

PLANS PREPARED BY:
 KIRK MOELLER
 160-805-8006

MOUNTAIN VALLEY RANCH

842 HIGHWAY 78
 RAMONA, CALIFORNIA 92065

1 - 22

Date: 2-28-08
 Project: Mtn Valley Ranch
 File: A21
 Revisions:

Sheet Title:
 FLOOR
 PLAN

Sheet Number:

A21

KEYNOTES - FLOOR PLAN

- ① CONCRETE FLOOR - SEE FLOOR SLAB REQUIREMENTS
- ② FINISH SURFACE AT ALL FLOORS IS TO BE A HARD TRIMMED FINISH
- ③ STRUCTURAL COLUMN - SEE 1" DRAWING FOR DIMENSIONS
- ④ LINE OF ROOF ABOVE AND BLAD BELOW
- ⑤ LINE OF WALLS AND PARTITIONS TO BE REMOVED - TYPICAL
- ⑥ CONTING HIDEOUT TO BE REMOVED AND FILLED WITH FIBERGLASS AND FINISHED TO MATCH EXISTING FINISHES
- ⑦ NEW EXTERIOR WALL LOCATION, VERIFY IF FIRE DEPARTMENT PRIOR TO INSTALLATION
- ⑧ LOCATION OF SELECTING PANELS
- ⑨ NEW HIDE
- ⑩ NEW HIDE - SMALL CORNER OF ONE REQUIREMENTS FOR ILLUMINATION AND POWER SUPPLY
- ⑪ EXISTING HIDEOUT TO BE REMOVED. PROVIDE NEW DOOR AND HIDEOUT TO MATCH EXISTING

GENERAL NOTES - FLOOR PLAN

- A. FIRE RISK LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- B. ALL EXISTING ARE TO THE FACE OF CONCRETE PANEL WALL, INSIDE OR FACE OF FINISH WALL.
- C. SEE G.A. DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
- D. SEE DOOR SCHEDULE FOR DOOR TYPES, SIZES, AND HARDWARE. SEE SCHEDULE FOR TYPICAL DETAIL.
- E. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL DEBRIS TO BE CHASED INCLUDING GAPS AND TRUCKS.
- F. PORTLAND CEMENT OF FINE-AGGREGATE WALLS, FLOORS, CEILINGS AND ROOF-CEILING SHALL BE FINISHED AS REQUIRED IN THE SPECIFICATIONS FOR AND TO.
- G. FINE AGGREGATE CONCRETE ARE NOT TO BE USED TO CONVEY AIR TO OR FROM ROOMS.
- H. ROOMS WITH BURNING PARTS AND A DOOR OPENING INTO A BURNED ROOM THE DOOR CANNOT BE USED, NOR CAN A LOUVER IN THE DOOR BE PROVIDED.
- I. ALL SMOKE DETECTORS TO BE POWERED AND OPERATED BY THE BUILDING FIRE ALARM SYSTEM.
- J. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO SIGN SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT.
- K. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH.
- L. WHEN EXITS ARE MORE THAN 14 FEET FROM MAIN ENTRANCE, AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED PER ALL APPLICABLE CODES. WHEN PROPRIETARY OR REDUCED RATION SERVICE OR SHALL BE PROVIDED WITH A LOCAL ALARM SIGNAL SHALL BE PROVIDED WITH A LOCAL ALARM SIGNAL AT A CONFINED LOCATION.
- M. PORTLAND CEMENT OF FINE-AGGREGATE WALLS, FLOORS, CEILINGS AND ROOF-CEILING SHALL BE FINISHED AS REQUIRED IN THE SPECIFICATIONS FOR AND TO.
- N. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN THE BUILDING IN ACCORDANCE WITH SECTION 104.
- O. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN THE TABLE 600.1.

INSULATION NOTES

EXTERIOR WALLS: NONE
 INTERIOR WALLS: NONE
 ROOF: NONE
 CEILING: NONE

PAINT NOTES

EXTERIOR PERVIOUS METAL:
 TWO COATS OF EXTERIOR LOAN ACRYLIC SEMI-GLOSS OVER
 BRP COAT OF GALVANIZED METAL PRIMER

EXTERIOR CONCRETE:
 TWO COATS OF EXTERIOR LOAN ACRYLIC FLAT

EXTERIOR METAL COLLARS & METAL TRUSSES:
 HEAVY BRP PRIMER - GRAY

INTERIOR PERVIOUS METAL:
 TWO COATS OF EXTERIOR LOAN ACRYLIC SEMI-GLOSS OVER
 BRP COAT OF GALVANIZED METAL PRIMER

EXTERIOR CONCRETE:
 TWO COATS OF EXTERIOR LOAN ACRYLIC FLAT OVER PRIMER

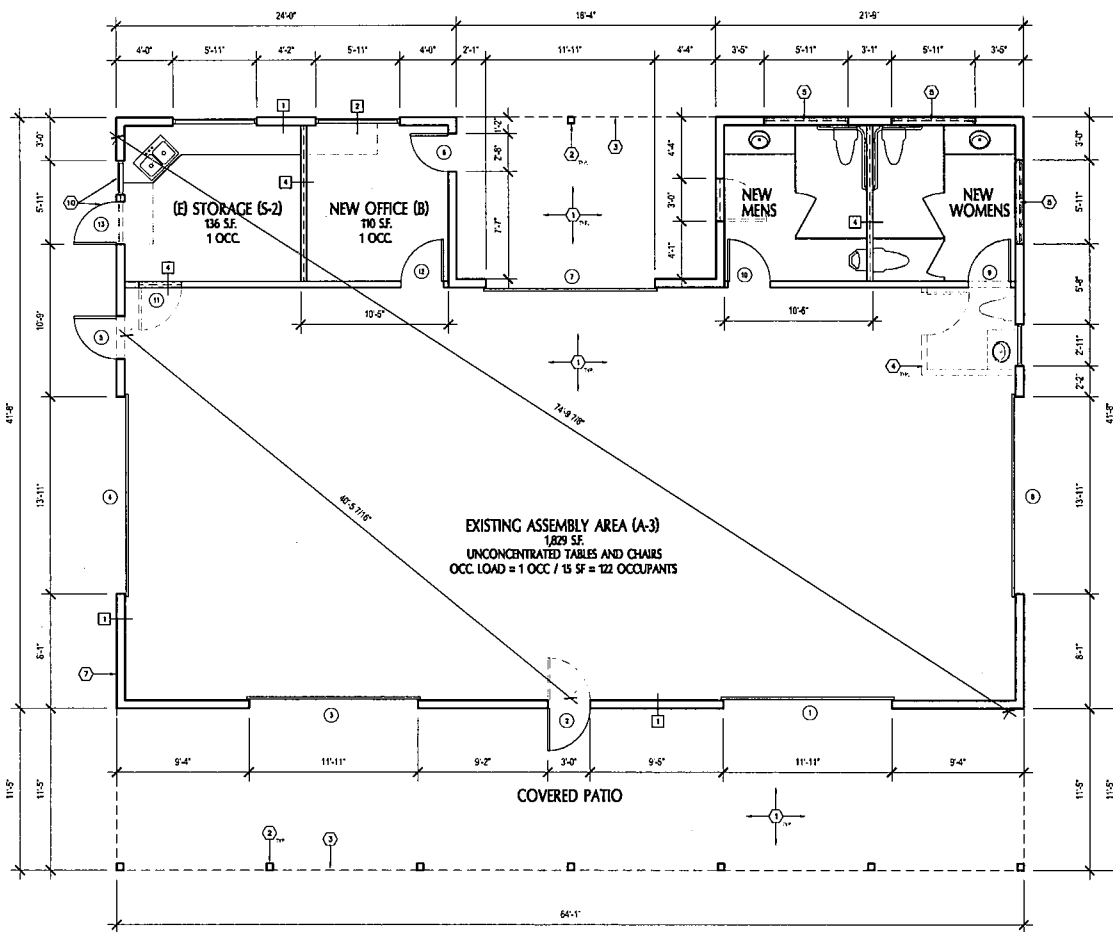
EXTERIOR HOOD OR ALUMINUM:
 TWO COATS LOAN ACRYLIC SEMI-GLOSS OVER PRIMER

NOTE: SEE INTERIOR DESIGN SHEETS FOR ADDITIONAL PAINT INFORMATION.

WALL LEGEND - ALL FLOOR PLANS

NOTE: ALL EXTERIOR BEARING WALLS, COLLARS AND BEAMS SHALL BE 3 HOUR CONSTRUCTION PER CBC TABLE 604 FOR TYPE IIB CONSTRUCTION.

- 1 EXTERIOR EXTERIOR WALL:
 2 X 4 STUDY FRAM & 2" OC. 1/2" MIN. 1/2" LAYER 5/8" TYPE 20 GYP. BO. ON INTERIOR SIDE AND EXTERIOR HOOD PAINTED BROWN AND TON
- 2 MASONRY EXTERIOR REFER TO ELEVATIONS
 SEE DETAILS NOT SHOWN
- 3 EXTERIOR INTERIOR WALL:
 2 X 4 STUDY FRAM & 2" OC. 1/2" MIN. 1/2" LAYER OF 5/8" GYP. BOARD OR 5/8" GYP. BOARD ON INTERIOR SIDE AND EXTERIOR HOOD PAINTED BROWN AND TON
- 4 NEW INTERIOR WALL:
 2 X 4 STUDY FRAM & 2" OC. 1/2" MIN. 1/2" LAYER OF 5/8" GYP. BOARD OR 5/8" GYP. BOARD ON INTERIOR SIDE AND EXTERIOR HOOD PAINTED BROWN AND TON

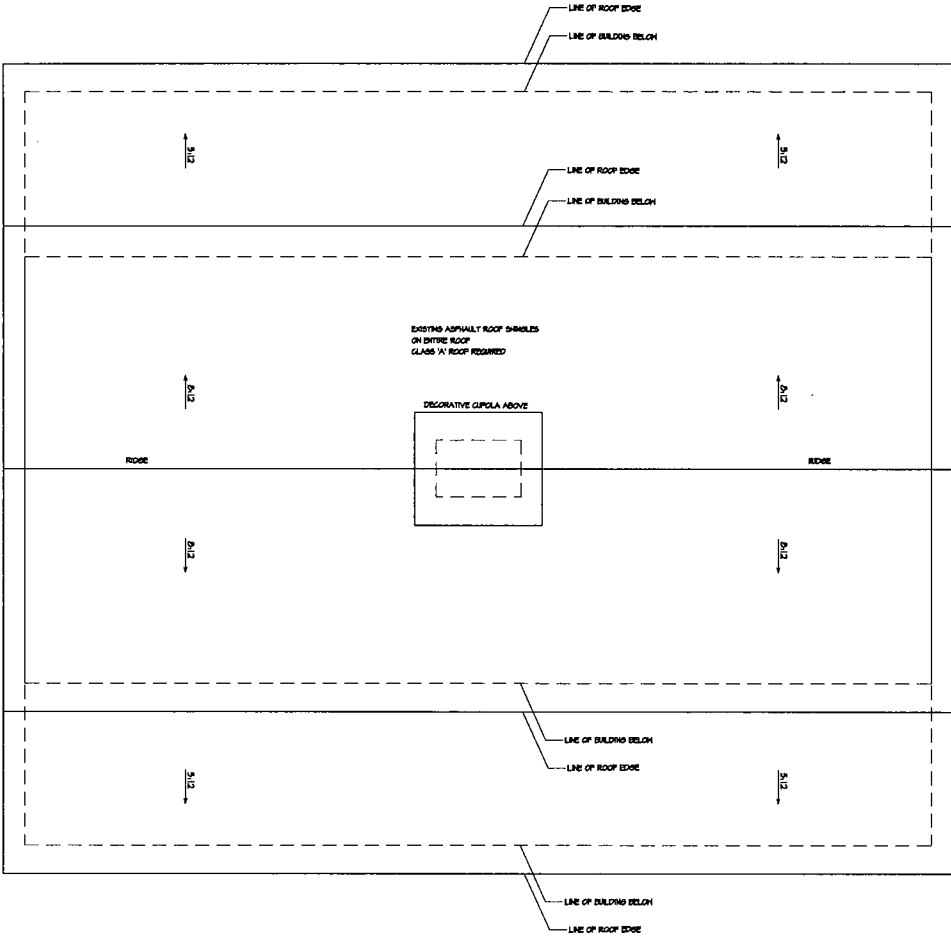


FIRST FLOOR PLAN

0 7 4 8 NORTH
 SCALE: 1/4" = 1'-0"

FIRENOTES

1. IN ROOF COVERINGS WHERE THE PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE AT THE DAVE BIDS SHALL BE FIRE STOPPED TO PRECLUDE ENTRY OF FLAMES OR EMBERS.
2. EXTERIOR WALL SURFACES MUST BE NON-COMBUSTIBLE. PLYWOOD OR 5/4" DROP SIDING MAY BE USED WITH AN UNDERLAY OF 1/2" FIRE RATED GYI. BO.
3. COMBUSTIBLE DAVES, SOFFITS AND PASSAGS SHALL BE CONSTRUCTED AS REQUIRED IN GUIDANCE DOCUMENT DPLU 196.
4. ALL VENTS (ROOF, FOUNDATION, COMBUSTION AIR, ETC.) MUST BE COVERED AND COVERED WITH 1/4" NON-COMBUSTIBLE, CORROSION-RESISTANT METAL MESH. TURBINE VENTS SHALL TURN IN ONE DIRECTION ONLY.
5. PAPER FACED INSUL. IS NOT PERMITTED IN ATTICS OR OTHER VENTILATED SPACES.
6. WINDOWS SHALL BE TEMPERED GLASS, MULTI-LAYERED GLASS PANELS OR GLASS BLOCK HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF VINYL SHALL HAVE WELDED CORNERS, METAL REINFORCED IN THE INTERLOCK AREA.
7. ATTIC VENTILATION SHALL NOT BE PERMITTED IN SOFFITS, RAKES, OR GABLE OVERHANGS.
8. GUTTERS AND DOWN SPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL, AND DESIGNED TO REDUCE AGGREGATION OF LEAF LITTER AND DEBRIS.
9. EXTERIOR DOORS SHALL BE APPROVED MORTON RESISTANT CONSTRUCTION, SOLID-CORE DOOR NOT LESS THAN 1 3/4" THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
10. ALL STRUCTURES HAVING ANY CHIMNEY, FLUE, OR STOVEPIPE ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE, OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT AND DEVICES, SHALL HAVE SUCH CHIMNEY, FLUE, OR STOVEPIPE EQUIPPED WITH AN APPROVED SPARK ARRESTER. SPARK ARRESTERS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. 12 GAUGE WELDED OR WOVEN WIRE MESH IN MAX. 1/2" OPENINGS OR CAST IRON PLATE IN 3/8" MAX. OPENING, OR OTHER MATERIAL FOUND SATISFACTORY BY THE PAUL.



ROOF PLAN

0 1 2 3 4 5 6 NORTH
SCALE: 1/4" = 1'-0"

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KIRK MOELLER
180-805-8006

MOUNTAIN VALLEY RANCH

842 HIGHWAY 78
RAMONA, CALIFORNIA 92065

1 - 23

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Project:	MTN. VALLEY RANCH
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Sheet Title:
ROOF
PLAN

Sheet Number:

A2.2

PLANS PREPARED BY:
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760-803-8006

842 HIGHWAY 78

1 - 24



TYPICAL ENLARGED RESTROOM PLAN 1/4" = 1'-0" 1

SEE A2.2 FOR TYPICAL RESTROOM DETAILS

SEE A2.2 FOR TYPICAL RESTROOM DETAILS

- ① HANDICAP ACCESSIBLE ELONGATED 12" X 14" FLUSH TOILET KOHLER K-4381
 ② ELONGATED ULTRA-LIGHT 14" X 14" FLUSH TOILET KOHLER K-4301
 ③ URINAL KOHLER K-4473
 ④ WARDENJOINT VITREOUS CHINA LAVATORY KOHLER K-9211
 ⑤ WALL HUNG VITREOUS CHINA LAVATORY
 ⑥ 30" DEPTH 30" BATH 1" DIA. IN SETTING FINISH B-627
 ⑦ SURFACE MOUNTED TOILET SEAT CONTOURDENSE C-GEORGIA/PAVING SAFETY-FLANGE #1775
 ⑧ SURFACE MOUNTED FLUSH TIGHT TUBSE DISPERSE / SEAT COVER / WALKER/STAIR COORD. MOWERB
 ⑨ 30" X 30" X 3" (N.E.C.E.S.A.)
 ⑩ NEEDED MALL TUB/TOILET TUBSE DISPERSE / SEAT COVER COORD. MOWERB #47 30" X 30" X 3"
 ⑪ VITREOUS CHINA PARTITION MOUNTED SANITARY WARMUP DISPOSAL 4-624 VERIFY BY OWNER
 ⑫ NOT USED
 ⑬ FULL LENGTH PLUMBING SCREEN-PAINT TO MATCH ADJACENT WALL
 ⑭ WROK-1 - TO BE DETERMINED
 ⑮ NOT USED
 ⑯ NOT USED
 ⑰ NOT USED
 ⑱ AUTOMATIC PUMP DOWN, DISPERSE/GEORGIA/PAVING SAFETY-FLANGE #1775 PAVING TOWNSHIP
 ⑲ WATER RECAPTURING/GEORGIA/PAVING SAFETY-FLANGE. WATER TO BE BLACK
 ⑳ MALL TUB, TOILET TUBSE DISPERSE, GEORGIA/PAVING SAFETY
 ㉑ LAVATORY COULDER 34" AFF. JANK. SELF-HINGEABLE
 ㉒ 1000" X 1000" SOAP DISPENSER: JONAS 100-300
 ㉓ DOOR & WALL, SMOKE FREE DETAIL
 ㉔ NOT USED
 ㉕ INFILTRATED WATER DISPERSION
 ㉖

NOTE: LIGHT SENSORS TO BE INSTALLED IN EACH BATHROOM - SEE ELEC.

NOTE: NEW WATER CLOSETS AND ASSOCIATED FLUSHMETER VALVES, IF ANY, SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.9.2.4 & 5 CODE, SECTION 1702.1(b).

NOTE: URINALS AND ASSOCIATED FLUSH-METER VALVES, IF ANY, SHALL USE NO MORE THAN 1 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A11.1.2, H & S CODE SECTION 1907.3.3.

NOTE: WATCH CLOSET SEATS ARE TO BE SPLIT TYPE W/ OPEN FRONTS

NOTE: CHAIR BARS SHALL NOT PROJECT MORE THAN 3" INTO REQUIRED CLEAR SPACE

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ENLARGED RESTROOMS

Sheet Number

A2.3

GENERAL NOTES

- ALL PAINT COLOR CHANGES TO OCCUR AT BONE CORNERS UNL.
- ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- T.O.P. = TOP OF FINISHED ELEVATION.
- F.F.E. = FINISH FLOOR ELEVATION.
- A TEST SAMPLE OF THE PROPOSED EXTERIOR COLORING SHALL BE APPLIED TO AN AREA OF THE BUILDING LOCATED IN DIRECT NATURAL LIGHT AND THE SAMPLE SHALL BE LARGE ENOUGH TO BE REPRESENTATIVE OF THE FINISHED COLOR SCHEME. THIS SAMPLE SHALL BE INSPECTED AND APPROVED BY THE PLANNING DIVISION PRIOR TO PAINTING OF THE EXTERIOR BUILDINGS. IF DETERMINED NECESSARY UPON INSPECTION, THE COLOR SCHEME MAY BE REQUIRED TO BE MODIFIED AT THE DISCRETION OF THE PLANNING DIVISION DIRECTOR. THE APPLICANT/DEVELOPER SHALL BE RESPONSIBLE TO CONTACT THE PLANNING DIVISION FOR INSPECTION.

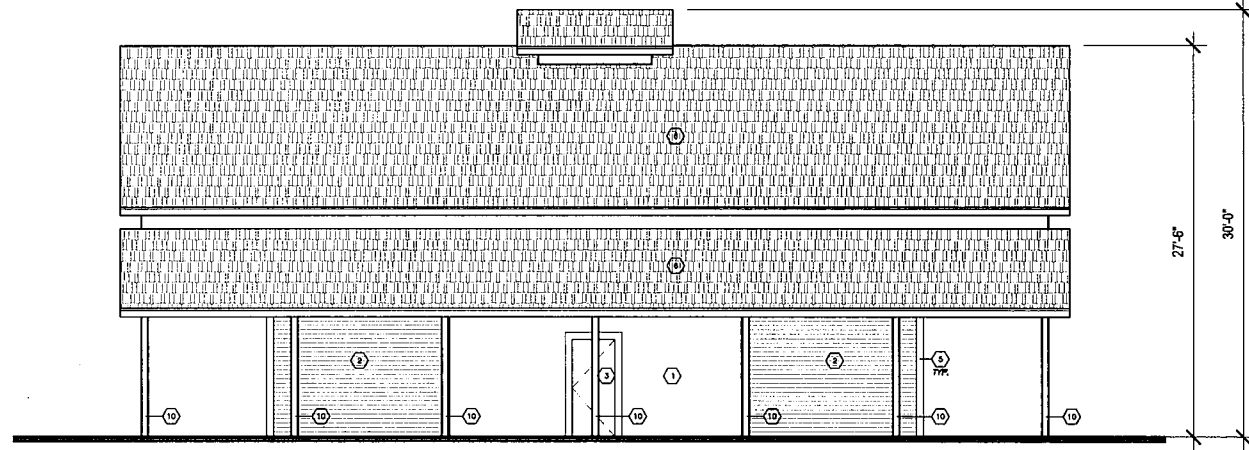
GLAZING KEYNOTES

- VISION GLASS
- TINTED VISION GLASS
- SPANDREL GLASS

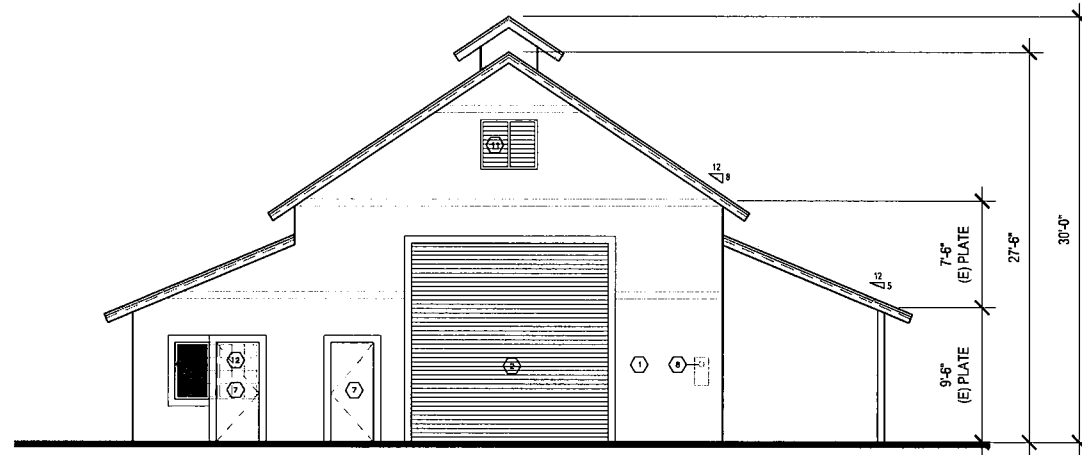
KEYNOTES - ELEVATIONS

- ① EXISTING PAINTED WOOD PANEL SIDING
- ② EXISTING METAL ROLL UP DOOR
- ③ EXISTING SOLID CORE WOOD MAIN DOOR
- ④ EXISTING HATCH
- ⑤ DECORATIVE ARCHITECTURAL WOOD TRIM
- ⑥ EXISTING ASPHALT SHINGLE ROOF SYSTEM
- ⑦ NEW SOLID CORE WOOD MAIN DOOR
- ⑧ EXISTING ELECTRIC PANEL
- ⑨ DECORATIVE EXTERIOR WALL LIGHTING
- ⑩ EXISTING WOOD COLUMN
- ⑪ EXISTING WOOD VENT LOUVER
- ⑫ EXISTING HATCH TO BE REMOVED AND REPLACED WITH HALL AND FINISH TO MATCH EXISTING BUILDING
- ⑬ NEW HATCH TO MATCH EXISTING

NOTE: ALL COLORS TO BE VERIFIED WITH OWNER PRIOR TO INSTALL.
 NOTE: "T" AT GLAZING LOCATIONS INDICATES TINTED SAFETY GLAZING.
 NOTE: MANUFACTURED HATCHES SHALL HAVE A LABEL ATTACHED CERTIFYING BY THE NATIONAL PENETRATION RATING COUNCIL (NPRC) AND SHOWING COMPLIANCE WITH ENERGY CALCULATIONS.



