



The County of San Diego

Planning Commission Hearing Report

Date:	October 25, 2019	Case/File No.:	Lavender and Olive Event Venue Major Use Permit; PDS2018- MUP-18-013, PDS2018-