1 SOUTH ELEVATION
1'-4" = 1'-0"



2 WEST ELEVATION
1'-4" = 1'-0"

BUILDINGS ELEVATIONS
1'-4" = 1'-0"

SCALE: 1/4" = 1'-0"

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MOUNTAIN VALLEY RANCH
842 HIGHWAY 78
RAMONA, CALIFORNIA 92065

1 - 25

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Sheet Title:
BUILDING ELEVATIONS

Sheet Number:

A3.1

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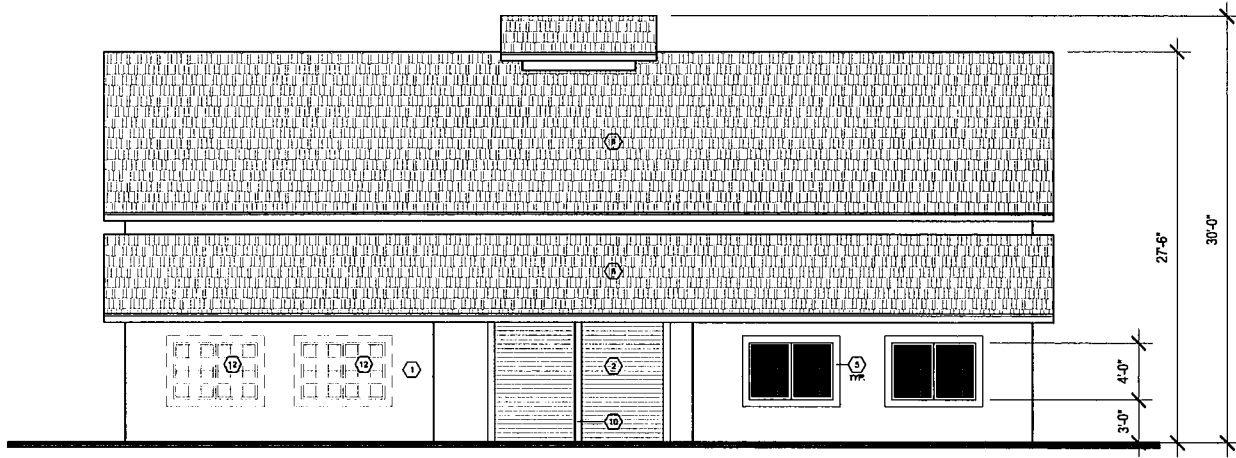
PLANS PREPARED BY:
KIRK MOELLER
760-803-0006

MOUNTAIN VALLEY RANCH
842 HIGHWAY 78
RAMONA, CALIFORNIA 92065

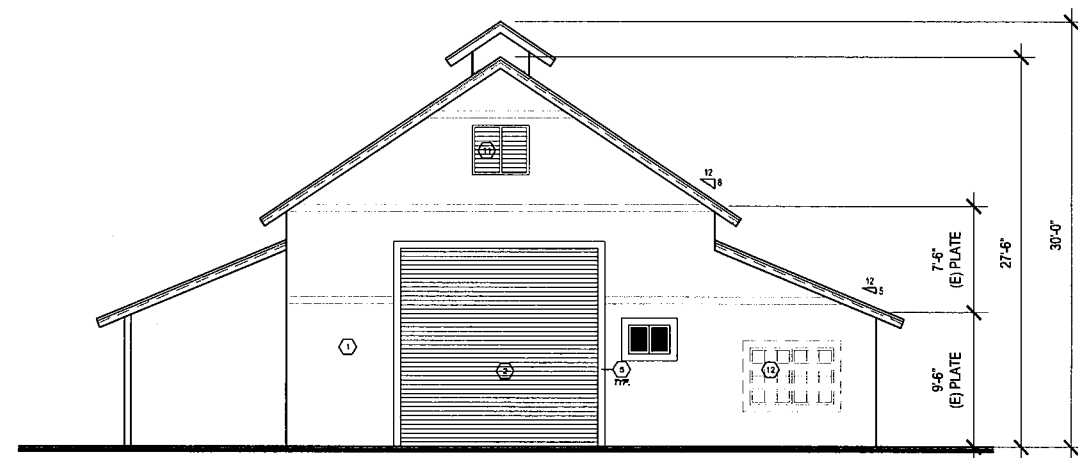
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Date:	2-28-08
Project:	Mtn Valley Ranch
File:	A3.1
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Sheet Title:	BUILDING ELEVATIONS
Sheet Number:	

A3.2

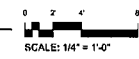


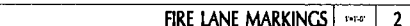
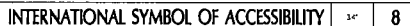
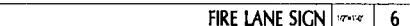
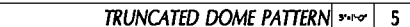
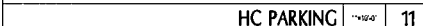
3 NORTH ELEVATION

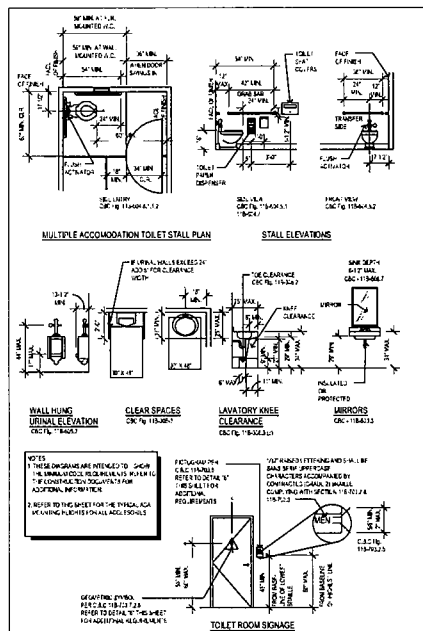


4 EAST ELEVATION

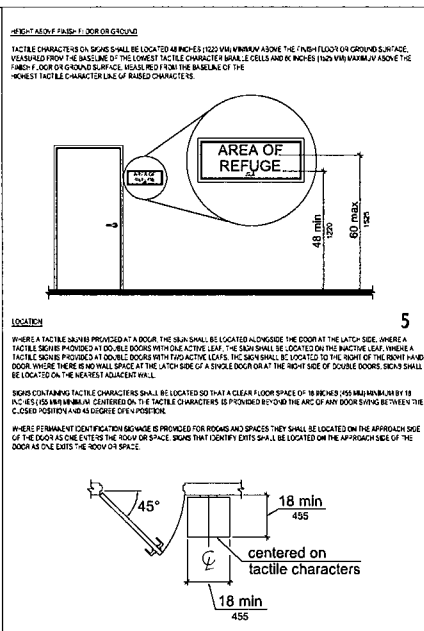
BUILDINGS ELEVATIONS



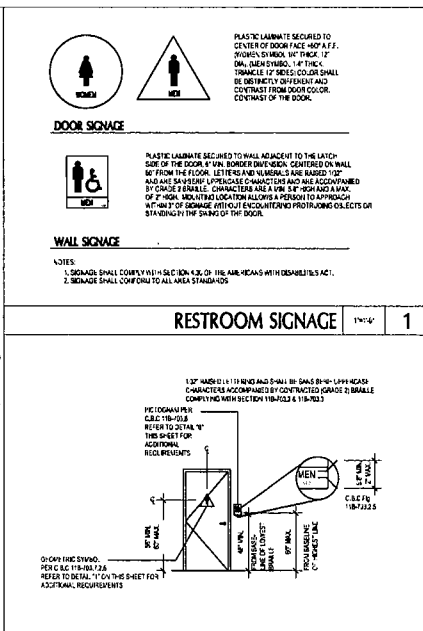




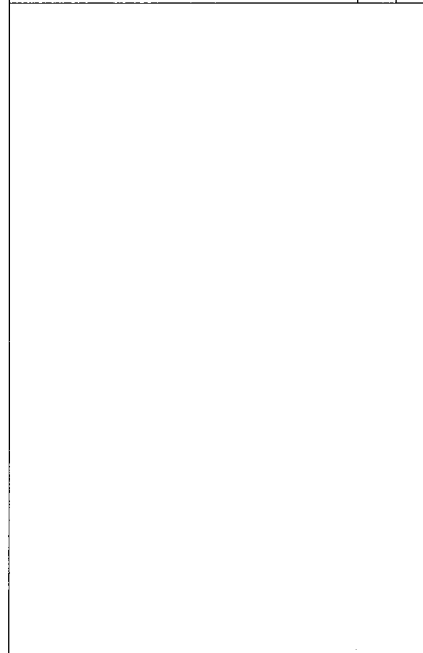
MULTIPLE ACCOMMODATION RESTROOM 34' 10'



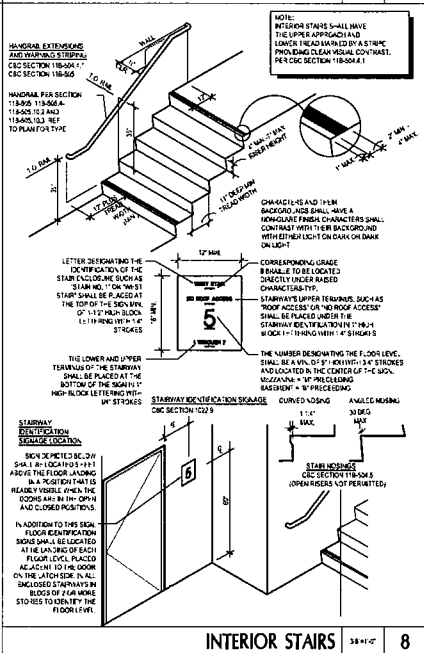
TACTILE EXIT SIGNAGE 18' 455'



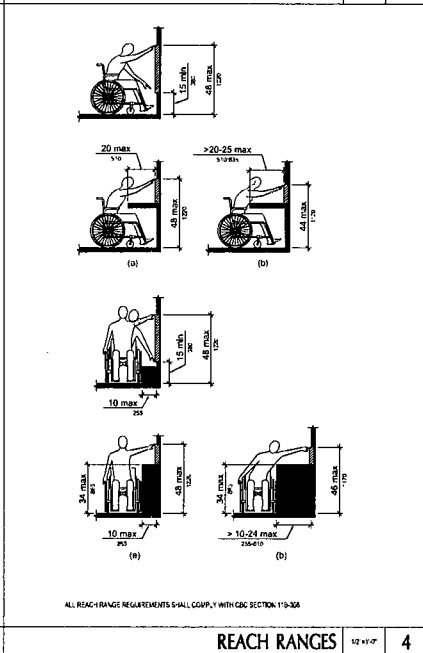
RESTROOM SIGNAGE 18' 455'



INTERIOR STAIRS 17' 17'



REACH RANGES 18' 455'



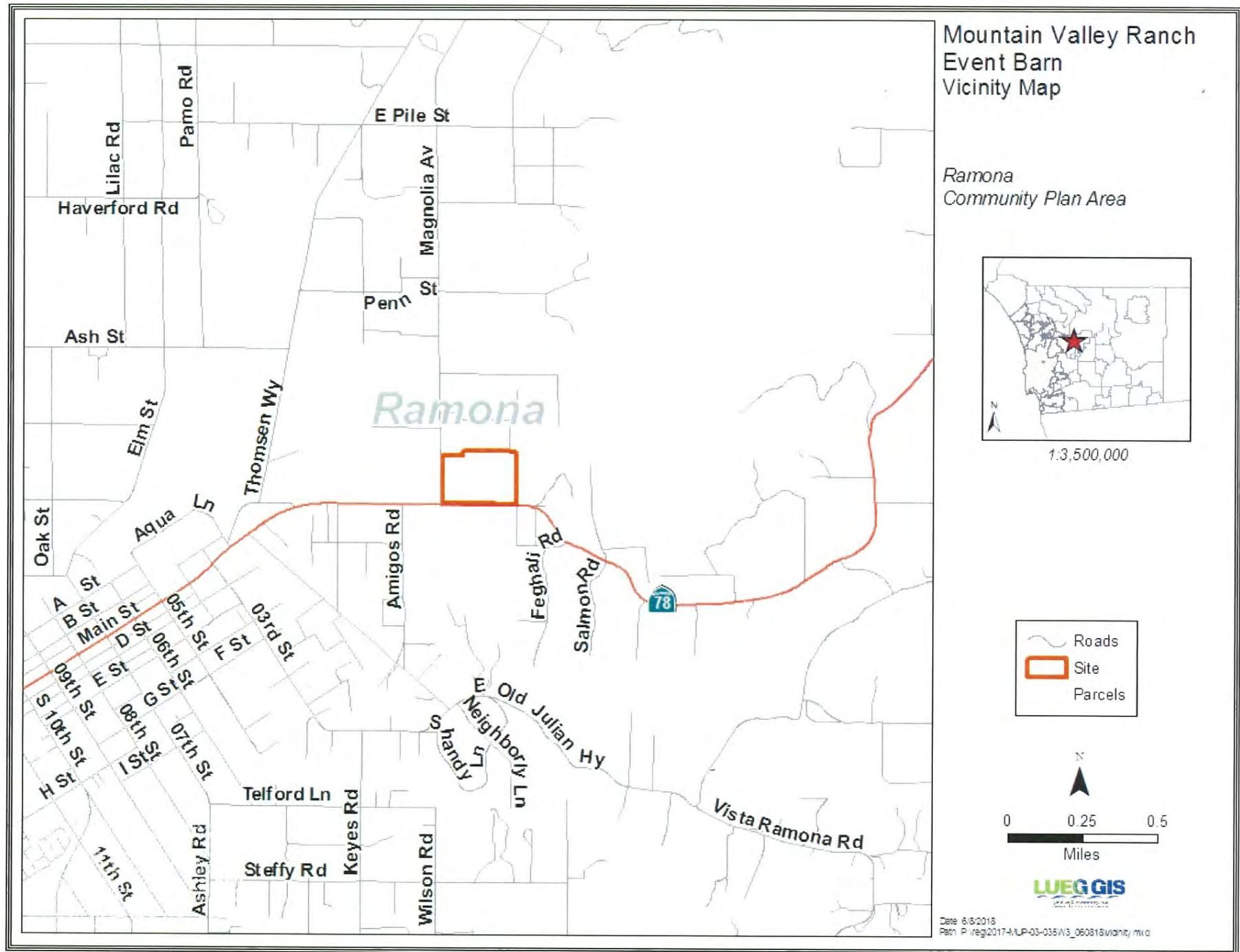
RESTROOM SIGNAGE 18' 455'

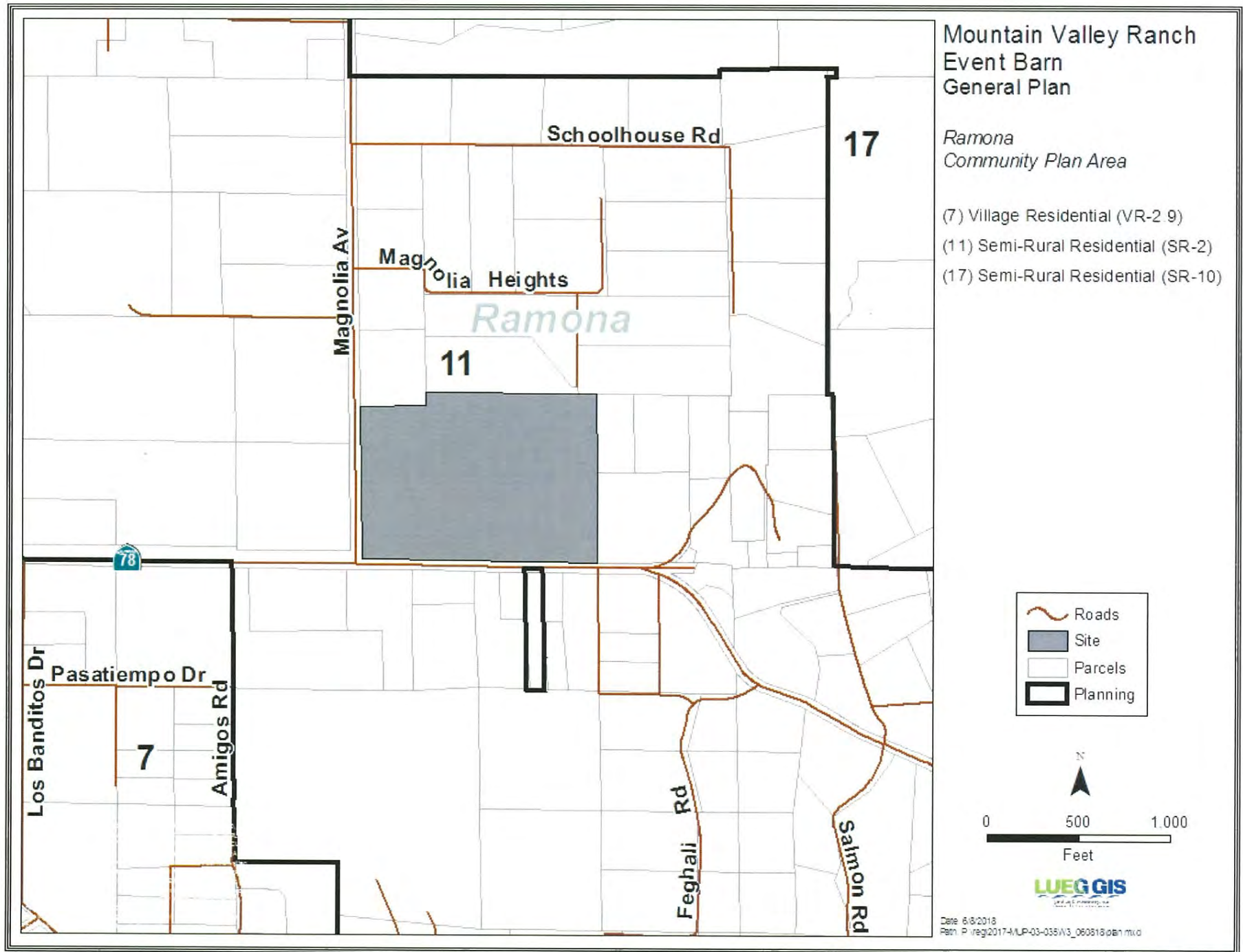
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760-203-0006

MOUNTAIN VALLEY RANCH
842 HIGHWAY 78
RAMONA, CALIFORNIA 92065

Date: 2-28-08
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File: AD2
Revisions:
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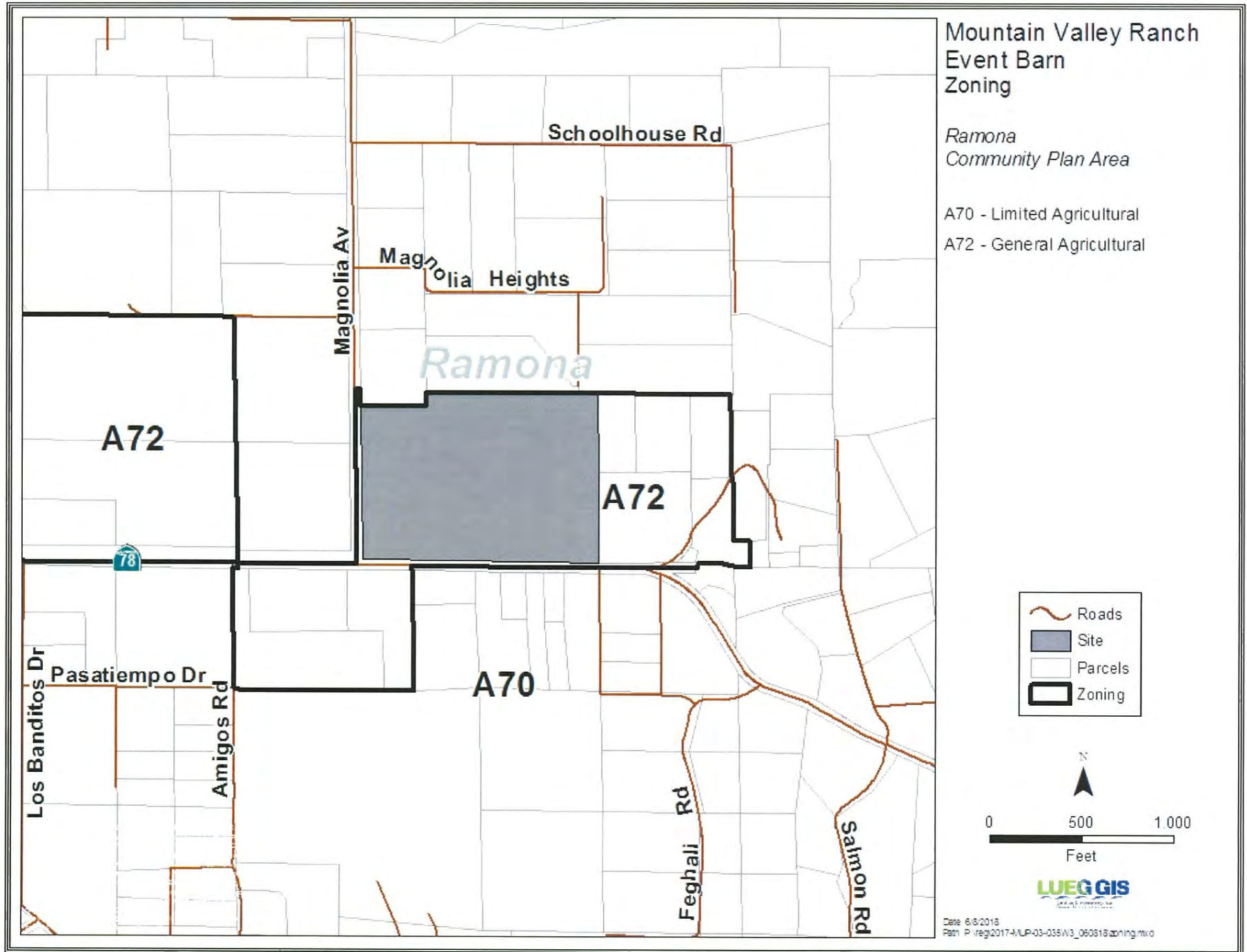




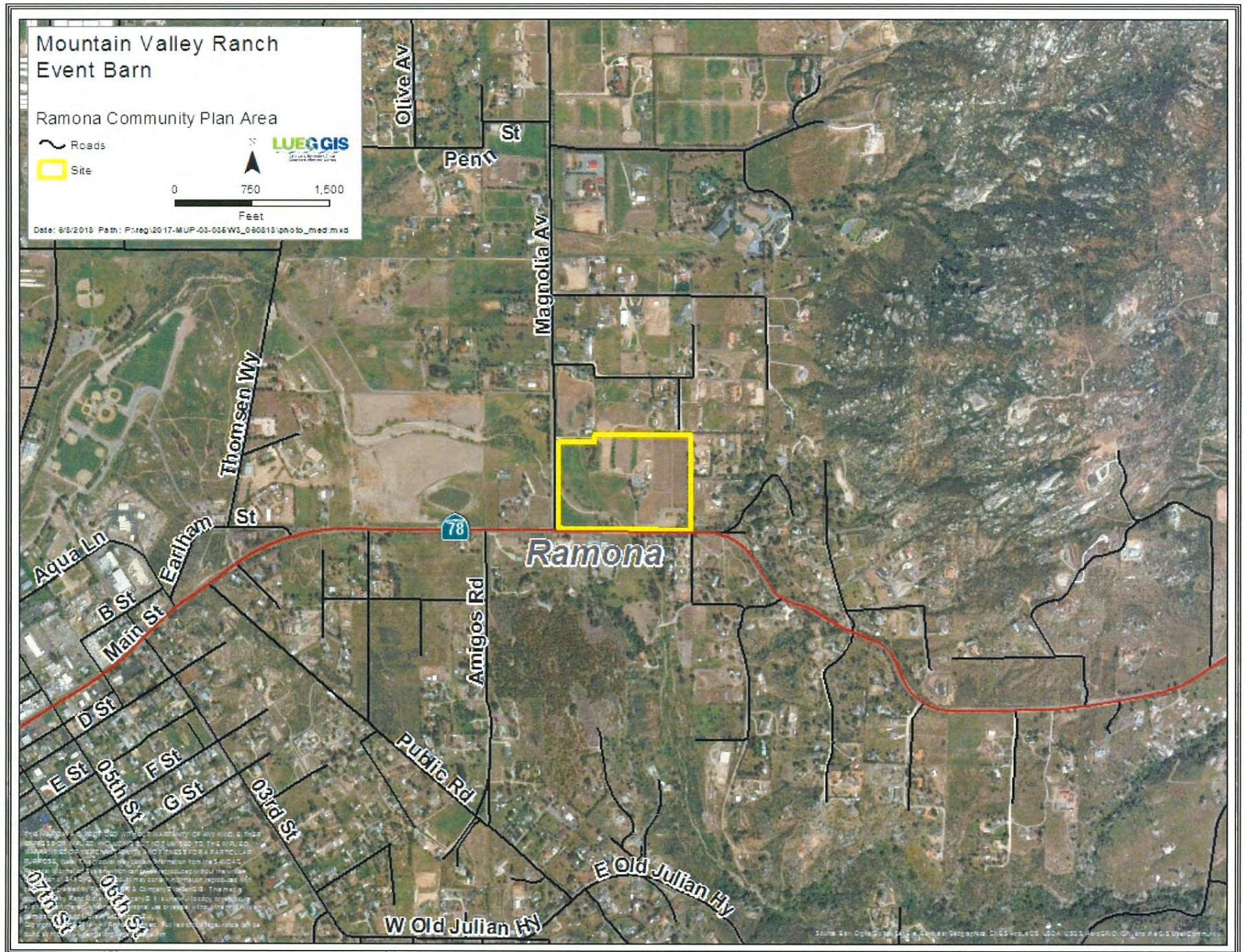
Mountain Valley Ranch
Event Barn
Zoning

Ramona
Community Plan Area

A70 - Limited Agricultural
A72 - General Agricultural



1-32



Ramona Community Plan Area

 Roads

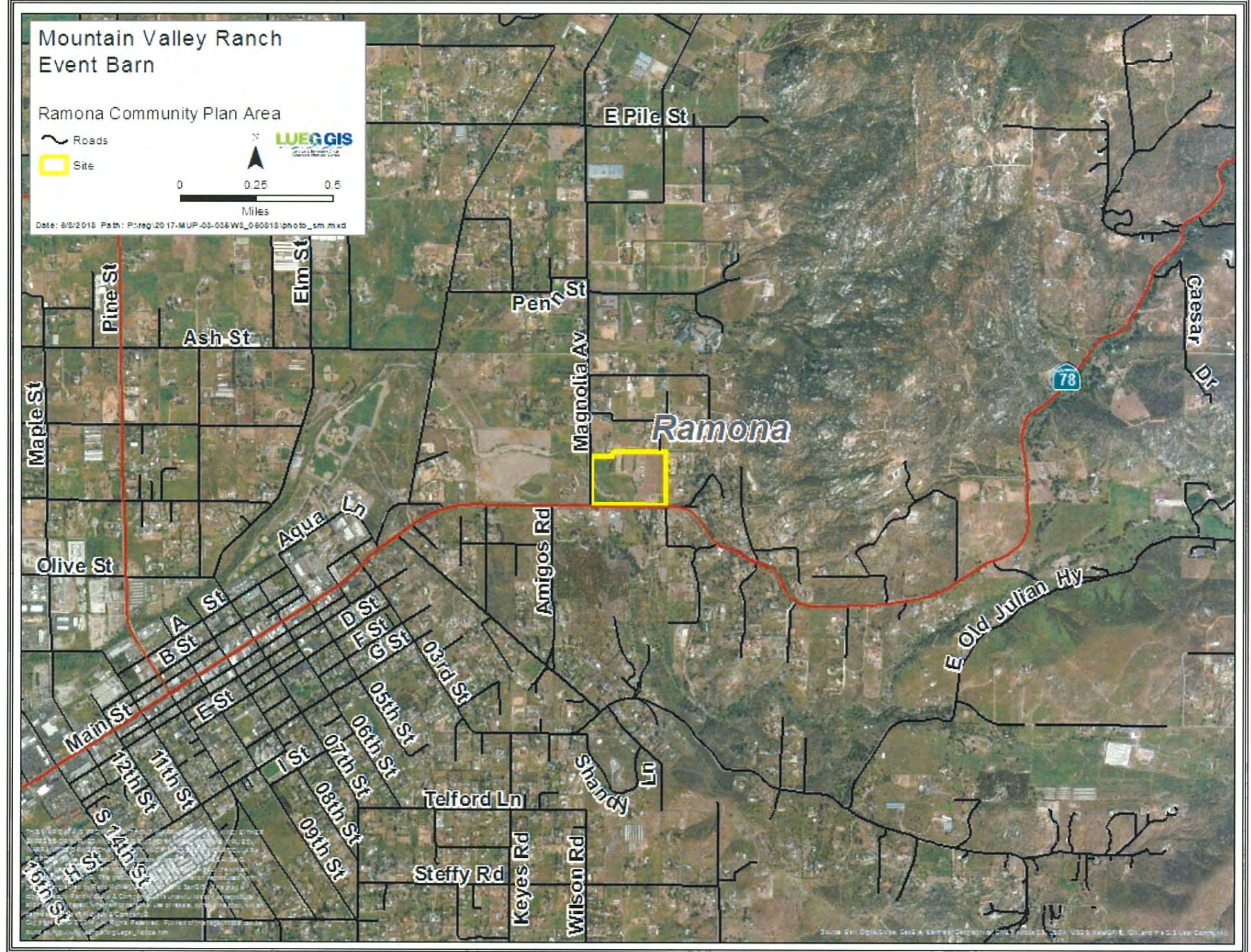
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**Attachment B – Form of Decision
Approving PDS2017-MUP-03-035W1**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

MARK WARDLAW
Director

KATHLEEN A. 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

COMMISSIONERS

David Pallinger (Chairman)
Michael Seiler (Vice Chairman)
Douglas Bamhart
Michael Beck
Leon Brooks
Michael Edwards
Bryan Woods

July 20, 2018

PERMITEE: MOUNTAIN VALLEY RANCH, INC.
MAJOR USE PERMIT: PDS2017-MUP-03-035W1
E.R. NUMBER: PDS2017-ER-06-09-013A
PROPERTY: 842 HIGHWAY 78, RAMONA
APNS: 281-484-43

DECISION OF THE PLANNING COMMISSION

ORIGINAL MAJOR USE PERMIT DECISION (MUP-03-035)

This Major Use Permit for an Outdoor Participant Sports and Recreation Facility consists of this document and the plot plan of three sheets dated January 21, 2009. This permit authorizes the a participant based equestrian event facility with associated parking and lighting pursuant to Sections 2700, 1505(b), 5200, 7150, and 7350 of the Zoning Ordinance. The maximum attendance permitted is 150 persons for the equestrian event facility and all activities for all events shall occur within the Major Use Permit footprint as indicated on the approved plot plan.

This Major Use Permit has been reviewed and approved for the "S" Designator requirements for site plan review pursuant to the Scenic Area Regulations.

MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-03-035 W1)

This Major Use Permit Modification (MUP-03-035W1) consists of 14 sheets including plot plan, floor plans and elevations dated June 12, 2018. This permit authorizes the use of an existing barn and surrounding area for public events including weddings, a pumpkin patch, and Christmas tree farm pursuant to Sections 2720, 5200, and 7350 of the Zoning Ordinance. The maximum attendance permitted is 120 persons and all activities for all events shall occur within the Major Use Permit Modification footprint as indicated on the approved plot plans. Events will take place between the hours of 9:00 AM and 10:00 PM, and all amplified music will be turned off by 10:00 PM. Only one event will occur on the site at any given time, including existing equestrian events within the originally approved Major Use Permit footprint. No new structures are proposed as part of this permit.

This Major Use Permit Modification has been reviewed and approved for the "S" Designator requirements for site plan review pursuant to the Scenic Area Regulations.

MAJOR USE PERMIT MODIFICATION EXPIRATION: This Major Use Permit Modification shall expire on **July 20, 2020** 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 Modification has commenced prior to said expiration date.

.....

ORIGINAL MAJOR USE PERMIT CONDITIONS (MUP-03-035)

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 indicated, actions are required within the time frames specified or prior to approval of any building plan and issuance of construction, building, or other permits as specified:

- A. Within 45 days of approval of this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:
 - 1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and the Department of Public Works. The applicant shall provide a receipt to the Department of Planning and Land Use, Zoning Counter, which shows that all discretionary deposit accounts have been paid.
[SATISFIED]
 - 2. Submit the following to the DPLU Zoning Counter: signed, notarized Recordation Form with an 'all-purpose acknowledgement' and Form of Decision attached. DPLU shall cause this document to be recorded with the County Recorder's Office. This is required in order to comply with Section 7019 of the Zoning Ordinance. All documents submitted for recordation must have original "ink" signatures.
[SATISFIED]
- B. Within 120 days of approval of this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:

1. Make application to the Department of Planning and Land Use for a compliance survey inspection of all structures on the property in order to determine what additions, alterations, or modifications will be necessary for the structures to conform to building regulations for the proposed new use. The owner shall thereafter make application to the Department of Environmental Health for building, plumbing, and electrical permits for all additions, alterations, and modifications to the structures.
[SATISFIED]
2. Pay the Transportation Impact Fee (TIF) adopted by the San Diego County Board of Supervisors on April 20, 2005, effective June 19, 2005. Prior to issuance of any building permits for construction of buildings pursuant to this Major Use Permit or prior to use of the premises pursuant to this Major Use Permit, whichever occurs first, the applicant shall pay into the TIF program, to the satisfaction of the Department of Public Works.
[SATISFIED]
3. Obtain Building Permits and inspection for all unpermitted structures located within the Major Use Permit footprint as indicated on the approved plot plan pursuant to Building Regulation sections 51.0103 and 51.0108.10.
[SATISFIED]
4. Install a gate at the residential driveway entrance along Highway 78 in accordance with the Zoning Ordinance Section 6708. The gate shall have a sign that clearly reads "Private Residence, No Arena Parking Allowed". Evidence shall be in the form of photographs provided to the DPLU Permit Compliance Coordinator. [DPLU, FEE]
[SATISFIED]
5. Demonstrate that the Director of the Planning and Land Use (Building Inspector) has verified that the public address system (PA) is equipped with one Radio Shack 250 watt PA amplifier with a noise component (e.g. fixed attenuator or similar device) that limits the maximum sound pressure level (Lmax) from the 4-speakers system to 75 decibels (A) or less at a point 50 feet west of the "Crows Nest" location. The PA system shall be installed pursuant to the approved plot plan for Major Use Permit P03-035. Evidence shall be provided to the DPLU Permit Compliance Coordinator. [DPLU, FEE]
[SATISFIED]
6. Demonstrate that the Director of the Planning and Land Use (Building Inspector) has verified the following speaker locations:
 - a. Three (3) speakers shall be located at the "Crows Nest" location on the east side of the riding area oriented to the west and one to the south.
 - b. One (1) pole-mounted speaker shall be located on the south side of the area. The speaker system layout shall be installed pursuant to the approved plot plan for Major Use Permit P03-035.

- c. The PA system shall be installed pursuant to the approved building plans and plot plan for Major Use Permit P03-035.

Evidence shall be provided to the DPLU Permit Compliance Coordinator.
[DPLU, FEE]
[SATISFIED]

- 7. Grant to the County of San Diego the right to construct and maintain slopes and drainage improvements as required beyond the thirty-foot (30') right-of-way limit from centerline along Magnolia Avenue.
[SATISFIED]

- 8. Execute an Irrevocable Offer to Dedicate real property for public highway to forty-seven feet (47') from the centerline, plus slope rights and drainage easements for Magnolia Avenue (SA 290) with a twenty foot (20') radius property line corner rounding at the intersection with SR78, per the standards for a Rural Collector Road with bike lanes.

The grant of right-of-way and irrevocable offer to dedicate shall be free of any burdens or encumbrances which would interfere with the purpose for which the granting or offer of dedication is required. Access easements for all utilities must be plotted on the Plot Plan.

To process the necessary irrevocable offer of dedication, slope and drainage rights dedication, and relinquishment of access rights documents, the applicant must submit all Deeds of Trust, Grant Deeds, Title Reports, and a minimum deposit for document processing fees to the Real Property Division.
[SATISFIED]

- 9. Relinquish access rights onto Magnolia Avenue (SA 290) except for one (1) thirty-foot (30') wide driveway opening located in the vicinity of the northwest corner of the property, to the satisfaction of the Department of Public Works.
[SATISFIED]

- 10. Relinquish access rights onto SR78 with the exception of a 30 foot wide driveway opening as shown on the approved Plot Plan.
[SATISFIED]

- 11. Authorize DPW Lighting District to process transfer of the property subject to this Major Use Permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and cover the cost to process such transfer by paying a minimum deposit at Land Development Counter Services.
[SATISFIED]

12. Furnish the Director of Planning and Land Use a letter from the Director of the Department of Public works stating Conditions B2 and B7 through 811 have been complied with to that Department's satisfaction.
[SATISFIED]
- C. Within one year of approval of this Major Use Permit or prior to any occupancy or use of the premises pursuant to this Major Use Permit, whichever comes first, the applicant shall:
1. Pay the Discretionary Inspection Fee at the DPLU Zoning Counter and schedule an appointment for a follow-up inspection with the County Permit Compliance Officer to review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. This is required in order to comply with Section 7362.e of the Zoning Ordinance.

[DPLU: Upon collection of the fee, an inspection milestone shall be entered to schedule an inspection six months from the date that occupancy or use of the site was established. The permittee contact information shall be updated in the County permit tracking system, and the DPLU Permit Compliance Officer should be notified. The DPLU Permit Compliance Officer shall contact the permittee and schedule the initial inspection.]
[SATISFIED]
 2. Have a registered civil engineer, a registered traffic engineer, or a licensed land surveyor provide a signed statement certifying that the sight distance along Magnolia Avenue, in both directions from the driveway opening, is a minimum unobstructed distance for the prevailing operating speed of traffic on Magnolia Avenue. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that said lines of sight fall within the existing right-of-way and a clear space easement is not required. The engineer or surveyor shall further certify that the sight distance of adjacent driveways and street openings will not be adversely affected by this project. These certifications shall be approved to the satisfaction of the Department of Public Works (DPW).
[SATISFIED]
 3. Construct a DS-7 driveway onto Magnolia Avenue per San Diego County Design Standards & San Diego County Public Road Standards, approved to the satisfaction of the Department of Public Works (DPW). Obtain a Construction Permit from DPW for any work within the County right-of-way. DPW 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.
[SATISFIED]

4. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Department of Public Works (DPW), stating Conditions C2 and C3 have been completed to that department's satisfaction.
[SATISFIED]

D. The following conditions shall apply during the term of the Major Use Permit:

1. The site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions, and approved building plans. This includes, but is not limited to maintaining the following: all parking and driveways, watering landscaping at all times and maintaining all lighting and required signage. Failure to conform to the approved plans is an unlawful use of the land and will result in enforcement action pursuant to Zoning Ordinance Section 7703.
[ONGOING]
2. Any use of the loudspeaker system is restricted to daytime hours from 8 am to 6 pm except for junior rodeo events that would extend these hours of operation to 10 pm on Friday or Saturday evenings.
[ONGOING – For equestrian event facility only]
3. The use of a tractor or other heavy equipment to prepare the arena for equestrian events shall be restricted to daytime and evening hours from 7:15 am to 7 pm daily.
[ONGOING]
4. The public address system shall be equipped with a noise component that limits the maximum sound pressure level (LMAX) from the 4-speakers system to 75 decibels (A) or less at a point 50 feet west of the "Crows Nest" location.
[ONGOING]
5. All activities for all events shall occur within the Major Use Permit area as shown on the approved plot plan.
[ONGOING]
6. All equestrian events shall be limited to Friday, Saturday and Sunday between the hours 7:30 am to 10:00 pm.
[ONGOING]
7. The gate at the residential driveway entrance on Highway 78 shall remain closed prior to and during arena events. No arena access will occur via the residential driveway that connects to Highway 78.
[ONGOING]
8. Access for the arena shall be limited to Magnolia Avenue.
[ONGOING]

9. All landscaping shall be adequately watered and well maintained at all times.
[ONGOING]
10. A maximum of 2,800 square feet of irrigated grass is allowed on the project site. Any expansion of landscaped areas requires a Major Use Permit Modification.
[ONGOING]
11. Implement the following dust control measure: wet the surface of the arena prior to all events to reduce the generation of dust.
[ONGOING]
12. Comply with the Best Management Practices outlined in the Animal Waste, Fly & Vector Control Program for this permit: manure deposited in the arena shall be worked into the soil at the conclusion of every event; manure deposited in the parking area shall be collected by tractor and spread into farming fields on other parts of the ranch after every event; and the public horse watering trough will be emptied and cleaned at the end of every event.
[ONGOING]
13. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.
[ONGOING]

MODIFICATION TO MAJOR USE PERMIT CONDITIONS (MUP-03-035 W1)

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions shall be established before the property can be used in reliance upon this Major Use Permit Modification. 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

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

reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. GEN#2-RECORDATION OF DECISION

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

3. ROADS#1-CALTRANS' ENCROACHMENT PERMIT

INTENT: In order to ensure that improvements for **SR 78** comply with the County of San Diego Public Road Standards, and The Caltrans Facility Standards and Requirements, an encroachment permit from CALTRANS shall be obtained and implemented. **DESCRIPTION OF REQUIREMENT:** A permit shall be obtained from CALTRANS for the improvements, if any, to be made within the public right-of-way. A copy of the permit, if any, and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the [PDS, LDR]. **DOCUMENTATION:** The applicant shall obtain the encroachment permit and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [PDS, LDR]. The developer shall obtain an encroachment permit from CALTRANS authorizing access onto **Pine Street/SR 78**. This will allow CALTRANS to set conditions such as sight distance and road improvements. The applicant should contact the CALTRANS Permit Office at (619) 688-6843 for additional details. **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 encroachment permit shall be obtained. **MONITORING:** The [PDS, LDR] shall review the permit for compliance with this condition and the applicable improvement plans, and implement any conditions of the permit in the County improvement plans.

4. DEH#1-SEPTIC MODIFICATION: [DEH, LWQ] [GP, BP, UO]

INTENT: In order to ensure that the on-site subsurface sewage treatment system (Septic System) is adequate and complies with the County Regulatory Code Section 68.311, the septic system shall be modified to the satisfaction of the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The septic system located at 842 Highway 78 shall be modified under the appropriate permit issued by the [DEH, LWQ]. **DOCUMENTATION:** The applicant shall apply for and receive approval for a septic modification to the system referenced above. The applicant shall contract with a licensed septic contractor or equivalent to complete the modification to the satisfaction of the [DEH, LWQ]. Upon completion of the septic system modification, the applicant

shall contact [DEH, LWQ] to schedule a field verification inspection and pay all applicable inspection fees. **TIMING:** Prior to the approval of any plan, issuance of any permit (Excluding Septic Repair Permit) and prior to occupancy or use of the premises in reliance of this permit, the applicant shall have the septic system modified. **MONITORING:** Upon request of the applicant, [DEH, LWQ] shall perform a field inspection to verify that the septic system has been properly modified pursuant to this condition.

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

5. GEN#3–INSPECTION FEE

Intent: In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] 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, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

6. HAZ#1–HEALTH AND SAFETY PLAN

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous Materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section contact is Joan Swanson, (858) 505-6880 or by email at joan.swanson@sdcounty.ca.gov. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

7. PLN#2–SITE PLAN IMPLEMENTATION

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 the necessary access driveway and parking area, installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved

plot plan and building plans. Any interior changes to approved structures that cannot be seen by an adjacent residence, parcel or roadway, shall not require modification or deviation of the permit. Expansion of the existing approved structures and/or addition of noise generating equipment would require either modification or deviation. **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, BI] shall inspect the site for compliance with the approved Building Plans.

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

8. PLN#3-SITE CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions, environmental documentation, and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans and plot plan(s). This includes, but is not limited to the following:

- a. Maintain all approved parking and access driveway areas;
- b. Maintain a minimum of 116 parking spaces; all parking for the project shall occur on-site;
- c. Conclude all weekday (Monday-Thursday) events by 7:00pm and conclude all weekend (Friday-Sunday) events by 10:00pm;
- d. Limit all events to 130 attendees and support personnel at any given time;
- e. Limit the number of events held on any one day to one (i.e. two or more events shall not occur during a single day);
- f. Access for the facility shall be from the driveway connecting to State Route 78.

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, building plans, and environmental documentation. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a deviation or a modification pursuant to the County of San Diego Zoning Ordinance. Any interior changes to approved structures that cannot be seen by an adjacent residence, parcel or roadway, shall not require modification or deviation of the permit. Expansion of the existing approved structures and/or addition of noise generating equipment would require a modification or deviation. **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.

9. ROADS#2–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 maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance in both directions along Magnolia Avenue from the project driveway openings for the life of this permit in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. The required intersection Sight Distance should be based on a prevailing speed or the minimum design speed of the road classification, whichever is higher. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

10. NOISE#2–NOISE REQUIREMENT [PDS, FEE X2]

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented throughout the life of the Major Use Permit:

- a. Project Noise Control Feature: The northern and eastern roll up doors will be fully closed, once the amplified D/J music is operational. The western and southern facing doors would remain open for ventilation purposes since no mechanical units are proposed.
- b. Hours of operations would be limited to 10:00 am to 10:00 pm, where no music, live or recorded would occur after 10:00 pm.
- c. There will be only one event on-site occurring on any given day.
- d. The existing equestrian events would not occur the same day as any of the public events with amplified music.
- e. General Note: If substantial new information and/or major project design changes occur to what was previously assessed, then additional noise review may be necessary to ensure noise ordinance compliance.

DOCUMENTATION: The applicant shall comply with the design elements throughout the life of the Major Use Permit. **TIMING:** Ongoing throughout the life of the Permit. **MONITORING:** The [PDS, CC] shall verify that the specific note(s), and design elements, and noise attenuation measures are implemented throughout the life of the permit.

11. NOISE#3--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 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.

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ORIGINAL MAJOR USE PERMIT FINDINGS (MUP 03-035)

Pursuant to Section 7358 of the Zoning Ordinance, the following findings in support of the granting of the Major Use Permit 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*

This Major Use Permit authorizes the use of an existing outdoor arena as a participant based equestrian event facility. The footprint of the use area encompasses 4.3 acres of the 25.5 acre parcel and contains a 286 foot by 150 foot open arena, driveway, parking area, announcer's stand, four speakers and six lights.

Outside the footprint of the use area, the subject property contains a natural drainage and associated FEMA flood area with mature black willows, agricultural pond, pasture, hedge-maze and various structures associated with residential and agricultural uses.

The site and surroundings are generally flat and neighboring properties range in size from less than one to just over nine acres and are rural residential in character. These properties contain single family residences with various detached residential and agricultural accessory structures. Common land uses in the neighboring area include residential, agricultural and horse-keeping. To the south, across State Route 78, there is a gas station, convenience retail store and truck rental company on a commercially zoned lot.

Scale / Bulk: The 4.3 acre footprint contains only one structure having apparent bulk: a small announcer's stand. The remaining features, such as the arena enclosure, pole mounted lights, parking area, and driveway, do not have sufficient surface area in the vertical plane to have the appearance of bulk. The footprint also contains a variety of mature shade trees that break up the horizontal plane of the footprint. Due to these characteristics, the proposed Major Use Permit would be in harmony with surrounding buildings and structures with regard to scale and bulk.

Coverage: The subject property is the largest lot in the vicinity and has the lowest coverage relative to surrounding lots. The 100 square foot announcer's stand is the only structure within the footprint that adds to coverage. Coverage for the 25.5 acre parcel is approximately 0.7 percent and coverage for the footprint is approximately 0.05 percent; the additional coverage caused by the announcer's stand is negligible. Coverage for surrounding properties ranges from approximately 1.3 percent for a residential and agricultural lot to approximately 19.5 percent for a commercial lot. Therefore, the project would not cause the property to be incompatible with surrounding properties with regard to coverage.

Density: The subject property is zoned for one dwelling per four acres. The Major Use Permit footprint does not contain any residences and would not result in an increase of residential density on the subject property.

Therefore, the proposed participant based equestrian facility is compatible in scale, bulk, coverage and density with the adjacent land uses, residents and structures.

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

The Ramona Fire Protection District has provided a signed facility availability letter to verify that fire services are available for the equestrian facility. The project does not require public water or sanitary sewer facilities. Electrical, telephone and waste disposal services are available on-site. Therefore, all required public facilities, services and utilities are available for the proposed project.

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

The character of the surrounding area can be described as rural. Adjacent uses include residential, agricultural, horse-keeping and commercial.

The applicant requests the Major Use Permit to allow the existing arena to be used for an equestrian event facility. The use is classified as a commercial use type; however, it has a civic component, as it would provide a location for local riding clubs, 4-H and similar youth programs to hold participant based equestrian events. The facility and use are rural in nature and are compatible with the surrounding rural land uses. Therefore, the project would not result in a harmful effect upon desirable neighborhood character.

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

The Department of Public Works has reviewed the project's Traffic Impact Study and has determined that the project would result in 180 Average Daily Trips (ADT) on State Route 78 west of Magnolia Avenue, 75 ADT on State Route 78 east of Magnolia Avenue and 45 ADT on Magnolia Avenue north of SR78. However, these additional trips would not constitute a substantial increase in the number of vehicle trips or volume of capacity on these roadways. Therefore, the project would be compatible with the surroundings with consideration given to the generation of traffic and the capacity and physical character of the surrounding streets.

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

The applicant requests the Major Use Permit to authorize the use of the existing arena as a participant based equestrian event facility. Adequate access and all utility services are available. The project footprint contains sufficient space to accommodate the facility, including all structures, parking and landscaping. Therefore, the site is suitable for the proposed type and intensity of use.

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

None.

(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 project site is located in the (19) Intense Agriculture Land Use Designation within the Ramona Community Plan Area. The intent of the (19) Intensive Agriculture Designation is to promote a variety of agricultural uses including minor commercial uses supportive of the agricultural population. Horse-keeping and other equestrian uses are common in agricultural areas. The project would provide a location for participant based equestrian events that involve various local clubs and civic groups that are part of the surrounding agricultural population. Therefore, the project would be consistent with the San Diego County General Plan.

(c) *That the requirements under the California Environmental Quality Act have been complied with.*

All provisions of the California Environmental Quality Act have been met. A Mitigated Negative Declaration dated November 19, 2010, has been prepared pursuant to CEQA and is on file with the Department of Planning and Land Use as Environmental Review Number 03-09-013.

SITE PLAN FINDINGS

Pursuant to Section 7160 of The Zoning Ordinance, the following findings to grant the Site Plan are made:

- a. That the proposed development meets the intent and specific standards and criteria prescribed in Sections 5200 of The Zoning Ordinance because the development would not involve incompatible uses or structures, nor would it damage or detract from scenic resources present in adjacent areas.
- b. That the proposed development is compatible with the Ramona Community Plan because it includes low maintenance landscaping, would not result in the alteration of existing topography or vegetation, and would not disrupt the minor agricultural operations on-site or in the vicinity.
- c. No standards or criteria have been waived.

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MAJOR USE PERMIT MODIFICATION FINDINGS (MUP-03-035W1)

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit Modification 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 subject property is developed with an existing agricultural barn, shade structures, grass area, driveway and parking area. The MUP Modification would not involve the construction of any new structures. The proposed project includes the use of the property for public events such as weddings and other similar parties, as well as a pumpkin patch and Christmas tree farm, and would utilize the existing barn structure and surrounding open area.

The plot plans and elevations illustrate that the existing structures have a minimal footprint and are in harmony with the surrounding community character. The project site is relatively flat, and the existing structures are visible from State Route 78, though they blend in with the rural residential and agricultural nature of the community. The MUP Modification area encompasses only the southeastern corner of the property, minimizing the visual impact to motorists travelling along the highway. Activities associated with the MUP Modification would take place in the barn and in the open areas to the north and east of the barn, setback approximately 80 to 100 feet from SR-78. Therefore, for the traveler along SR-78,

the view would be temporary and change as the viewer moved through the viewshed.

The existing barn structure is 2,461 square feet in size, and is 30 feet in height, 5 feet less than the maximum allowable height. Other existing structures on the property, which are north of the MUP Modification area, are of similar size and height. Nearby properties have similar structures, including structures associated with wineries and small agricultural operations.

The project would not result in any adverse project or cumulative level effect to aesthetic resources.

Coverage

The subject parcel is 25.48 acres, though the MUP Modification area encompasses only 5.5 acres of the property. Surrounding land uses consist of residential, agricultural and undeveloped land uses with parcel sizes ranging from approximately two acres to over 10 acres. The project is located on a parcel that is developed with a single family residence with accessory structures, agricultural uses, the event barn, and an equestrian event facility with associated parking. The proposed project would not increase the square footage of structures on the site. Existing lot coverage is approximately 0.7 percent, and coverage for the footprint of the barn is 0.2 percent; the additional coverage of the barn is negligible. Coverage for surrounding properties ranges from approximately 1.3 percent for residential lots and 19.5 percent for commercial lots. The lot coverage of the proposed project would be compatible with surrounding lot coverage in the area.

Density

The project is for the expansion of uses on an existing property and does not have a residential component subject to density regulations.

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 water service from the Ramona Municipal Water District. The project has been reviewed and accepted by the County Fire Authority. The existing and proposed septic system(s) have been conditioned to be approved by the Department of Environmental Health. All required utilities are therefore available for the project.

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

The project would not adversely affect the desirable neighborhood character because the proposed project is expanding the permitted uses on the property, within existing structures. No structures are proposed to be built. The character of the surrounding area can be described as rural and agricultural; the proposed

expansion of uses within the existing barn is compatible with the surrounding neighborhood character.

For these reasons, the project will not have a harmful effect on the neighborhood character.

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

The Focused Traffic Analysis for the proposed project was reviewed, and staff determined that the project would result in a maximum of 384 average daily trips (ADT) as a result of trips to the pumpkin patch which will be the event that generates the most trips. These trips would not constitute a substantial increase in the number of trips or volume of capacity on the roadways. The analysis concluded that there would be no traffic impacts to the surrounding road segments and intersections as a result of the proposed project.

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

The applicant requests a MUP Modification to authorize the use of the existing barn as an event venue. Adequate access to the project site is available, and the 5.5 acre project footprint is sufficient to contain the event attendees and all required parking. Therefore, the site is suitable for the proposed type and intensity of the use.

6. Any other relevant impact of the proposed use:

No other relevant impacts were determined.

(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 site is subject to the Semi-Rural (SR-2) General Plan Land Use Designation and the Ramona Community Plan and Design Guidelines. The project would be consistent with the Semi-Rural General Plan Land Use Designation of the General Plan because it proposes the expansion of uses within an existing barn that would provide event space for the Ramona Community. The project is also consistent with the goals and policies within the General Plan, such as compatibility of community character, wastewater disposal, and mitigation of development impacts.

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

The project does comply with the California Environmental Quality Act (CEQA) and State and County Guidelines because the permit is an Addendum to the previously adopted Mitigated Negative Declaration (Log No. 03-09-013) pursuant to CEQA Section 15164. A 15162 Checklist was prepared, and a review of that study and the project indicate that

there are no new significant environmental impacts associated with the project. No significant adverse impacts were identified.

SITE PLAN FINDINGS

Pursuant to Section 7160 of The Zoning Ordinance, the following findings to grant the Site Plan are made:

- a. That the proposed development meets the intent and specific standards and criteria prescribed in Sections 5200 of the Zoning Ordinance because the development would not involve incompatible uses or structures, nor would it damage or detract from scenic resources present in adjacent areas.
 - b. That the proposed development is compatible with the Ramona Community Plan and San Diego County General Plan because it would not result in the alteration of existing topography or vegetation, and would not disrupt minor agricultural operations on-site or in the vicinity.
 - c. No standards or criteria have been waived.
-

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

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.

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.

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		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
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

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applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:

Mark Slovick, Group Program Manager
Project Planning Division
Planning & Development Services

cc: Mountain Valley Ranch Inc., 1446 Front Street, Suite 300, San Diego, CA 92101
Drew Jones, 1919 Old Town Road NW, Suite 1, ABQ, NM 87104

email cc:

Ashley Smith, Planning Manager, PDS
Denise Russell, Project Manager, PDS
Ken Brazell, Team Leader, LD/PDS
Ramona Community Planning Group

Attachment C – Environmental Documentation



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 694-2962 • Fax (858) 694-2555
www.sdcountry.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

AN ADDENDUM TO THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION FOR PURPOSES OF CONSIDERATION OF PDS2017-MUP-03-035W1

July 20, 2018

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously certified EIR may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent or supplemental EIR or subsequent Negative Declaration have occurred.

There are some minor changes and additions, which need to be included in an Addendum to the previously adopted Mitigated Negative Declaration to accurately cover the new project. The additions are underlined and deletions are struck out. The changes and additions consist of the following:

1. To the Project Name add: MOUNTAIN VALLEY RANCH EVENT BARN
2. To the Project Number(s) add PDS2017-MUP-03-035W1
3. To the first paragraph add as indicated: This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:
 - A. An Addendum to the previously adopted Mitigated Negative Declaration with an Environmental Review Update Checklist Form for Projects with Previously Approved Environmental Documents dated July 20, 2017 with attached extended studies for Noise and Traffic.
 - B. An Ordinance Compliance Checklist.



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 694-2962 • Fax (858) 694-2555
www.sdcounty.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

July 20, 2018

Environmental Review Update Checklist Form For Projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF PDS2017-MUP-03-035W1

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously adopted MND:

An MND for the Battaglia Equestrian Event Facility Major Use Permit, PDS2003-3300-03-035 was adopted by the Planning Commission on November 19, 2010. The adopted MND found the project would have potentially significant cumulative effects to traffic, which were clearly mitigated. These potentially significant effects were mitigated by payment of the Transportation Impact Fee (TIF) in accordance with the TIF Ordinance adopted by the San Diego County Board of Supervisors on April 20, 2005, effective June 19, 2005.

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

- a. Contact Denise Russell, Project Manager
- b. Phone number: (858) 694-2019
- c. E-mail: denise.russell@sdcounty.ca.gov

3. Project applicant's name and address:

John Norum, 1446 Front Street, Suite 300, San Diego, CA 92101

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4. Summary of the activities authorized by present permit/entitlement application(s):

The applicant requests a Major Use Permit (MUP) Modification to MUP03-035 to expand the use of existing structures on the project site to include weddings and other similar parties, a pumpkin patch, and a Christmas tree farm. No new structures are proposed.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

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NO

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If yes, describe **ALL** differences.

Noise, Transportation/Traffic: The proposed project includes the expansion of the use of existing structures on the property for events. The additional number of people traveling to and utilizing the property for proposed events could potentially contribute to additional noise or traffic impacts above those addressed with the previously approved project.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☒ NONE

☐ Aesthetics

☐ Biological Resources

☐ Greenhouse Gas Emissions

☐ Land Use & Planning

☐ Population & Housing

☐ Transportation/Traffic

☐ Utilities & Service Systems

☐ Agriculture and Forest Resources

☐ Cultural Resources

☐ Hazards & Haz Materials

☐ Mineral Resources

☐ Public Services

☐ Tribal Cultural Resources

☐ Mandatory Findings of Significance

☐ Air Quality

☐ Geology & Soils

☐ Hydrology & Water Quality

☐ Noise

☐ Recreation

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DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- ☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or previously certified EIR is adequate without modification OR upon completion of an ADDENDUM.
- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

July 20, 2018

Signature

Date

Denise Russell

Printed Name

Project Manager

Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

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The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

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NO

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The project is located adjacent to State Route 78, which is identified as a County Scenic Highway in the County of San Diego General Plan. However, the proposed project involves no new construction. The existing structures on the project site are rural and agricultural in nature, and minimal in scale and bulk. Therefore, the existing structures do not impact the visual character and quality of the site and surroundings.

II. AGRICULTURE AND FORESTRY RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

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NO

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III. AIR QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

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YES
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NO
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IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES
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NO
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V. CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES
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NO
☒

VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES
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NO
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VII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

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NO

☒

Since the previous environmental document was certified, the County has adopted a Climate Action Plan (CAP). The CAP was adopted on February 14, 2018. The CAP included an inventory of greenhouse gas (GHG) emissions that relied on the existing land use assumptions within the General Plan. Therefore, projects that do not change the land use designation or increase density assumptions are considered consistent with the CAP. Because the project complies with the existing land use designation, there is no new information of substantial importance that would cause environmental impacts to GHG emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

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NO

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IX. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing

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drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

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NO

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X. LAND USE AND PLANNING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

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NO

☒

XI. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

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NO

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XII. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

NO

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The project is the expansion of allowed uses within existing structures. The project modification would not involve any new construction. The project is zoned A72 and subject to the most restrictive nighttime one hour average 45 dBA sound level limit at the property line and 50 dBA daytime sound level limit. All noise sources associated with the project were assessed, comprised of weddings and other similar events, a pumpkin patch, and a Christmas tree farm. Both day and night sources were assessed and demonstrated to comply with both the daytime and nighttime Noise Ordinance sound level requirements.

The proposed change would not be substantially more severe than what was assessed in the previous environmental document. The changes described would not trigger the need to prepare a subsequent ND for noise. The project demonstrates Noise Ordinance compliance and Noise Element conformance.

XIII. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

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NO

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XIV. PUBLIC SERVICES -- Since the previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

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NO

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XV. RECREATION -- Since the previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

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NO

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XVI. TRANSPORTATION/TRAFFIC -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

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NO

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A Focused Traffic Analysis prepared by LOS Engineering was completed for the proposed project. The Traffic Impact Study identified that the proposed project would result in a maximum of 384 Saturday average daily trips (ADT) and 280 weekday ADT. The project trips would be distributed to SR-78. The analysis found that the project would not result in significant impacts to surrounding intersections or road segments.

XVII. TRIBAL CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES

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NO

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XVIII. UTILITIES AND SERVICE SYSTEMS -- Since the previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

NO

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XIX. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES



NO



The proposed project involves the expansion of allowed uses within existing structures and does not introduce any new significant environmental impacts. The proposed modification does not degrade the quality of the environment, does not contribute to cumulative environmental impacts, and does not have environmental impacts which will cause substantial adverse effects on human beings.

Attachments

- Previous environmental documentation (including any previous addenda, Negative Declarations, or EIRs (including Supplemental of Subsequent EIRs)
- Extended Initial Studies for Noise and Traffic

XX. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

Justin Rasas, LOS Engineering, Inc., Focused Traffic Analysis, April 26, 2018

Jeremy Loudon, LDN Consulting, Inc., Noise Study, May 2, 2018

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

Mountain Valley Ranch Event Barn
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California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2, Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Open Space Element of the General Plan Goal COS-17: Solid Waste Management)

County of San Diego Open Space Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall 1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Mountain Valley Ranch Event Barn
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Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control
Board, San Diego Region

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF Mountain Valley Ranch Event Barn Major Use Permit Modification PDS2017-MUP-03-035W1 PDS2017-ER-03-09-013A

July 20, 2018

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 Ramona 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 <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The 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: The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe: The project is in compliance. The project is adjacent to the 100-year floodway/floodplain fringe area, but there are no proposals for any offsite uses or improvements that need compliance with the Resource Protection Ordinance.

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

Sensitive Habitats: No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites: The property has been surveyed by County staff archaeologist and it has been determined that the property does not contain any archaeological/ historical sites. As such, 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

☐

Staff has evaluated the Noise Study prepared by Ldn Consulting Inc. dated May 2, 2018 for Major Use Permit PDS2017-MUP-03-035W1 for the Mountain View Ranch Event Barn. All previous noise comments have been addressed, the documentation and noise analysis is considered complete and staff has final noise recommendation to ensure the project would comply with County noise standards.

The project proposes to expand the permit use to allow special events such as weddings, birthdays (and similar parties and celebrations), pumpkin patch, and Christmas tree farm, and public events within the existing barn, surrounding park and park area. No new structures are proposed, however, there will be minor interior remodel of the event barn to include the men's and women's restrooms.

The project and surrounding uses are zoned A70 and A72 and is subject to the most restrictive one-hour average nighttime sound level limit of 45 dBA and daytime of 50 dBA. Based on the noise report, noise level at the northern and eastern property line would exceed the required noise level. As part of the project mitigation measures, the northern and eastern roll up doors will be fully closed, this would occur once the amplified D/J music is operational and traffic volumes on State Route 78 have gone down. This would provide noise reduction to the uses located to the north and east. In addition, it would also reduce the event noise levels at monitoring location M1, M2, and M5, along the western, southern, and eastern property lines to below the ambient conditions. The western and southern facing doors would remain open for ventilation purposes since no mechanical units are proposed. In addition, the hours of operations would be limited to 10:00 am to 10:00 pm, where no music, live or recorded would occur after 10:00 pm. There will also be only one event on-site occurring on any given day.

Lastly, the existing equestrian events would not occur simultaneously as any of the public events with amplified music. With the incorporation the project mitigation conditions, limitations to the hours of operations and events occurring, the operational noise generated from this proposal would be in compliance with the County noise standards, Section 36.404.



ERIC GIBSON
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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MITIGATED NEGATIVE DECLARATION

November 19, 2010

Project Name: Battaglia Equestrian Event Facility Major Use Permit

Project Number: P03-035, ER03-09-013

**This Document is Considered Draft Until it is Adopted by the Appropriate
County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the
Environmental Initial Study that includes the following:

- a. Initial Study Form
 - b. Environmental Analysis Form and attached extended studies for Biology, Noise, Traffic, Stormwater Management and Vector Management.
1. California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.
 2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measure:

TRANSPORTATION

Within 120 days of approval of this Major Use Permit or prior to issuance of any building permits pursuant to this Major Use Permit or prior to use of the premises pursuant to this Major Use Permit, whichever occurs first, the applicant shall pay into the TIF program. The applicant shall pay the Transportation Impact Fee (TIF) in accordance with the TIF Ordinance adopted by the San Diego County Board of Supervisors on April 20, 2005, effective June 19, 2005.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

- A. Within 120 days of approval of this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:
1. [TRANSPORTATION] Install a gate at the residential driveway entrance along Highway 78 in accordance with the Zoning Ordinance Section 6708. The gate shall have a sign that clearly reads "Private Residence, No Arena Parking Allowed". Evidence shall be in the form of photographs provided to the DPLU Permit Compliance Coordinator.
 2. [TRANSPORTATION] Grant to the County of San Diego the right to construct and maintain slopes and drainage improvements as required beyond the thirty-foot (30') right-of-way limit from centerline along Magnolia Avenue.
 3. [TRANSPORTATION] Execute an Irrevocable Offer to Dedicate real property for public highway to forty-seven feet (47') from the centerline, plus slope rights and drainage easements for Magnolia Avenue (SA 290) with a twenty-foot (20') radius property line corner rounding at the intersection with SR78, per the standards for a Rural Collector Road with bike lanes.

The grant of right-of-way and irrevocable offer to dedicate shall be free of any burdens or encumbrances which would interfere with the purpose for which the granting or offer of dedication is required. Access easements for all utilities must be plotted on the Plot Plan.

To process the necessary irrevocable offer of dedication, slope and drainage rights dedication, and relinquishment of access rights documents, the applicant must submit all Deeds of Trust, Grant Deeds, Title Reports, and a minimum deposit for document processing fees to the Real Property Division.

4. [TRANSPORTATION] Relinquish access rights onto Magnolia Avenue (SA 290) except for one 30-foot wide driveway opening located in the vicinity of the northwest corner of the property, to the satisfaction of the Department of Public Works.
 5. [TRANSPORTATION] Relinquish access rights onto SR78 with the exception of a 30-foot wide driveway opening as shown on the approved Plot Plan.
- B. Within one year of approval of this Major Use Permit or prior to any occupancy or use of the premises pursuant to this Major Use Permit, whichever comes first, the applicant shall:
1. [TRANSPORTATION] Have a registered civil engineer, a registered traffic engineer, or a licensed land surveyor provide a signed statement certifying that the sight distance along Magnolia Avenue, in both directions from the driveway opening, is a minimum unobstructed distance for the prevailing operating speed of traffic on Magnolia Avenue. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that said lines of sight fall within the existing right-of-way and a clear space easement is not required. The engineer or surveyor shall further certify that the sight distance of adjacent driveways and street openings will not be adversely affected by this project. These certifications shall be approved to the satisfaction of the Department of Public Works (DPW).
 2. [TRANSPORTATION] Construct a DS-7 driveway onto Magnolia Avenue per San Diego County Design Standards & San Diego County Public Road Standards, approved to the satisfaction of the Department of Public Works (DPW). Obtain a Construction Permit from DPW for any work within the County right-of-way. DPW 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.

3. [NOISE] Demonstrate that the Director of the Planning and Land Use (Building Inspector) has verified that the public address system (PA) is equipped with one Radio Shack 250 watt PA amplifier with a noise component (e.g. fixed attenuator or similar device) that limits the maximum sound pressure level (L_{max}) from the 4-speakers system to 75 decibels (A) or less at a point 50 feet west of the "Crows Nest" location. The PA system shall be installed pursuant to the approved plot plan for Major Use Permit P03-035.
 4. [NOISE] Demonstrate that the Director of the Planning and Land Use (Building Inspector) has verified the following speaker locations:
 - a. Three (3) speakers shall be located on the Crows nest on the east side of the riding area oriented to the west and one to the south.
 - b. One (1) pole-mounted speaker shall be located on the south side of the area. The speaker system layout shall be installed pursuant to the approved plot plan for Major Use Permit P03-035.
 - c. The PA system shall be installed pursuant to the approved building plans and plot plan for Major Use Permit P03-035.
- C. The following conditions shall apply during the term of the Major Use Permit:
1. [NOISE] Any use of the loudspeaker system is restricted to daytime hours from 8 am to 6 pm except for junior rodeo events that would extend these hours of operation to 10 pm on Friday evenings.
 2. [NOISE] The use of a tractor or other heavy equipment to prepare the arena for equestrian events shall be restricted to daytime and evening hours from 7:15 am to 7 pm daily.
 3. [NOISE] The public address system shall be equipped with a noise component that limits the maximum sound pressure level (LMAX) from the 4-speakers system to 75 decibels (A) or less at a point 50 feet west of the "Crows Nest" location.
 4. [TRANSPORTATION] All arena and event parking shall occur on-site within the Major Use Permit area as shown on the approved plot plan.

Mitigated Negative Declaration
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5. [TRANSPORTATION] The gate at the residential driveway entrance on Highway 78 shall remain closed prior to and during arena events. No arena access will occur via the residential driveway that connects to Highway 78.
6. [TRANSPORTATION] Access for the arena shall be limited to Magnolia Avenue.
7. [GROUNDWATER] A maximum of 2,800 square feet of irrigated grass is allowed on the project site. Any expansion of landscaped areas requires a Major Use Permit Modification.
8. [HAZARDS / VECTORS] Comply with the Best Management Practices outlined in the Animal Waste, Fly & Vector Control Program for this permit: manure deposited in the arena shall be worked into the soil at the conclusion of every event; manure deposited in the parking area shall be collected by tractor and spread into farming fields on other parts of the ranch after every event; and the public horse watering trough will be emptied and cleaned at the end of every event.

ADOPTION STATEMENT: This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

San Diego County Planning Commission

on November 19, 2010


Jarrett Ramaiya, Planning Manager
Project Planning Division

JR:AJG



ERIC GIBSON
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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November 19, 2010

CEQA Initial Study - Environmental Checklist Form **(Based on the State CEQA Guidelines, Appendix G Rev. March 2010)**

1. Title, Project Number and Environmental Review Number:

Battaglia Equestrian Event Facility Major Use Permit (Mountain Valley Ranch),
3300 03-035 (P), ER 03-09-013

2. Lead agency name and address:
County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B,
San Diego, CA 92123-1666

3. a. Contact Amber J. Griffith, Project Manager
b. Phone number: (858) 694-2423
c. E-mail: Amber.Griffith@sdcounty.ca.gov.

4. Project location:

The proposed project site is located at 842 Highway 78, at the corner of Magnolia Avenue, in the Ramona Community Plan area within unincorporated San Diego County (APN 281-484-43).

Thomas Brothers Coordinates: Page 1153, Grid A/4

5. Project Applicant name and address:

Joyce Battaglia-Hatch
842 Highway 78
Ramona, CA 92065

6. General Plan Designation
Community Plan: Ramona
Land Use Designation: (19) Intensive Agriculture
Density: 1 du/ 4, 8 acre(s)

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7. Zoning
 Use Regulation: A72 (General Agricultural)
 Minimum Lot Size: 4 acres
 Special Area Regulation: POR F and S

8. Description of project:

The applicant requests a Major Use Permit to authorize the use of an existing outdoor arena as a participant based equestrian event facility (Participant Sports and Recreation: Outdoor). The footprint of the Major Use Permit would encompass 4.3 acres of the 25.5 acre parcel.

The proposed footprint contains a 286 foot by 150 foot open arena, driveway, parking area, accessory structures, and lights. The area surrounding the arena is landscaped with grass and a variety of mature shade trees. The proposed footprint contains an existing 10 foot by 10 foot by 20 foot tall announcer's stand located east of the arena with an outdoor Public Announcement (PA) System. Speakers for the PA system are mounted on the north, west and south facing eaves of the announcer's stand, 12 feet above-ground. A fourth speaker is mounted on a 20 foot tall pole at the southern end of the arena entrance facing west. There are six arena lights mounted on 33 foot poles. The facility would be used to hold organized participant based horse riding events including clinics, competitions, and meetings for local riding clubs and 4-H youth programs.

Organized events would be held primarily on weekends between 7:30 a.m. and 10:00 p.m., up to 12 months out of the year and would consist of equestrian-related activities such as junior rodeos, barrel races, team roping, community horse shows, clinics, and 4-H horse meetings. A typical event would involve less than 100 people (40 horse/rider combinations and 20-30 spectators) and the maximum permitted attendance for any one event would be 150 persons. Spectators would be incidental to the participant sports use. The proposed footprint contains a dirt lot used for parking, with capacity for approximately 22 cars and 26 trucks with horse trailers. Additional truck and trailer or passenger cars can park on the northern, southern and eastern perimeters of the site. The project would include occasional overnight parking for event participants who would stay in self-contained living quarters.

The subject property obtains water from the Ramona Municipal Water District; however, the proposed equestrian event facility would rely on groundwater. Two of the five existing wells on site will be used for dust control, landscape irrigation and filling a water trough for the animals to drink from during events.

The subject property is located on Magnolia Avenue in the Ramona Community Plan Area, within unincorporated San Diego County. Highway-78 is located adjacent to the southern property line. The site is subject to the General Plan Regional Category Estate Development Area (EDA), Land Use Designation (19) Intensive Agriculture. The site is zoned A72 (General Agricultural). The project

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would not involve any grading, construction, or improvements, and all existing structures would remain. Access to the area is via an improved dirt driveway that connects to Magnolia Avenue.

9. Surrounding land uses and setting:

Outside of the proposed Major Use Permit footprint, the 25.5 acre property contains a mapped riparian area with a row of mature black willows along Hatfield Creek, agricultural stock pond, pastureland, agriculture, hedge-maze, and various structures, such as barn, houses, garage, and animal pens. Hatfield Creek is an ephemeral stream that flows north-westerly through the property from the center of the southern property line through the center of the western property line occasionally during very wet seasons. A FEMA flood area is mapped through much of the western half of the property. The proposed Major Use Permit footprint, including the arena, parking, and all existing structures, are located outside of the riparian and FEMA floodplain areas. Highway 78 is located along the site's southern border. The north-eastern area of the site supports agriculture, including corn and pumpkin crops.

The surrounding properties range in size from approximately one to nine acres and have a rural residential character. Single family residences with multiple detached accessory structures are common in the vicinity of the subject property. Specific land uses of the surrounding properties include residential, agricultural, and horse-keeping.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

<u>Permit Type/Action</u>	<u>Agency</u>
Major Use Permit	County of San Diego
Fire District Approval	Ramona Fire District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> <u>Aesthetics</u> | <input type="checkbox"/> <u>Agriculture and Forest Resources</u> | <input type="checkbox"/> <u>Air Quality</u> |
| <input type="checkbox"/> <u>Biological Resources</u> | <input type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Geology & Soils</u> |
| <input type="checkbox"/> <u>Greenhouse Gas Emissions</u> | <input type="checkbox"/> <u>Hazards & Haz. Materials</u> | <input type="checkbox"/> <u>Hydrology & Water Quality</u> |
| <input type="checkbox"/> <u>Land Use & Planning</u> | <input type="checkbox"/> <u>Mineral Resources</u> | <input type="checkbox"/> <u>Noise</u> |
| <input type="checkbox"/> <u>Population & Housing</u> | <input type="checkbox"/> <u>Public Services</u> | <input type="checkbox"/> <u>Recreation</u> |
| <input checked="" type="checkbox"/> <u>Transportation/Traffic</u> | <input type="checkbox"/> <u>Utilities & Service Systems</u> | <input checked="" type="checkbox"/> <u>Mandatory Findings of Significance</u> |

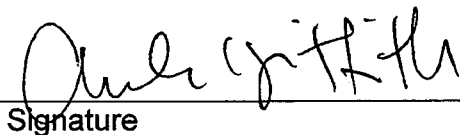
Battaglia Equestrian Event Facility - 4 -
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DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



Signature

November 19, 2010

Date

Amber J. Griffith

Printed Name

Land Use/Environmental Planner

Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less than Significant With Mitigation Incorporated, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Less than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

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P03-035; ER 03-09-013

November 19, 2010

I. AESTHETICS – Would the project:

a) Have a substantial adverse effect on a scenic vista?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

Based on a site visit completed by County staff Christine Stevenson on November 6, 2006, the proposed project is located near or within the viewshed of a scenic vista. The viewshed and visible components of the landscape within that viewshed, including the underlying landform and overlaying land cover, establish the visual environment for the scenic vista. The proposed project is directly adjacent to State Route 78, a County Designated Scenic Route. An "S" Special Area Designator, which is applied to areas of high scenic value, has been placed on this site. The visual composition consists of rural residential and agricultural uses. Topography immediately surrounding the project site is relatively flat, but up-slope to the east the land is steep and rugged, and covered with native vegetation and boulders.

The proposed project is an Equestrian Event Facility for organized equestrian events including clinics, competitions and training use. The project would be compatible with the existing visual environment in terms of visual character and quality because: The proposed footprint is set back several hundred feet from State Route 78 and does not involve any structures that may compromise the scenic value of the area. The arena and parking lot are flat, with no structural bulk. The six arena lights are 33 feet in height and have narrow profiles. Because of the low visibility of the project from State Route 78 and its minimal bulk, the use would not impact the existing rural nature or scenic value of the state route. Therefore, the proposed project will not have a substantial adverse effect on a scenic vista.

The project would not result in cumulative impacts on a scenic vista because the proposed project viewshed and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. Refer to XVIII. Mandatory

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Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVIII are located within the scenic vista's viewshed and will not contribute to a cumulative impact because the use will be visually compatible with residential and agricultural uses on surrounding properties. Therefore, the project will not result in adverse project or cumulative impacts on a scenic vista.

- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic (Caltrans - California Scenic Highway Program). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

Based on a site visit completed by Christine Stevenson on November 6, 2006, the proposed project is not located near or visible within the composite viewshed of a State scenic highway and will not damage or remove visual resources within a State scenic highway. The project site is adjacent to Highway 78 in Ramona, which is not a designated State scenic highway. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource within a State scenic highway.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity

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and expectation of the viewers. The existing visual character and quality of the project site and surrounding can be characterized as rural residential and agricultural. The proposed project would allow organized equestrian events. The proposed project would be compatible with the existing environment's visual character and quality because the proposed project would not require significant alteration of the existing landform for the proposed project, the footprint would be located on a relatively flat and previously disturbed site, and no grading or construction is proposed. Consequently, the proposed use would not degrade the overall visual quality of the site.

The project would not result in cumulative impacts on visual character or quality because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVIII are located within the viewshed surrounding the project and will not contribute to a cumulative impact for the following reasons: the project would not involve grading or construction. Therefore, the project would not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area.

- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The proposed project would involve the use of outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code. However, it would not adversely affect nighttime views or astronomical observations, because the project would conform to the Light Pollution Code (Section 59.101-59.115), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

The project would not involve the installation of outdoor lighting that would directly illuminate neighboring properties, cast a direct beam angle towards a potential observer, or illuminate vertical surfaces in a manner that would result in useful light or spill light being cast beyond the boundaries of intended area to be lit. Also, the project would not include the installation of any highly reflective surfaces such as glare-producing glass or high-gloss surface color that would be visible along roadways, pedestrian walkways, or in the line of sight of adjacent properties.

The proposed project would not contribute to significant cumulative impacts on day or nighttime views because the project must conform to the Light Pollution Code. The Code was developed by the San Diego County Department of Planning and Land Use and Department of Public Works in cooperation with lighting engineers, astronomers, land use planners from San Diego Gas and Electric, Palomar and Mount Laguna

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observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required for all projects and the Major Use Permit would include a statement to this effect. Mandatory compliance for the proposed project ensures that this project in combination with all past, present and future projects would not contribute to a cumulatively considerable impact. Therefore, compliance with the Code ensures that the project would not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area, on a project or cumulative level.

In addition, the project's outdoor lighting would be controlled through the Major Use Permit, which would further limit outdoor lighting through the associated plot plan. Therefore, compliance with the Code, in combination with the outdoor lighting and glare controls listed above ensures that the project would not create a significant new source of substantial light or glare.

II. AGRICULTURE AND FORESTRY RESOURCES -- Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The subject property contains land designated as Farmland of Local Importance according to the State Farmland Mapping and Monitoring Program (FMMP). However, based on a site visit and a review of historic aerial photography, there is no evidence of agricultural use within the proposed project footprint since 2000. This date is at least four years prior to the last FMMP mapping date. In order to qualify for the Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance designations land must have been cropped at some time during the four years prior to the last FMMP mapping date. Given the lack of agricultural use within the proposed footprint within at least the past ten years, the Farmland of Local Importance designation for this area according to the State is incorrect. The Farmland designation is likely misapplied as a result of the large scale of the Statewide mapping effort which assigns Farmland designations based on aerial photography and limited ground verification. Due to the lack of historic agricultural use within the proposed footprint, the site does not meet the definition of an agricultural resource.

The existing agricultural operations elsewhere on the subject property would continue in the same capacity and would not be affected by the proposed project. Also, equestrian related facilities, such as stables for boarding and breeding, horse training, and

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participant based events, do not conflict with agricultural uses. These uses are commonly located near to one another.

Therefore, no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance to a non-agricultural use would occur as a result of this project.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project site is zoned (A72) General Agricultural, which is considered to be an agricultural zone. However, the proposed project would not result in a conflict in zoning for agricultural use because Participant Sports and Recreation: Outdoor is permitted in the A72 zone upon the granting of a Major Use Permit. The proposed facility would involve participant based equestrian events, which would not create a conflict with existing zoning for agricultural use. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, there would be no conflict with existing zoning for agricultural use, or a Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site including offsite improvements do not contain forest lands or timberland. The County of San Diego does not have any existing Timberland Production Zones. In addition, the project is consistent with existing zoning and a rezone of the property is not proposed. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones.

d) Result in the loss of forest land , conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?

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- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site including any offsite improvements do not contain any forest lands as defined in Public Resources Code section 12220(g), therefore project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the project is not located in the vicinity of offsite forest resources.

- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project site and surrounding area within radius of a quarter of a mile has land designated as Prime Agriculture, Farmland of Local Importance and Unique Farmland. The applicant requests a Major Use Permit to authorize the use of an existing horse arena for equestrian events. The use would occur on a 4.3 acre portion (project footprint) of the 25.5 acre property. The proposed project was determined not to have a potential for significant adverse impacts related to the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance or active agricultural operations to a non-agricultural use for the following reasons: the proposed footprint does not contain agricultural uses, and existing agricultural uses (crops such as oats, hay, pumpkin and corn) outside of the proposed footprint would not be altered or affected by the proposed project. Because the existing agricultural uses will remain on the subject property the project would not result in the conversion of agricultural lands. Therefore, no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance to a non-agricultural use would occur as a result of this project.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

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- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project proposes a use that was anticipated in SANDAG growth projections used in development of the RAQS and SIP. Operation of the project would result in emissions of ozone precursors that were considered as a part of the RAQS based on growth projections. As such, the proposed project is not expected to conflict with either the RAQS or the SIP. In addition, the operational emissions from the project would be below the screening levels, and therefore would not violate ambient air quality standards.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Land Use Environment Group (LUEG) has established guidelines for determining significance which incorporate the Air Pollution Control District's (SDAPCD) established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. These screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) are used.

The proposed project would involve the use of an existing arena for organized equestrian events including clinics, competitions and training. The nature of this project does not require any related construction and therefore would only generate operational emissions associated with vehicle trips. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the LUEG guidelines for determining significance. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, the vehicle trip emissions associated with

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the proposed project are not expected to significantly contribute to an existing or projected air quality violation. No other potential sources of air pollutants have been identified based on a site visit conducted by Christine Stevenson on November 6, 2006, on project the description and the information submitted.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O_3). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM_{10}) under the CAAQS. O_3 is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM_{10} in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

The proposed project would not include a construction phase. The project would generate minimal PM_{10} , NO_x and VOCs resulting from operational emissions associated with the increase of traffic to and from the project site. The vehicle trips generated from the project would result in 180 Average Daily Trips (ADTs) on SR78 west of Magnolia Avenue, 75 ADT on SR78 east of Magnolia Avenue, and 45 ADT on Magnolia Avenue north of SR78. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the LUEG guidelines for determining significance for VOCs and PM_{10} .

In addition, a list of past, present and future projects within the surrounding area were evaluated and none of these projects emit significant amounts of criteria pollutants. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. The proposed project as well as the past, present and future projects within the surrounding area, have emissions below the screening-level criteria, therefore, the operational emissions associated with the proposed project are not expected to create a cumulatively considerable impact nor a considerable net increase of PM_{10} , or any O_3 precursors.

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d) Expose sensitive receptors to substantial pollutant concentrations?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors since they house children and the elderly.

Based a site visit conducted by Christine Stevenson on November 6, 2006, no sensitive receptors have been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) occur of the proposed project. Further, the proposed project will not generate significant levels of air pollutants. As such, the project will not expose sensitive populations to excessive levels of air pollutants.

e) Create objectionable odors affecting a substantial number of people?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project could produce objectionable odors, which would result from equestrian related activities. However, given the location of the project and the nature of the odors, these impacts are not expected to affect a substantial number of people for the following reason: the subject property and surrounding areas are zoned for agricultural use; horse related activities are common in agricultural zones. As such, impacts resulting from odors generated by the proposed project would be less than significant. Also, the applicant has provided an Animal Waste, Fly and Vector Control Plan, which was reviewed and approved by Environmental Health and Planning and Land Use. The Program describes the following methods for manure management: manure deposited in the arena would be worked into the soil with an arena grooming implement immediately following events; manure deposited in dirt parking areas would be collected immediately following events and spread thinly into the farming fields on other parts of the property (outside of the footprint); the horse watering trough would be emptied and cleaned following events to prevent mosquito breeding; and the proposed footprint would not otherwise contain any standing water. These methods are expected to minimize the potential for the project to attract flies and vectors. Moreover, the effects of objectionable odors would be localized to the immediate surrounding area and would

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not contribute to a cumulatively considerable odor. A list of past, present and future projects within the surrounding area were evaluated and none of these projects create objectionable odors.

IV. BIOLOGICAL RESOURCES -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, a site visit by Christine Stevenson on November 6, 2006, and a Biological Resources Report dated September 3, 2008, prepared by Marcia Gross, County staff has determined that the proposed 4.3 acre project footprint has been completely disturbed. Also, the only native plants present on the 25.5 acre property consist of a row of mature black willows along Hatfield Creek in the southwest portion of the subject property, which is located outside of the footprint of the proposed equestrian event facility. This Major Use Permit would not result in impacts to Hatfield Creek or to the willow trees, and the proposed action would be restricted to the 4.3 acre area, which contains no native vegetation or habitats. While the portion of Hatfield Creek onsite has a flat, sandy substrate suitable for the federally-listed arroyo toad (*Bufo californicus*); the creek does not carry enough water to support breeding habitat. The land adjacent to the ephemeral stream is unsuitable for the arroyo toad, as it is a highly disturbed horse pasture with compacted soils. The site is not suitable for the federally-endangered Stephens' kangaroo rat (*Dipodomys stephensi*) because the agricultural portions of the site are intensely farmed and/or extensively grazed. Therefore, the project would not have a substantial adverse effect on any candidate, sensitive, or special status species and would not contribute to cumulative impacts to these designated species.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

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Less than Significant Impact: Based on a site visit conducted by County staff biologist Christine Stevenson on November 6, 2006, and as supported by the Biological Reconnaissance Report prepared for the project, County staff biologist Christine Stevenson has determined that the proposed project footprint is completely disturbed. The only native plants present on 25.5 acre property consist of a row of mature black willows along Hatfield Creek in the southwest portion of the property, outside of the proposed footprint. The proposed footprint would completely avoid direct impacts to any portion of the black willows. Also, the proposed footprint is set back more than 350 feet from the black willows to protect the riparian habitat from potential indirect impacts, including noise, light, human encroachment and invasive species. Furthermore, no off-site impacts have been identified within or immediately adjacent to the riparian habitat. Therefore, project impacts to any riparian habitat or sensitive natural community identified in the County of San Diego Multiple Species Conservation Program, County of San Diego Resource Protection Ordinance, Natural Community Conservation Plan, Fish and Game Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations, would be less than significant.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on a site visit conducted by County staff biologist, Christine Stevenson on November 6, 2006, and as supported by the Biological Reconnaissance Report prepared for the project, it has been determined that the proposed 4.3 acre project footprint does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. Therefore, no impacts would occur to wetlands defined by Section 404 of the Clean Water Act and under the jurisdiction of the Army Corps of Engineers.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

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Discussion/Explanation:

No Impact: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, and a site visit, staff biologist Christine Stevenson has determined that the proposed project footprint has been completely disturbed and contains no native vegetation or habitats. Therefore, the project would not interfere with the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: Refer to the attached Ordinance Compliance Checklist dated November 19, 2010, for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP), Special Area Management Plans (SAMP), or any other local policies or ordinances that protect biological resources including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project would not impact historical resources, because prior grading of the project site has eliminated any potential for impacts to historical resources. Moreover, the site does not support historical resources of any kind.

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- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project would not impact archaeological resources since prior grading of the project footprint has eliminated any potential for impacts to buried archaeological resources.

- c) Directly or indirectly destroy a unique geologic feature?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County. The proposed project footprint does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

- d) Directly or indirectly destroy a unique paleontological resource or site?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on geological formations that potentially contain unique paleontological resources. Excavating into undisturbed ground beneath the soil horizons may cause a significant impact if unique paleontological resources are encountered. However, the purpose of the project is to authorize the use of the existing arena for equestrian events and would not include any grading or other ground disturbing activities beneath the soil horizons. Since an impact to paleontological resources does not typically occur until the resource is disturbed, and

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the project would not involve any ground disturbing activities beneath the soil horizons, no impact to paleontological resources would occur as a result of the project.

- e) Disturb any human remains, including those interred outside of formal cemeteries?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project would not disturb any human remains since prior grading of the project site has eliminated any potential for the presence of interred human remains. Additionally, the project would not involve nor is there any reasonable expectation of any ground disturbing activities whatsoever. Therefore, there would be no potential for disturbance of interred human remains.

VI. GEOLOGY AND SOILS -- Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, there would be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.

- ii. Strong seismic ground shaking?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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Discussion/Explanation:

Less than Significant Impact: To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Code ensures the project would not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project site is located within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. However, the project is a Major Use Permit to authorize the use of an existing outdoor arena for equestrian events and does not propose any habitable structures or buildings. Therefore, there would be no potentially significant impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction.

iv. Landslides?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project site is not within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. Since the project is not located within an identified Landslide Susceptibility Area and the geologic environment has a low probability to become unstable, the project would have

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a less than significant impact from the exposure of people or structures to potential adverse effects from landslides.

b) Result in substantial soil erosion or the loss of topsoil?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: According to the Soil Survey of San Diego County, the soils on-site are identified as Visalia sandy loam (VaA), 0 to 2% slopes that has a soil erodibility rating of "severe" as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. However, the project would not result in substantial soil erosion or the loss of topsoil for the following reasons: the project would not result in unprotected erodible soils; would not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and would not result in the development of steep slopes. A Stormwater Management Plan, dated April 21, 2004, has been prepared for the project. The Plan includes the following Best Management Practices to ensure sediment does not erode from the project site: the areas of natural drainage would be kept free from debris; all runoff from livestock areas would be collected and managed to avoid discharge into the stormwater conveyance system or receiving waters; manure would be cleaned up at least twice weekly and immediately after all events; the manure would be composted or stored prior to disposal; manure storage/composting areas would be managed to prevent runoff from entering the stormwater conveyance system or receiving waters; and animal waste would not be disposed of into the stormwater conveyance system or receiving waters. Also, the project would not involve grading. Due to these factors, it has been found that the project would not result in substantial soil erosion or the loss of topsoil on a project level.

In addition, the project would not contribute to a cumulatively considerable impact because all the of past, present and future projects included on the list of projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

c) Produce unstable geological conditions that would result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

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- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project would not be located on a geologic unit or soil that is unstable. Furthermore, the project would not involve any grading or alteration of land. Therefore, the project would not produce unstable geological conditions. For further information regarding landslides, liquefaction, and lateral spreading, refer to VI Geology and Soils, Question a., iii-iv listed above.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project is located on expansive soils as defined within Table 18-1-B of the Uniform Building Code (1994). This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The soils in the proposed project footprint are Visalia sandy loam (VaA), 0 to 2% slopes. However the project would not have any significant impacts because the project would be required to comply the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. Therefore, these soils would not create substantial risks to life or property.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project would allow the use of an existing arena as an Equestrian Event Facility (Participant Sports and Recreation: Outdoor). The project does not

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propose any septic tanks or alternative wastewater disposal systems since no wastewater would be generated.

VII. GREENHOUSE GAS EMISSIONS – Would the project

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

GHGs include carbon dioxide, methane, halocarbons (HFCs), and nitrous oxide, among others. Human induced GHG emissions are a result of energy production and consumption, and personal vehicle use, among other sources. A regional GHG inventory prepared for the San Diego Region¹ identified on-road transportation (cars and trucks) as the largest contributor of GHG emissions in the region, accounting for 46% of the total regional emissions. Electricity and natural gas combustion were the second (25%) and third (9%) largest regional contributors, respectively, to regional GHG emissions.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, ocean and terrestrial species impacts, among other adverse effects.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

¹ San Diego County Greenhouse Gas Inventory: An Analysis of Regional Emissions and Strategies to Achieve AB 32 Targets. University of San Diego and the Energy Policy Initiatives Center (EPIC), September 2008.

According to the San Diego County Greenhouse Gas Inventory (2008), the region must reduce its GHG emissions by 33 percent from "business-as-usual" emissions to achieve 1990 emissions levels by the year 2020. "Business-as-usual" refers to the 2020 emissions that would have occurred in the absence of the mandated reductions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. Development of regional targets is underway and SANDAG is in the process of preparing the region's Sustainable Communities Strategy (SCS) which will be a new element of the 2050 Regional Transportation Plan (RTP). The strategy will identify how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

In addressing the potential for a project to generate GHG emissions that would have a potentially significant cumulative effect on the environment, a 900 metric ton threshold was selected to identify those projects that would be required to calculate emissions and implement mitigation measures to reduce a potentially significant impact. The 900 metric ton screening threshold is based on a threshold included in the CAPCOA white paper² that covers methods for addressing greenhouse gas emissions under CEQA. The CAPCOA white paper references the 900 metric ton guideline as a conservative threshold for requiring further analysis and mitigation. The 900 metric ton threshold was based on a review of data from four diverse cities (Los Angeles in southern California and Pleasanton, Dublin, and Livermore in northern California) to identify the threshold that would capture at least 90% of the residential units or office space on the pending applications list. This threshold will require a substantial portion of future development to minimize GHG emissions to ensure implementation of AB 32 targets is not impeded. By ensuring that projects that generate more than 900 metric tons of GHG implement mitigation measures to reduce emissions, it is expected that a majority of future development will contribute to emission reduction goals that will assist the region in meeting its GHG reduction targets.

It should be noted that an individual project's GHG emissions will generally not result in direct impacts under CEQA, as the climate change issue is global in nature, however an individual project could be found to contribute to a potentially significant cumulative impact. CEQA Guidelines Section 15130(f) states that an EIR shall analyze greenhouse gas emissions resulting from a proposed project when the incremental contribution of those emissions may be cumulatively considerable.

² See CAPCOA White Paper : "CEQA & Climate Change: *Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act*" January 2008 (<http://www.capcoa.org/rokdownloads/CEQA/CAPCOA%20White%20Paper.pdf>).

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The project is a Major Use Permit to authorize the use of an existing outdoor arena as a participant based equestrian event facility that would generate less than 900 metric tons of GHG emissions based on estimates of GHG emissions for various project types included in the CAPCOA white paper³. Emissions from the project will be generated from vehicle trips, water consumption, waste generation and disposal, and animal care operations. The project's GHG emissions are found to have a less than cumulatively considerable contribution to GHG emissions because the project will generate less than 900 metric tons of GHGs.

Furthermore, projects that generate less than 900 metric tons of GHG, will also participate in emission reductions because air emissions including GHGs are under the purview of CARB (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions⁴, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources⁵. As a result, even the emissions that result from projects that produce less than 900 metric tons of GHG will be subject to emission reductions. Likewise, the project would also participate in the mandated emissions reductions through energy and resource use that is subject to emission reduction mandates beyond "business-as-usual."

Therefore, it is determined that the project would result in less than cumulatively considerable impacts associated with GHG emissions and no mitigation is required.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

³ 900 metric tons of GHG emissions are estimated to be generated by 50 Single Family Residential units, 70 apartments/condos, 35,000 sf of general commercial/office, 11,000 sf of retail, or 6,300 sf of supermarket/grocery space.

⁴ On September 15, 2009, the United States Environmental Protection Agency (EPA) and the Department of Transportation's National Highway Safety Administration (NHTSA) proposed a national program to reduce GHG emissions and improve fuel economy for new cars and trucks sold in the United States. The proposed standards would cut CO₂ emissions by an estimated 950 million metric tons and 1.8 billion barrels of oil over the lifetime of the vehicles sold under the program.

⁵ California's Renewable Portfolio Standard (RPS) requires electric corporations to increase procurement from eligible renewable energy resources by at least 1% of their retail sales annually, until they reach 20% by 2010. In 2008, the governor signed Executive Order S-14-08 (EO) to streamline California's renewable energy project approval process and increase the state's Renewable Energy Standard to 33% renewable power by 2020. The Air Resources Board is in the process of developing regulations to implement the 33% standard known as the California Renewable Electricity Standard (RES).

Less Than Significant Impact: In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. Development of regional targets is underway and SANDAG is in the process of preparing the region's Sustainable Communities Strategy (SCS) which will be a new element of the 2050 Regional Transportation Plan (RTP). The strategy will identify how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego is currently in the process of updating its General Plan and incorporating associated climate change policies. These policies will provide direction for individual development projects to reduce GHG emissions and help the County meet its GHG emission reduction targets.

Until local plans are developed to address greenhouse gas emissions, such as a local Sustainable Communities Strategy and updated General Plan Policies, the project is evaluated to determine whether it would impede the implementation of AB 32 GHG reduction targets. For the reasons discussed in the response to question VII.a), the project would not impede the implementation of AB 32 reduction targets. Therefore, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

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Discussion/Explanation:

No Impact: The project would not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. In addition, the project would not involve the demolition of any existing structures onsite and therefore would not create a hazard related to the release of asbestos, lead based paint or other hazardous materials from demolition activities.

- b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not located within one-quarter mile of an existing or proposed school. Also, the project would not involve the handling, storage, or transport of hazardous materials. Therefore, the project would have any effect on an existing or proposed school.

- c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on a site visit and regulatory database search, the project site has not been subject to a release of hazardous substances. The project site is not included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., the San Diego County Hazardous Materials Establishment database, the San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database ("CalSites" Envirostor Database), the Resource Conservation and Recovery Information System (RCRIS) listing, the EPA's Superfund CERCLIS database or the EPA's National Priorities List (NPL). Additionally, the project would not involve structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or

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closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank, and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station or vehicle repair shop. Therefore, the project would not create a significant hazard to the public or environment.

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), a Comprehensive Land Use Plan (CLUP), within a Federal Aviation Administration Height Notification Surface, or within two miles of a public airport. Also, the project would not involve construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project would not constitute a safety hazard for people residing or working in the project area.

- e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not within one mile of a private airstrip. As a result, the project would not constitute a safety hazard for people residing or working in the project area.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

Less than Significant Impact: The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

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v. DAM EVACUATION PLAN

No Impact: The Dam Evacuation Plan will not be interfered with because the project is not located within a dam inundation zone.

- g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The proposed project site is adjacent to wildlands that have the potential to support wildland fires. However, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project would comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County. Also, a Fire Service Availability Letter and conditions, dated August 9, 2006, have been received from the Ramona Fire Protection District. The Fire Service Availability Letter indicates the expected emergency travel time to the project site to be four minutes. The Maximum Travel Time allowed pursuant to the County Public Facilities Element is ten minutes. Therefore, based on the review of the project by County staff, through compliance with the Consolidated Fire Code and through compliance with the Ramona Fire Protection District's conditions, the project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project would not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with the Consolidated Fire Code.

- h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The applicant requests a Major Use Permit to authorize an equestrian event facility that would result in the production and collection of animal waste. The applicant has prepared an Animal Waste, Fly and Vector Control Plan for

the project that has been reviewed and approved by the County Department of Environmental Health, Vector Surveillance Program. The Plan includes the following manure and vector management practices: manure deposited in the arena would be worked into the soil with an arena grooming implement immediately following events; manure deposited in dirt parking areas would be collected immediately following events and spread thinly into the farming fields on other parts of the property; the horse watering trough would be emptied and cleaned following events to prevent mosquito breeding; and the project area would not otherwise contain any standing water. These methods are expected to minimize the potential for the project to attract flies and vectors. Therefore, the project would not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies or create a cumulatively considerable impact because all uses on-site or in the surrounding area are addressed through the approved Animal Waste, Fly and Vector Control Plan.

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any waste discharge requirements?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project would involve the use of an existing arena as an Equestrian Event Facility, which requires compliance with the County Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO). The project applicant has provided a Stormwater Management Plan that demonstrates that the project would comply with all requirements of the WPO. The project would be required to implement the following site design measures and/or source control BMPs and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable from entering storm water runoff: The grounds would be cleaned at least twice weekly throughout the year. The box culvert would be checked and cleaned regularly. The areas of natural drainage would be kept free from debris. All runoff from livestock areas would be collected and managed to avoid discharge into the stormwater conveyance system or receiving waters. Manure would be cleaned up at least twice weekly and after events. The manure would be composted or stored prior to disposal. Manure storage/composting areas would be managed to prevent runoff from entering the stormwater conveyance system or receiving waters. Animal waste would not be disposed of into the stormwater conveyance system or receiving waters. These measures would enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

Finally, the project's conformance to the waste discharge requirements listed above ensures the project would not create cumulatively considerable water quality impacts

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related to waste discharge because, through the permit, the project would conform to Countywide watershed standards in the JURMP and SUSMP, derived from State regulation to address human health and water quality concerns. Therefore, the project would not contribute to a cumulatively considerable impact to water quality from waste discharges.

- b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project lies in the Ramona hydrologic subarea, within the San Dieguito hydrologic unit. According to the Clean Water Act Section 303(d) list, June 2007, a portion of this watershed at the Pacific Ocean and San Dieguito River is impaired for coliform bacteria. Constituents of concern in the San Dieguito watershed include coliform bacteria, nutrients, sediment, lowered dissolve oxygen, and trace metals.

The project would involve the following activities that are associated with these pollutants: equestrian events that would produce manure and trash. However, the following site design measures and/or source control BMPs and/or treatment control BMPs would be employed such that potential pollutants would be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters: The grounds would be cleaned at least twice weekly throughout the year. The box culvert would be checked and cleaned regularly. The areas of natural drainage would be kept free from debris. All runoff from livestock areas would be collected and managed to avoid discharge into the stormwater conveyance system or receiving waters. Manure would be cleaned up at least twice weekly and after events. The manure would be composted or stored prior to disposal. Manure storage/composting areas would be managed to prevent runoff from entering the stormwater conveyance system or receiving waters. Animal waste would not be disposed of into the stormwater conveyance system or receiving waters.

The proposed BMPs are consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result the project would not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego, Incorporated Cities of San Diego County, and San Diego Unified Port District includes the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424);

County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. Ordinance No. 9424 (WPO) has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Ordinance No. 9426 is Appendix A of Ordinance No. 9424 (WPO) and sets out in more detail, by project category, what Dischargers must do to comply with the Ordinance and to receive permits for projects and activities that are subject to the Ordinance. Collectively, these regulations establish standards for projects to follow which intend to improve water quality from headwaters to the deltas of each watershed in the County. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less than Significant Impact: The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region as outlined in Chapter 3 of the Water Quality Control Plan (Plan). The water quality objectives are necessary to protect the existing and potential beneficial uses of each hydrologic unit as described in Chapter 2 of the Plan.

The project lies in the Ramona hydrologic subarea, within the San Dieguito hydrologic unit that has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water: municipal and domestic supply; agricultural supply; industrial process supply, industrial service supply; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; estuarine habitat; marine habitat; preservation of biological habitats of special significance; migration of aquatic organisms; and, rare, threatened, or endangered species habitat.

The project would involve the following potential sources of polluted runoff: manure and trash from equestrian event activities. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed to reduce

potential pollutants in runoff to the maximum extent practicable, such that the proposed project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses: The grounds would be cleaned at least twice weekly throughout the year. The box culvert would be checked and cleaned regularly. The areas of natural drainage would be kept free from debris. All runoff from livestock areas would be collected and managed to avoid discharge into the stormwater conveyance system or receiving waters. Manure would be cleaned up at least twice weekly and after events. The manure would be composted or stored prior to disposal. Manure storage/composting areas would be managed to prevent runoff from entering the stormwater conveyance system or receiving waters. Animal waste would not be disposed of into the stormwater conveyance system or receiving waters.

In addition, the proposed BMPs are consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project would not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Refer to Section VIII., Hydrology and Water Quality, Question b, for more information on regional surface water and storm water planning and permitting process.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project would obtain water for activities including dust control, landscape irrigation, and filling the horse water trough from existing on-site groundwater wells. The subject property and pre-existing well users located on nearby properties also have access to water from the Ramona Water District. Therefore, if the production rate of pre-existing on-site and nearby wells were to drop to a level which could not support existing land uses or planned uses for which permits have been granted, water from the Ramona Water District would be available. Therefore, there would be sufficient water supplies available to serve the project and nearby pre-existing well users.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

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- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project involves the permitting of an equestrian event facility. As outlined in the Storm water Management Plan (SWMP) dated April 21, 2004, and prepared by Selena Roberts, the project would implement the following site design measures, source control, and/or treatment control BMPs to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff: The grounds would be cleaned at least twice weekly throughout the year. The box culvert would be checked and cleaned regularly. The areas of natural drainage would be kept free from debris. All runoff from livestock areas would be collected and managed to avoid discharge into the stormwater conveyance system or receiving waters. Manure would be cleaned up at least twice weekly and after events. The manure would be composted or stored prior to disposal. Manure storage/composting areas would be managed to prevent runoff from entering the stormwater conveyance system or receiving waters. Animal waste would not be disposed of into the stormwater conveyance system or receiving waters. These measures would control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The SWMP specifies and describes the implementation process of all BMPs to address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works would ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project would not result in significantly increased erosion or sedimentation potential and would not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation would be controlled within the boundaries of the project, the project would not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI., Geology and Soils, Question b.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

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Less than Significant Impact: The proposed project would not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons:

1. Drainage would be conveyed to either natural drainage channels or approved drainage facilities.
2. The project will not increase water surface elevation in a watercourse with a watershed equal to or greater one square mile by 2/10 of a foot or more in height.
3. The project will not increase surface runoff exiting the project site equal to or greater than one cubic foot/second.

Therefore, the project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Moreover, the project would not contribute to a cumulatively considerable alteration or a drainage pattern or increase in the rate or amount of runoff, because the project would not substantially increase water surface elevation or runoff exiting the site, as detailed above. Additionally, the 100-year floodplain limits, which lie outside of the project footprint, have been clearly delineated on the project's plot plan.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project would not result in the creation of or contribute to runoff water that would exceed the capacity of existing or planned storm water drainage systems.

- h) Provide substantial additional sources of polluted runoff?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project would create the following potential sources of polluted runoff: manure and trash from equestrian events. However, the as discussed in the responses to VIII Hydrology and Water Quality Questions a, b, c, and specific site design measures and/or source control BMPs and/or treatment control BMPs would be

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employed such that potential pollutants will be reduced in runoff to the maximum extent practicable. Refer to VIII Hydrology and Water Quality Questions a, b, c, for further information.

- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less than Significant: A drainage course was identified to the south of the proposed project footprint on the subject property. However, the project would not involve the placement of structures with a potential for human occupation within these areas and would not place access roads or other improvements which would limit access during flood events or affect downstream properties.

- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less than Significant: The subject property contains a drainage course, which is identified as being 100-year flood hazard areas. However, the drainage course is not located within the proposed project footprint and the project would not involve the placement of structures, access roads or other improvements which would impede or redirect flood flows in these areas.

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

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Less than Significant: The project lies within a special flood hazard area as identified on the County Flood Plain Map. However, the project involves the permitting of a participant based equestrian event facility that includes outdoor uses only and would not result in the placement of any habitable structures that may expose people or property to flooding.

- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

- m) Inundation by seiche, tsunami, or mudflow?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

- i. SEICHE

No Impact: The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

- ii. TSUNAMI

No Impact: The project site is located more than a mile from the coast; and therefore, would not be inundated in the event of a tsunami.

- iii. MUDFLOW

No Impact: Mudflow is a type of landslide. The site is not located within a landslide susceptibility zone and the project would not involve grading, construction, or other land disturbing activities that would result in exposes, unprotected soils. Also, the site is not located downstream from unprotected, exposed soils within a landslide susceptibility

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zone. Therefore, it is not anticipated that the project would expose people or property to inundation due to a mudflow.

X. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project would not involve the introduction of new infrastructure such as major roadways or water supply systems, or utilities to the area. Therefore, the proposed project would not significantly disrupt or divide the established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project site is subject to the Regional Land Use Element Policy (1.3) Estate Development Area and General Plan Land Use Designation (19) Intensive Agriculture. The project would be consistent with the General Plan because equestrian related activities are anticipated by the (19) Intensive Agriculture Land Use Designation that provides for a variety of agricultural uses including minor commercial, industrial and public facility uses appropriate to agricultural operations or supportive of the surrounding agricultural population. The area surrounding the project site contains rural lands with scattered low-density residential and agricultural uses. The project is subject to and consistent with the policies of the Ramona Community Plan because it involves an equestrian event facility which is an agriculturally-related commercial activity located in an appropriate zone, maintains the existing rural nature and balance of land uses within the community, and the footprint would fully exclude the area of the subject property containing the drainage (floodway) to the south of the proposed footprint. The property is zoned (A72) General Agricultural Use which allows participant based equestrian event facilities (Participant Sports and Recreation: Outdoor) upon the issuance of a Major Use Permit pursuant to The Zoning Ordinance Section 2725.c; therefore, the proposed project is consistent with plan and zone.

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XI. MINERAL RESOURCES -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of “Potential Mineral Resource Significance” (MRZ-3). The proposed participant based equestrian event facility would not prevent future use of mineral resources on site if they exist and no potentially significant loss of availability of a known mineral resource of value to the region and the residents of the state would occur as a result of this project. Therefore, implementation of the project would not result in the loss of availability of a known mineral resource that would be of value since the mineral resource would not be lost as a result of this project.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site is zoned A72 (General Agricultural), which is not an Extractive Use Zone, nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County Land Use Element, 2000).

XII. NOISE -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

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Less than Significant Impact: The project involves a participant based equestrian event facility. The site would be occupied by event participants and spectators incidental to the events. Events would occur during the day. Based on a site visit completed by Christine Stevenson on November 6, 2006, the surrounding area supports residential and agricultural activities and is occupied by local residents. The proposed project would not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

General Plan – Noise Element

The County of San Diego General Plan, Noise Element, Policy 4b addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project is excess of CNEL 60 dB(A), modifications must be made to the project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute. Project implementation is not expected to expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 60 dB(A). This is based on staff's review of projected County noise contour maps (CNEL 60 dB(A) contours) and/or review by County Noise Specialist John Bennett on November 9, 2007. Therefore, the project would not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

Ramona Community Plan

The County of San Diego General Plan, Ramona Community Plan, has a standard of CNEL 55 dB(A) for all projected noise contours near main circulation roadways, airports and other noise sources and requires mitigation if this level is exceeded. Project implementation is not expected to expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 55 dB(A). This is based on staff's review of projected County noise contour maps (CNEL 55 dB(A) contours) and review by County Noise Specialist John Bennett on November 9, 2007. Therefore, the project would not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Ramona Community Plan.

Noise Ordinance – Section 36-404

Non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36-404) at or beyond the project's property line. The site is zoned (A72) General Agriculture that has a one-hour average sound limit of 50 decibels during the day (7:00 a.m. to 10:00 p.m.) and 45 decibels at night (10:00 p.m. to 7:00 a.m.) (50/45 dB). The adjacent properties are zoned (A70 and A72) Limited and General Agriculture and have one-hour average sound limit of 50/45 dB. Based on the Noise Report prepared for the project dated June 11, 2004, and its Addendum dated June 16, 2006, non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36-404) at or beyond the project's property line.

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Noise Ordinance – Section 36-410

The project would not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36-410) because the project would not involve any construction.

Finally, the project's conformance to the County of San Diego General Plan (Noise Element, Policy 4b, Ramona Community Plan and County of San Diego Noise Ordinance (Section 36-404 and 36.410) ensures the project would not create cumulatively considerable noise impacts, because the project would not exceed the local noise standards for noise sensitive areas; and the project would not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project would not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose any of the following land uses that can be impacted by groundborne vibration or groundborne noise levels:

1. Buildings where low ambient vibration is essential for interior operation, including research and manufacturing facilities with special vibration constraints.
2. Residences and buildings where people normally sleep including hotels, hospitals, residences and where low ambient vibration is preferred.
3. Civic and institutional land uses including schools, churches, libraries, other institutions, and quiet office where low ambient vibration is preferred.
4. Concert halls for symphonies or other special use facilities where low ambient vibration is preferred.

Also, the project would not involve any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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Discussion/Explanation:

Less Than Significant Impact: The project involves the following permanent noise sources that may increase the ambient noise level: an outdoor public address system. As indicated in the response listed under Section XII Noise, Question a., the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Based on review of the project's noise report and its addendum the project would increase the ambient noise level by less than 1 dB CNEL. Studies completed by the Organization of Industry Standards (ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747) state an increase of 10 dB is perceived as twice as loud and is perceived as a significant increase in the ambient noise level.

The project would not result in cumulatively noise impacts because a list of past, present and future projects within in the vicinity were evaluated. It was determined that the project in combination with a list of past, present and future project would not expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project would not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems.

Also, general construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36-410), which are derived from State regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. Also, the project would not result in the operation of construction equipment. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

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- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports or within 2 miles of a public airport or public use airport. Therefore, the project would not expose people residing or working in the project area to excessive airport-related noise levels.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project would not expose people residing or working in the project area to excessive airport-related noise levels.

XIII. POPULATION AND HOUSING -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project would not induce substantial population growth in an area because the project does not involve any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan

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amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project would not displace any existing housing since the proposed 4.3 acre footprint currently contains an arena, parking, driveway, and announcer's stand, which would be used for participant based equestrian events and no changes to housing are proposed.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project would not displace a substantial number of people since the proposed footprint currently contains an arena, parking, driveway, and announcer's stand, which would be used for participant based equestrian events and no changes to housing are proposed.

XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

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- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on the service availability forms received for the project, the proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate existing services are available to the project from the following agencies/districts: Ramona Fire Protection District. The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project would not have an adverse physical effect on the environment because the project would not require new or significantly altered services or facilities to be constructed.

XV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project would not involve any residential use, included but not limited to a residential subdivision, mobilehome park, or construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The applicant requests a Major Use Permit to allow an existing arena to be used as a new recreational facility for participant based equestrian

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events. However, as outlined in this Environmental Analysis Form Section I-XVII, the facility would not result in adverse physical effect on the environment.

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards and Public Facilities Element (PFE), the County of San Diego Transportation Impact Fee Program and the Congestion Management Program.

A Traffic Impact Study, dated April 19, 2007, prepared by Darnell & Associates, Inc. was completed for the proposed project. The Traffic Impact Study identified that the proposed project would result in an additional 180 Average Daily Trips (ADT) on SR78 west of Magnolia Avenue, 75 ADT on SR78 east of Magnolia Avenue, and 45 ADT on Magnolia Avenue north of SR78. However, it was found that the project would not have a direct impact related to a conflict with any performance measures establishing measures of effectiveness of the circulation system because the project trips would not exceed any of the County's Guidelines for Determining Significance for determining significant direct impacts. As identified in the County's Guidelines for Determining Significance for Traffic and Transportation, the project trips would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities. Therefore, the project would not have a direct impact related to a conflict with policies establishing measures of the effectiveness for the performance of the circulation system.

The proposed project would generate additional ADT that would be distributed on circulation element roadways in the County some of which currently or are projected to operate at inadequate levels of service. The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. The TIF program creates a mechanism to proportionally fund improvements to roadways necessary to

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mitigate potential cumulative impacts caused by traffic from future development. These new projects were based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, State, and Federal funding to improve freeways to projected level of service objectives in the RTP.

These project trips would therefore contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. By ensuring TIF funds are spend for the specific roadway improvements identified in the TIF Program, the CEQA mitigation requirement is satisfied and the Mitigation Fee nexus is met. Therefore, payment of the TIF, which would be required at issuance of building permits, in combination with other components of the program described above, would mitigate potential cumulative traffic impacts to less than significant.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The designated congestion management agency for the San Diego region is SANDAG. SANDAG is responsible for preparing the Regional Transportation Plan (RTP) of which the Congestion Management Program (CMP) is an element to monitor transportation system performance, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments that generate an equivalent of 2,400 or more average daily vehicle trips or 200 or more peak hour vehicle trips. These large projects must complete a traffic analysis that identifies the project's impacts on CMP system roadways, their associated costs, and identify appropriate mitigation. Early project coordination with affected public agencies, the Metropolitan Transit System (MTS) and the North County Transit District (NCTD) is required to ensure that the impacts of new development on CMP transit performance measures are identified.

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A Traffic Impact Study, dated April 19, 2007, prepared by Darnell & Associates, Inc. was completed for the proposed project. The Traffic Impact Study identified that the proposed project would result in an additional 180 Average Daily Trips (ADT) on SR78 west of Magnolia Avenue, 75 ADT on SR78 east of Magnolia Avenue, and 45 ADT on Magnolia Avenue north of SR78. However, no conflicts with the applicable congestion management program were identified because the project would not exceed level of service standards or conflict with travel demand measures. Therefore, the project would have a less than significant impact related to conflicts with the applicable CMP and no mitigation is required.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport; therefore, the project would not result in a change in air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project would not significantly alter traffic safety on Magnolia Avenue or any other public road. A safe and adequate site distance would be required at all driveways and intersections to the satisfaction of the Director of the Department of Public Works. Roads used to access the proposed project site are up to County standards. The proposed project would not result in the placement of incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the proposed project would not significantly increase hazards due to design features or incompatible uses.

- e) Result in inadequate emergency access?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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Discussion/Explanation:

Less Than Significant Impact: The proposed project would not result in inadequate emergency access. The Ramona Fire Protection District has reviewed the proposed project and associated emergency access roadways and has determined that there is adequate emergency fire access proposed. Additionally, roads used to access to access the proposed project site are up to County standards.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities ?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant: The proposed project is a Major Use Permit to authorize the use of an existing outdoor arena as a participant based equestrian event facility and will generate 180 ADT on SR78 west of Magnolia Avenue, 75 ADT on SR78 east of Magnolia Avenue, and 45 ADT on Magnolia Avenue north of SR78. Project implementation would not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project would not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities. Therefore, the project would not conflict with policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project would involve the use of portable toilets and hand-washing stations to handle wastewater from events. These systems would discharge wastewater to a Regional Water Quality Control Board (RWQCB) permitted community sewer system. Therefore, the project would be consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan.

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- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less Than Significant Impact: The project would not include or require new or expanded water or wastewater treatment facilities because it would utilize groundwater from existing groundwater wells and would use on-site portable toilets and hand-washing stations to handle wastewater from events. Therefore, the project would not require any construction of new or expanded facilities, which could cause significant environmental impacts.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less Than Significant Impact: The project would not include new or expanded storm water drainage facilities but the project would involve waste associated with participant based equestrian events. Management of animal waste and trash would be required in accordance with the approved Animal Waste, Fly and Vector Control Plan and the County-approved Stormwater Management Plan. Therefore, the project would not require any construction of new or expanded facilities, which could cause significant environmental effects.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less Than Significant Impact: The project would obtain water from existing groundwater wells on-site. The groundwater use and availability has been reviewed by

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Jim Bennett, County groundwater geologist, who has determined that adequate water resources and entitlements are available to serve the proposed use. Therefore, the project would have sufficient water supplies available to serve the project. For more information regarding groundwater use, refer to response VIII.e above.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project would rely completely on an on-site portable toilets and hand-washing stations; therefore, the project would not interfere with any wastewater treatment provider's service capacity.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less Than Significant Impact: Implementation of the project would generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

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Discussion/Explanation:

Less than Significant Impact: Implementation of the project would generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project would deposit all solid waste at a permitted solid waste facility and therefore, would comply with Federal, State, and local statutes and regulations related to solid waste.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. There is no substantial evidence that there are biological or cultural resources that would be affected or associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

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- ☐ Potentially Significant Impact ☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

NAME	NUMBER
VARGO OVERSIZED CARPORT	AD 00-040
SHANK AGRICULTURAL CLEARING	AD 00-048
ZOOK ROOF COVER	AD 01-056
HAMILTON OVERSIZED AGRICULTURAL STRUCTURE	AD 02-008
WATZEK OVERSIZED GARAGE	AD 05-035
GARCIA OVERSIZED GARAGE	AD 06-042
CLYDE RESIDENCE OVERSIZE STRUCTURE	AD 07-048
BORNEMAN OVERSIZED GARAGE	AD 08-016
SMITH 2ND DWELLING UNIT	AD 09-044
HELLMAN CHANGING OPTIONS GROUP CARE	MUP 03-086
RAMONA PARKS AND REC	MUP 94-010
SIMPSON 2ND DWELLING	ZAP 00-151
JULIAN WATER TANK SPRINT CELL SITE	ZAP 01-104
KAYSER OVERSIZED 2ND DWELLING	ZAP 02-083
THE MEURS OFFICE BUILDING	STP 03-077
RAMONA MWD OFFICES - ACCESSORY STRUCTURE	STP 05-025
FAMOUS RAMONA WATER	STP 90-094
F STREET 10 LOT SUBDIVISION	TM 5537
LAKEVIEW DEV. 4 LOT SUBDIVISION	TPM 19982
QUISENBERRY 4 LOT SUBDIVISION	TPM 20437
POWELL 4 LOT SUBDIVISION	TPM 20445
WIER 2 LOT SUBDIVISION	TPM 20456
HEROLD 4 LOT SUBDIVISION	TPM 20679
HEROLD 3 LOT SUBDIVISION	TPM 20919
FILIPPINI 2 LOT SUBDIVISION	TPM 20926
NEUMAN 4 LOT SUBDIVISION	TPM 20962

Less Than Significant With Mitigation Incorporated: Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVIII of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to Transportation and Traffic. However, mitigation has been included that clearly reduces these cumulative effects to a level below significance. This mitigation includes payment of the Transportation Impact Fee (TIF). As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VIII. Hazards and Hazardous Materials, IX Hydrology and Water Quality XII. Noise, XIII. Population and Housing, and XVI. Transportation and Traffic. As a result of this evaluation, there is no substantial evidence that the proposed project would result in adverse effects on human beings. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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XIV. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

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California Scenic Highway Program, California Streets and Highways Code, Section 260-283. (<http://www.dot.ca.gov/hq/LandArch/scenic/scpr.htm>)

County of San Diego, Department of Planning and Land Use. The Zoning Ordinance of San Diego County. Sections 5200-5299; 5700-5799; 5900-5910, 6322-6326. (www.co.san-diego.ca.us)

County of San Diego, Board Policy I-73: Hillside Development Policy. (www.co.san-diego.ca.us)

County of San Diego, Board Policy I-104: Policy and Procedures for Preparation of Community Design Guidelines, Section 396.10 of the County Administrative Code and Section 5750 et seq. of the County Zoning Ordinance. (www.co.san-diego.ca.us)

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US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.

US Department of Transportation, National Highway System Act of 1995 [Title III, Section 304. Design Criteria for the National Highway System. (<http://www.fhwa.dot.gov/legisregs/nhsdatoc.html>)

AGRICULTURE RESOURCES

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California Department of Conservation, Office of Land Conversion, "California Agricultural Land Evaluation and Site Assessment Model Instruction Manual," 1997. (www.consrv.ca.gov)

California Farmland Conservancy Program, 1996. (www.consrv.ca.gov)

California Land Conservation (Williamson) Act, 1965. (www.ceres.ca.gov, www.consrv.ca.gov)

California Right to Farm Act, as amended 1996. (www.qp.gov.bc.ca)

County of San Diego Agricultural Enterprises and Consumer Information Ordinance, 1994, Title 6, Division 3, Ch. 4. Sections 63.401-63.408. (www.amlegal.com)

County of San Diego, Department of Agriculture, Weights and Measures, "2002 Crop Statistics and Annual Report," 2002. (www.sdcounty.ca.gov)

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AIR QUALITY

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County of San Diego Air Pollution Control District's Rules and Regulations, updated August 2003. (www.co.san-diego.ca.us)

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REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF BATTAGLIA EQUESTRIAN EVENT FACILITY MAJOR USE PERMIT P03-035, ER 03-09-013

November 19, 2010

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
☒

Discussion: 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
☒

Discussion: 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
☐

Discussion: The project would obtain its water supply from two existing groundwater wells on-site for operations associated with equestrian events. Groundwater would be used for dust control during events, to irrigate a small amount of grass (approximately 2,800 square feet), and for drinking water for horses during events. The groundwater use for the proposed project would be relatively small compared to existing agricultural uses on-site. The volume of water that would be used for the proposed project would be less than that used by one single family home, or 0.5 acre feet per year. The facility has been in operation in the same capacity as is proposed for many years without any

difficulties in obtaining the groundwater, even through the recent drought conditions. Therefore, it is likely that the operation would be able to continue to obtain this amount of groundwater in the future.

The subject and surrounding properties are within the Ramona Water District and if groundwater shortages were to occur in the area, there is an available alternative for the proposed project and neighboring residents and uses.

As identified within Section 67.722B of the San Diego County Groundwater Ordinance, it has been determined that groundwater resources are adequate to meet the groundwater demands of the project and thus, the project would not adversely impact groundwater availability.

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

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The 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"/>

Discussion:

Wetland and Wetland Buffers: Hatfield Creek flows through the subject property. This natural drainage was not evaluated to determine if it qualifies as an RPO wetland because the proposed footprint is more than 200 feet from the creek channel. The project would be consistent with the Resource Protection Ordinance, due to the following reasons: the project would not result in the placement of non-permitted uses within wetlands; the project would not result in grading, filling, construction, or placement of structures within identified wetlands; and 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 footprint is adjacent to a floodway/floodplain fringe area as defined in the RPO, but there are no proposals for any uses or improvements that are in conflict with the RPO. Therefore, it has been

found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

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

Sensitive Habitats: No sensitive habitat lands were identified on the site as determined on a site visit conducted by Christine Stevenson on November 6, 2006. 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, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES
☒

NO
☐

NOT APPLICABLE
☐

Discussion: The Stormwater Management Plan (SWMP) prepared for the project is complete and complies with the San Diego County Standard Urban Stormwater Mitigation Plan (SUSMP) and Watershed Protection Ordinance (WPO) requirements for a Stormwater Management Plan. Therefore, the project would comply with the requirements of 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
☐

Discussion: The proposed project could generate potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance). However, the following project design considerations and operational limitations would be included and controlled through their inclusion on the final plot plan:

1. Four Accurian Model AOD-4113 (60 Watts rms) speakers or equivalent units would be mounted at two elevated locations as shown on Figure 3 of the Noise Report by Pacific Noise Control titled "Outdoor Public Address System Noise Measurements" dated June 11, 2004.

2. The public address system including the four Accurian Model AOD-4113 (60 Watts rms) speakers or equivalent units shall be limited as follows:
 - a. The maximum height for the "Crows Nest" speakers is 15 feet and the maximum height for the "Pole Speaker" is 20 feet.
 - b. Three speakers shall be mounted at the "Crows nest" location" with two speakers pointed west and the remaining one oriented to face south.
 - c. One speaker shall be mounted at the "Pole speaker" location on the south side of the arena and shall be oriented to face or broadcast north.
 - d. The public address system shall be equipped with one Radio Shack 250 Watt PA amplifier with a noise compressor or an equivalent set of components that limits the maximum sound pressure level (Lmax) from the 4-speaker system to 75 decibels (A) or less at a point 50 feet west of the "Crows Nest" location (at least five feet above the ground).
 - e. The public address system shall not exceed the hourly average sound pressure level of 50 decibels (A) at any property line location.

In addition, the following on-going conditions would be imposed to insure compliance of the proposed operation with the San Diego County Noise Ordinance:

3. Any use of the loudspeaker system would be restricted to daytime hours from 8 am to 6 pm except for junior rodeo events that would extend these hours of operation to 10 pm on Friday evenings.
4. The use of a tractor or other heavy equipment to prepare the arena for equestrian events shall be restricted to daytime and evening hours from 7:15 am to 7 pm daily.

These design considerations and operational limitations would reduce potential noise impacts so as not to exceed the applicable limits. Therefore, the proposed project would comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance.

**LIST OF PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES
THAT COMMENTED ON THE DRAFT MITIGATED NEGATIVE DECLARATION
FOR BATTAGLIA EQUESTRIAN EVENT FACILITY MAJOR USE PERMIT
3300 03-035 (P), ER 03-09-013**

A draft version of the Mitigated Negative Declaration was circulated for public review from June 10, 2010 to July 9, 2010. The following is a list of the names and addresses of persons, organizations, and public agencies that commented during this public review period.

NAME

ADDRESS

FEDERAL AGENCIES

None

STATE AGENCIES

None

COUNTY, CITY, AND OTHER LOCAL AGENCIES

None

ORGANIZATIONS

None

INDIVIDUALS

J. Dyer

1092 Schoolhouse Road
Ramona, CA 92065



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

TO: File
 FROM: Amber J. Griffith, Land Use/ Environmental Planner
 SUBJECT: Battaglia Equestrian Event Facility Major Use Permit
 3300 03-035 (P), ER 03-09-013
 DATE: November 19, 2010

The following are staff's responses to comments received during the public review period for the draft Mitigated Negative Declaration dated June 10, 2010. The draft Mitigated Negative Declaration was circulated for public review from June 10, 2010 through July 9, 2010. Comments were received that require changes to the Mitigated Negative Declaration.

Response to comments received from J. Dyer:

A - 1 Comment: *I would like to address what I believe to be a problem with the Mitigated Negative Declaration. The Pacific Noise Control report recommended that the maximum volume output of the PA system be restricted. They recommended that a "noise limiter or similar device should be installed." The wording is shown below [...]*

Response: The County of San Diego appreciates this comment. As stated by the commenter, the Pacific Noise Control letter report dated June 11, 2004, with addendum dated June 16, 2006, contains a recommendation for the installation of a noise limiter device as part of the public address (PA) system. Such a device would limit the maximum volume output of the system such that it would not create noise that exceeds the limits of the County Noise Ordinance. The recommendation is shown on Sheets 1 and 2 of the plot plan. To further clarify the requirements, the following design considerations have been included in the Mitigated Negative Declaration and will be conditions in the Major Use Permit decision document:

B. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:

3. [NOISE] Demonstrate that the Director of the Planning and Land Use (Building Inspector) has verified that the public address system (PA) is equipped with one Radio Shack 250 watt PA amplifier with a noise component (e.g. fixed attenuator or similar device) that limits the maximum sound pressure level (L_{max}) from the 4-

speakers system to 75 decibels (A) or less at a point 50 feet west of the "Crows Nest" location. The PA system shall be installed pursuant to the approved plot plan for Major Use Permit P03-035.

4. [NOISE] Demonstrate that the Director of the Planning and Land Use (Building Inspector) has verified the following speaker locations:

- a. Three (3) speakers shall be located on the Crows nest on the east side of the riding area oriented to the west and one to the south.
- b. One (1) pole-mounted speaker shall be located on the south side of the area. The speaker system layout shall be installed pursuant to the approved plot plan for Major Use Permit P03-035.
- c. The PA system shall be installed pursuant to the approved building plans and plot plan for Major Use Permit P03-035.

C. The following conditions shall apply during the term of the Major Use Permit.

3. [NOISE] The public address system shall be equipped with a noise component that limits the maximum sound pressure level (LMAX) from the 4-speakers system to 75 decibels (A) or less at a point 50 feet west of the "Crows Nest" location.

[Items 3 through 7 have been renumbered to reflect the insertion of the above design consideration.]

A - 2 Comment: *Mountain Valley Ranch has shown a disregard for their neighbors when it comes to noise management. They have had live bands and loud music at their equestrian events in the past. They continue to have live bands and loud music at their barn late into the evening. I do not trust their willingness to comply with county ordinances since their history has show they have little regard for them.*

Response: The County of San Diego acknowledges this comment. The Major Use Permit is requested to authorize the use of the existing outdoor arena as a participant based equestrian event facility. The decision document for the permit will limit the uses to such events with a maximum attendance of 150 persons for any event; the permit will require all activities for all events to occur within the

Major Use Permit footprint, as it is delineated on the plot plan; and the permit will restrict the hours during which the public address system may be used. Please note that the provision of musical entertainment is not included as an allowed use of the Major Use Permit and the barn is located outside of the footprint of the Major Use Permit. If such musical entertainment were part of an equestrian event, this would constitute a violation of the Major Use Permit and may result in Codes Enforcement actions and / or revocation of the Major Use Permit.

All uses outside of the Major Use Permit footprint are limited to those allowed in the A72 zone; failure to comply with the limitations for the site's zoning would constitute a violation of the Zoning Ordinance and may result in Codes Enforcement actions. Additionally, all uses on all properties within the unincorporated County are subject to the Noise Ordinance and failure to comply with the Noise Ordinance may result in Codes Enforcement actions.

The County relies on concerned neighbors to report violations to conditional permits, zoning and other ordinances. Requests for service on these matters are addressed by the Codes Enforcement Division of Planning and Land Use.

No changes to the environmental documentation were made in response to this comment.

A - 3 Comment: *I request that the noise limiters be a mandatory requirement if their permit is approved.*

Response: The County of San Diego acknowledges this comment. As discussed in the response to comment A-1 above, additional noise conditions that require the installation of a noise limiter device have been added to the Mitigated Negative Declaration.

As discussed in the response to comment A - 2, the site is subject to the Noise Ordinance. As such, the Ordinance Compliance section of the Major Use Permit contains a notice to the property owner / permittee that compliance with the County Noise Ordinance is required at all times.

A - 4 Comment: *I also request that the county periodically inspect the speakers to make sure the devices are installed and working.*

Response: The County appreciates and acknowledges this comment. The requested Major Use Permit is subject to Section 7362.e of the Zoning Ordinance, which requires that the County Permit Compliance Officer perform site inspections and review the on-going conditions of the Major Use Permit. Installation of the required noise limiter device as described in the response to

Battaglia Equestrian Event Facility
Response to Comments

November 19, 2010
Page 4

comment A – 1 is required prior to occupancy or use of the premises in reliance on the Major Use Permit. The first compliance inspection must be scheduled by the applicant within six months of the establishment of use in reliance on the Major Use Permit and the property owner / permittee is required to allow the County to inspect the property at least once every 12 months during the term of the Major Use Permit as stated in the Ordinance Compliance section of the Major Use Permit. Furthermore, compliance with all conditions of the Major Use Permit is required during the term of the Major Use Permit; failure to comply with the conditions may result in Codes Enforcement actions and / or revocation of the Major Use Permit. No changes to the environmental documentation were made in response to this comment.

A

Griffith, Amber

From: jjdjed51 [jjdjed51@gmail.com]
Sent: Wednesday, June 23, 2010 2:42 PM
To: Griffith, Amber
Subject: Mountain Valley Rancy [Battaglia Equestrian Event Facility]

Amber Griffith:

I would like to address what I believe to be a problem with the Mitigated Negative Declaration.

The Pacific Noise Control report recommended that the maximum volume output of the PA system be restricted. They recommended that a "noise limiter or similar device should be installed." The wording in shown below

Pacific Noise Control noise report

Conclusion: *To ensure that the maximum volume output of the system is restricted, a fixed attenuator or similar device should be installed as part of the PA system. Therefore, a noise limiter or similar device should be installed.*

The Mitigated Negative Declaration does not mention anything about a noise limiter. The MND wording is below:

MITIGATED NEGATIVE DECLARATION

D. The following conditions shall apply during the term of the Major Use Permit:

1. [NOISE] Any use of the loudspeaker system is restricted to daytime hours from 8 am to 6 pm except for junior rodeo events that would extend these hours of operation to 10 pm on Friday evenings.

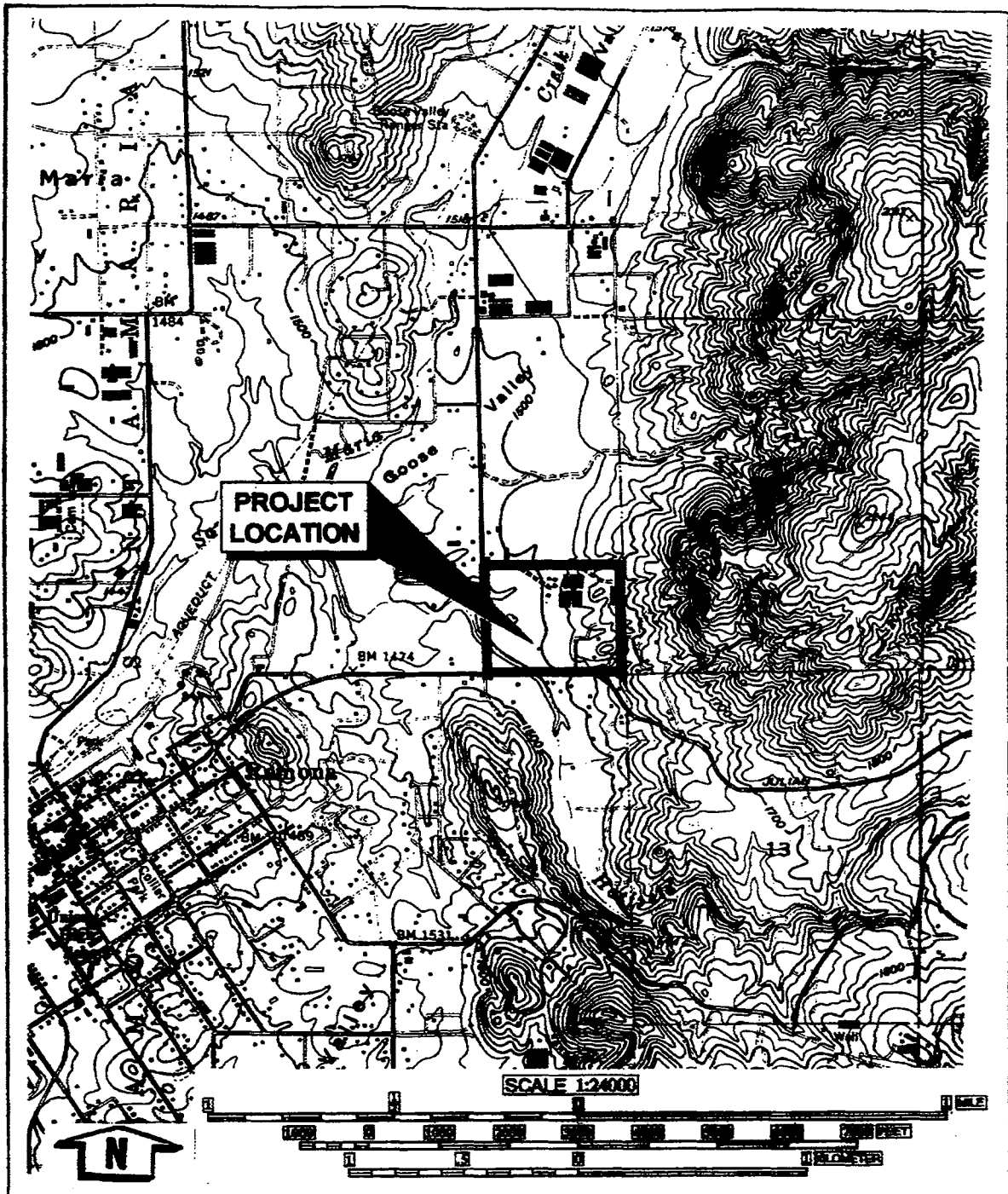
Mountain Valley Ranch has shown a disregard for their neighbors when it comes to noise management. They have had live bands and loud music at their equestrian events in the past. They continue to have live bands and loud music at their barn late into the evening. I do not trust their willingness to comply with county ordinances since their history has show they have little regard for them.

I request that the noise limiters be a mandatory requirement if their permit is approved. I also request that the county periodically inspect the speakers to make sure the devices are installed and working.

Thank you.

J. Dyer
1092 Schoolhouse Road
Ramona, CA 92065
760-789-6399

6/23/2010



Affinis

Shadow Valley Center
847 Jamacha Road
El Cajon, CA 92019

**PROJECT LOCATION ON USGS
7.5' RAMONA QUADRANGLE**

FIGURE 2

**STATEMENT OF LOCATION AND CUSTODIAN OF DOCUMENTS
OR OTHER MATERIALS THAT CONSTITUTE A RECORD OF PROCEEDINGS**

November 19, 2010

Project Name: Battaglia Equestrian Event Facility Major Use Permit

Reference Case Numbers: 3300 03-035 (P), 3910 03-09-013 (ER)

The CEQA [Section 21081.6(a)(2)] requires that the lead agency (in this case the County of San Diego) specify the location and custodian of the documents or other material that constitute the record of proceedings upon which its decision is based. It is the purpose of this statement to satisfy this requirement.

Location of Documents and Other Materials That Constitute the Record of Proceedings:

County of San Diego, Department of Planning and Land Use
Project Processing Center
5201 Ruffin Road, Suite B
San Diego, California 92123

Custodian:

County of San Diego, Department of Planning and Land Use
Project Processing Center
5201 Ruffin Road, Suite B
San Diego, California 92123

Attachment D – Environmental Findings

MOUNTAIN VALLEY RANCH EVENT BARN
MAJOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2017-MUP-03-035W1
ENVIRONMENTAL LOG: PDS2017-ER-03-09-013A

ENVIRONMENTAL FINDINGS

July 20, 2018

1. Find that the Addendum on file with Planning & Development Services as Environmental Review Number PDS2017-ER-03-09-013A was adopted in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein prior to approving the project; and

Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously adopted Mitigated Negative Declaration dated November 19, 2010, that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the Mitigated Negative Declaration was adopted as explained in the Environmental Review Update Checklist dated July 20, 2018.

2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation



RAMONA COMMUNITY PLANNING GROUP

15873 HWY 67, RAMONA, CALIFORNIA 92065

Phone: (760)445-8545

Dan Scherer
Chair

March 8, 2017

Torry Brean
Vice-Chair

Kristi Mansolf
Secretary

Jim Cooper

Denise Russell
Land Use/Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Scotty Ensign

PDS2017-MUP-03-035W1 Major Use Permit – Modification

Chris Holloway

Frank Lucio

Casey Lynch

The Ramona Community Planning Group reviewed the proposed modification to the existing Major Use Permit for the Mountain Valley Ranch Event Barn at the meeting March 2, 2017. The following motion was made:

Donna Myers

**MOTION: TO APPROVE THE MODIFICATION
OF THE MAJOR USE PERMIT AS PRESENTED.**

Elio Noyas

The motion **passed 13-0-0-0-2**, with 2 members absent.

David Ross

Paul Stykel

Dan Summers

Rick Terrazas

Richard Tomlinson

Sincerely,

DAN SCHERER, Chair
Ramona Community Planning Group

**MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP**

A regular meeting of the Ramona Community Planning Group (RCPG) was held March 2, 2017, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: Pledge of Allegiance

ITEM 2: ROLL CALL (Scherer, Chair)

In Attendance:	Jim Cooper	Scotty Ensign	Chris Holloway
	Frank Lucio	Casey Lynch	Kristi Mansolf
	Donna Myers	Elio Noyas	Dave Ross
	Dan Scherer	Dan Summers	Rick Terrazas
	Richard Tomlinson		

Excused Absence: Torry Brean, Paul Stykel

Dan Scherer, RCPG Chair, acted as Chair of the meeting, Scotty Ensign, RCPG member, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 3: APPROVAL OF THE MINUTES FOR THE MEETING OF 2-2-17

MOTION: TO APPROVE THE MINUTES OF THE MEETING FEBRUARY 2, 2017, AS PRESENTED.

Upon motion made by Jim Cooper and seconded by Scotty Ensign, the motion **passed 13-0-0-0-2**, with Torry Brean and Paul Stykel absent.

ITEM 4: Announcements and Correspondence Received

The Chair announced Items 7-C and 7-D will be tabled until next month.

Ms. Mansolf announced the medical marijuana issue is going to the Board of Supervisors on March 15, 2017.

ITEM 5: PUBLIC COMMUNICATION: Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction that is not on posted agenda.

Mr. Spicuzza and Mr. Minervini both wanted to speak on Item 7-D.

Speaker: Charlie Spicuzza

Mr. Spicuzza talked about the Caltrans flexile channelizer project for SR-67. He said there will 15 miles of rubber cones in the middle of the road, and they won't help much if someone crosses over the centerline. He requested to see the letter the RCPG wrote to Caltrans on this issue.

Speaker: Joe Minervini

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Mr. Minervini talked about the curve between Cloudy Moon Drive and Rockhouse Road and the need for a permanent barrier on the centerline. He wanted to see the response from Caltrans to the RCPG letter sent out early this year. San Vicente Road has the double-double centerline and it doesn't stop people from crossing over the line. He asked the RCPG to jump on this issue. He doesn't want anybody else to die on the highway.

ITEM 6: APPROVAL OF ORDER OF THE AGENDA (Action)

Mr. Scherer said that due to a technical question that has come up, he would like to table Items 7-C and 7-D until next month.

MOTION TO TABLE ITEMS 7-C AND 7-D UNTIL NEXT MONTH.

Upon motion made by Scotty Ensign and seconded by Jim Cooper, the motion **passed 13-0-0-0-2**, with Torry Breaan and Paul Stykel absent.

ITEM 7: ACTION ITEMS:

7-A: (East Subcommittee Project) Ground Mount Solar Project, 23720 Highway 78 1376 Square Foot Solar Array. "S" Scenic Special Area Designation Applies

Greg Howard presented the project. The solar panels will be 500 to 600 feet from Highway 78. There will be 78 panels. The system will be a 20 KW system to serve a single family residence on over 5 acres of land.

Mr. Lucio gave the East Subcommittee report. Members of the subcommittee went and looked at the site. The panels will be 4-1/2 feet high at the highest point. The panels will be on the side of the property away from the highway.

Mr. Noyas asked if the panels would be stationary or would they track the sun?

Mr. Howard said they would be stationary and they will face to the southeast. The panels will not impact the neighbors' views or people driving on the highway. The panels will be black and there will be no glare.

Mr. Cooper said the solar project will be well camouflaged from the highway. The facility will not be leased.

MOTION TO APPROVE THE PROJECT AS SUBMITTED.

Upon motion made by Jim Cooper and seconded by Frank Lucio, the motion **passed 13-0-0-0-2**, Torry Breaan and Paul Stykel absent.

7-B: (East Subcommittee Project & Transportation Trails Subcommittee Project) MUP 03-035W1, Modification of a Major Use Permit for the Mountain Valley Ranch Event Barn, 842 Highway 78. Expand the permitted use of the existing barn and surrounding recreational and parking areas from equestrian and agricultural-based uses to allow public events (weddings, birthdays, anniversaries, etc.)

Markie Battaglia presented the project. There will be no new development. They are modifying an existing Major Use Permit so they can have events. A traffic and sound study were completed, and

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both were accepted. There will be no impact on Highway 78. When they have events, they will keep the 2 barn doors closed so the noise won't travel up the hill. As per the County requirement, notices were sent to 25 adjacent property owners.

Mr. Lucio gave the East Subcommittee report. The subcommittee approved the item. People will have to be off the premises by 10 so music will get turned off at 9.

MOTION: TO APPROVE THE PROJECT AS PRESENTED.

Upon motion made by Casey Lynch and seconded by Scotty Ensign, the motion **passed 13-0-0-0-2**, with Torry Breaun and Paul Stykel absent.

7-C: (Transportation/Trails Subcommittee Project) Discussion of the Paving of Etcheverry Street – *To be continued at the 4-6-17 meeting*

7-D: (Transportation/Trails Subcommittee Issue) Presentation on Research Results on SR-67 Accidents -- *To be continued at the 4-6-17 meeting*

7-E: Report on 2-10-17 Planning Commission Meeting regarding the Medical Marijuana Ordinance; Consideration of Future Direction

Mr. Cooper attended the Planning Commission meeting as an individual. There were speakers on both sides of the issue and the Board referral on the medical marijuana item was discussed. The Planning Commission did not support the Board of Supervisors' position. The Planning Commission supported Option 8 as sent to the Board of Supervisors, and added something to preclude outdoor advertising. The Board of Supervisors' meeting on this issue is March 15, 2017.

Speaker: Ren Bowden

Mr. Bowden said Proposition 64 was not on the table at the Planning Commission meeting. Medical marijuana will not change. Commissioner Leon Brooks' comments were well thought out. A ban makes things worse. Many of the cities in the County have already banned it. If a ban goes forward in the County, Ramona will get 3 dispensaries.

Speaker: Joe Minervini, Ramona Resident

Mr. Minervini said medical marijuana should be sold by pharmacies. Supervisor Jacob is considering a ban and then amortization after 5 years for phasing out medical marijuana businesses. She may try to eliminate them in Ramona. Chris Brown said there will be 3 facilities in Ramona, but it will only be for 5 years. He respects Supervisor Jacob's opinion on this issue.

The Chair said the RCPG supported Option 8.

Mr. Cooper did not feel the RCPG needed to send anyone to attend the March 15 Board of Supervisors hearing. He will probably attend as an individual.

7-F: Update on Warnock Solar Facility Landscaping

Mr. Noyas said that Scotty Ensign and himself, will be meeting at the Warnock solar facility with the owner and a representative from the County to review the problems with the landscaping. The meeting will be at 3 p.m. on March 9.

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ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Appointment of 2017 Design Review Board, RCPG Representative

Mr. Ensign's term as Design Review Board, RCPG Representative has expired. In order to continue serving as the RCPG Representative for the Design Review Board, the RCPG has to confirm his position for another year.

MOTION: TO CONFIRM THE APPOINTMENT OF SCOTTY ENSIGN AS THE RCPG REPRESENTATIVE OF THE RAMONA DESIGN REVIEW BOARD.

Upon motion made by Jim Cooper and seconded by Richard Tomlinson, the motion **passed 13-0-0-0-2**, with Torry Brean and Paul Stykel absent.

8-B: MSCP Regional Workshop for Developing North County MSCP

Ms. Mansolf said the County is working on the North County Multiple Species Conservation Plan (MSCP) and they are hosting stakeholder meetings over a 2 month or so time period to discuss the plan. The RCPG was invited to attend one of the meetings, and she would like to go and report back to the RCPG on the project. She had sent the email invitation to all RCPG members, and if anyone else wants to attend they should let the County know.

There has been a South County MSCP plan in place since 1996, and Ramona south of SR-67 and SDCE is included in it.

8-C: Standing Rule Changes Regarding "Announcements and Correspondence Received"

Mr. Cooper read the changes proposed for the "Announcements and Correspondence Received" Section of the RCPG Standing Rules:

A PROPOSED ADDITION TO THE RAMONA COMMUNITY PLANNING GROUP (RCPG) STANDING RULES AS DATED MAY 7, 2015

"ITEM 5 Announcements and Correspondence received" of the standard RCPG agenda listing is normally reserved for the Secretary to present various pieces of correspondence received from local, district, or related official entities.

This item is not currently addressed in the RCPG existing Standing Rules.

The proposal is to add the following paragraph to the RCPG Standing Rules of May 7, 2015.

"2. AGENDA:

B. 5. (NEW) "ITEM 5 Announcements and Correspondence received" of the standard RCPG agenda listing is normally reserved for the Secretary to present various pieces of correspondence received from local, district, or related official entities. Public correspondence received by the RCPG may also be presented at this time based upon the Chairperson's individual decision but will normally not include such correspondence received without name, signature and address."

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Items B. 5 will be renumbered B.6

Item B. 6 will be renumbered B.7

MOTION: TO AMEND THE STANDING RULES AS SUBMITTED.

Upon motion made by Jim Cooper and seconded by Scotty Ensign, the motion **passed 13-0-0-0-2**, with Torry Breaun and Paul Stykel absent.

8-D: Annual County Training for Planning Group Members; Biennial Ethics Training; and Form 700

The Chair reminded the RCPG members to complete and turn in their Form 700 by April 3, take the Planning and Sponsor Group training, and if it has been 2 years, to take the ethics training.

8-E: DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed

Mr. Ensign gave the Design Review report. There was a lot of discussion over the La Casita vineyard mural. The mural will be resized in the near future. The Arco sign is non-compliant. The characters are too large on the sign and the illumination needs to be changed. There is a new code compliance officer at the County who will work with the Design Review Board to bring businesses into compliance.

8-F: Discussion Items (Possible Action)

8-F-1: Concerns from Members

Mr. Tomlinson said the south part of San Vicente Road has retention basins that hold water and will attract mosquitoes. If the water doesn't drain within 96 hours, there is supposed to be a vector control plan in place.

Mr. Lynch said he would like the contact information for the Project Manager for the Caltrans flexile channelizer project.

8-F-2: Future Agenda Item Requests

Mr. Ensign said he would like to know what the plan is for Highway 78 going out of town.

8-F-3: Addition and Confirmation of New Subcommittee Members – *No names brought forward*

8-G: Meeting Updates:

8-G-1: Board of Supervisor and Planning Commission Meetings

Mr. Cooper said the Board of Supervisors will be discussing release of PLDO for 3 Parks projects at the March 15, 2017, meeting.

8-G-2: Future Group Meeting Dates – Next RCPG Meeting to be 4-6-17 at the Ramona Community Library, 7 p.m.

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ITEM 9: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf

The RCPG is advisory only to the County of San Diego. Community issues not related to planning and land use are not within the purview of this group. Item #5: Opportunity for members of the public to speak to the RCPG on any subject within the group's jurisdiction that does not appear as an item on this agenda. The RCPG cannot discuss these matters except to place them on a future agenda, refer them to a subcommittee, or to County staff. Speakers will be limited to 3 minutes. Please fill out a speaker request form located at the rear of the room and present to Vice Chairperson.

Public Disclosure: We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information: You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

Attachment F – Administrative Warning



County of San Diego, Planning & Development Services
ADMINISTRATIVE WARNING
CODE COMPLIANCE DIVISION

DATE OF WARNING: 6/26/2014 **CASE #** PDS2014-ENFGEN-000492

LOCATION OF VIOLATION: 842 Highway 78, Ramona

APN: 281-484-43-00

ZONE: A72-General Agricultural

PROPERTY OWNER: M J J L L C
 c/o J T Battaglia
 1919 Old Town Rd NW #1
 Albuquerque, NM 87104

The Code Compliance Division of Planning & Development Services recently received a complaint regarding violation(s) of County Code on your property. The following violations were verified during a site visit on Wednesday, May 28, 2014. This letter is to notify you that Administrative Citation(s) may be issued to you if you fail to take the required corrective actions to remove violations from your property by the deadline(s) shown below. You may not be contacted again before this action is taken.

The Department would like to avoid taking higher levels of compliance action and avoid any unnecessary cost to you. We encourage you to make every effort to remove the violation(s) on your own by the Correction Due Date indicated.

THIS IS YOUR OPPORTUNITY TO CORRECT THE VIOLATIONS ON YOUR PROPERTY WITHOUT ANY FURTHER COUNTY COMPLIANCE ACTION.

FAILURE TO COMPLY:

Should you fail to complete the corrections required by the deadline(s) provided or obtain a time extension from your Code Compliance Officer, one or more of the following compliance actions may be taken:

1. Issuance of Administrative Citations up to a total amount of \$10,000.
2. Issuance of Civil Penalties up to \$1,000 per day; for a total of \$50,000 per violation, per year.
3. Enacting Public Nuisance Abatement proceedings with violations being remedied by the County at your expense.
4. Referral to County Counsel for filing of Civil Enforcement Action in Superior Court.
5. Referral to District Attorney's Office for Criminal Prosecution.

SECTION VIOLATED

DESCRIPTION

SDCZO Section 2720-2725

General Agriculture Use Regulations to wit: Section 1535a Spectator Sports and Entertainment, Limited, is not an allowed use in an A72 Zone parcel

Rev. 09/20/2012 NOTICE: The Building Official may suspend or refuse to issue any building permits until all violations are corrected per Section 91.1.114.5 of the County Code. If you fail to respond to this notice and make the required corrections by the deadline(s) provided, the Department may take additional compliance action which may include citations and administrative fines pursuant to Sections 18.103 and 18.104 of the County Code of Administrative Ordinances.

REQUIRED CORRECTIVE MEASURES:**DEADLINE:**

Cease renting the barn for social events

July 15, 2014

The rental of a structure for social gatherings is a commercial use. The Zoning Ordinance defines the rental of a structure to 500 individuals or less under 1535a, Spectator Sports and Entertainment, Limited.

Your parcel is zoned A72, General Agricultural Use Regulations. As an A72 zoned parcel you are allowed a limited number of commercial uses. The rental of a structure for a social gathering of less than 500 individuals is not one of the allowed uses. The use Spectator Sports and Entertainment, Limited would not even be allowed through the discretionary permit process.

I am willing to meet with you to go over these violations in order to bring your parcel into compliance. Please, if you wish to meet, call me at your earliest convenience so that we can address these issues in a timely manner. Additionally, I am available to meet on any Monday or Thursday at the Fallbrook Sheriff's Station, 388 E Alvarado St, Fallbrook, from 0830 hours to 1230 hours.

The Regulatory Ordinance and the Zoning Ordinance along with general information on the Code Enforcement Division can be found on the internet at <http://www.sdcce.org>.

Be advised as the property owner it is your responsibility to comply with all County of San Diego Zoning ordinances and Building regulations. I advise you to contact the County of San Diego Zoning Department (888-267-8770) or the Building Department (888-336-7553) prior to making any changes or additions to your property. I also advise you to request any approvals for changes or additions to your property to be in writing along with the date and name of the employee making the approval. It is in your best interest to obtain the approvals prior to preparing plans or making changes or additions to your property.

Failure to correct a violation of the San Diego County Zoning Ordinance and/or the San Diego County Code of Regulatory Ordinances may result in additional actions by this Department and fines.

Thomas C. Causey, Code Compliance Officer

E-mail: Thomas.Causey@sdcounty.ca.gov

Phone: (760) 940-2913

Code Compliance Division, Planning & Development Services

Attachments: Corrections Required



County of San Diego, Planning & Development Services
PROOF OF SERVICE BY MAIL
CODE COMPLIANCE DIVISION

As required by C.C.P. 1013a; 2015.5(b) and 18.105(a) (2))

I, Molly Throop declare:

I am over the age of eighteen years and not a party to the case; I am employed in, or am a resident of, the County of San Diego, California where the mailing occurs; and my business address is: Planning & Development Services, 151 East Carmel Street, San Marcos, California, 92078.

I further declare that I am readily familiar with the business practice for collection and processing of correspondence for mailing with the United States Postal Service; and that the correspondence shall be deposited with the United States Postal Service this same day in the ordinary course of business.

I caused to be served the following document(s):

Administrative Warning dated 6/26/2014

by placing a true copy of each document in a separate envelope addressed to each addressee, respectively, as follows:

M J J L L C
 c/o J T Battaglia
 1919 Old Town Rd NW #1
 Albuquerque, NM 87104

I then sealed each envelope and, with the postage thereon fully prepaid, I placed each for deposit in the United States Postal Service, this same day, following ordinary business practices.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on _____, at San Diego, California.

Signed:

CODE COMPLIANCE OFFICER: Causey
Case #PDS2014-ENFGEN-000492
Violation address: 842 Highway 78, Fallbrook

Attachment G – Ownership Disclosure



County of San Diego, Planning & Development Services

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

ZONING DIVISION

Record ID(s) _____

PDS 2017
MUP-03-035W1Assessor's Parcel Number(s) 281-484-43

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 involvedMJJM, LLC, a CA LLC - Owner & LandlordMountain Valley Ranch, Inc. - Lessee

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

Markie M. Battaglia - 25%Joyce T. Battaglia-25%Marcus A. Battaglia-25%(Same ownership interests in MJJM, LLC &JohnJames J. Battaglia-25%Mountain Valley Ranch, Inc.)

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."

Signature of Applicant

Markie Battaglia

Print Name

December 13, 2016

Date

SDC PDS RCVD 02-01-17

MUP03-035W1

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

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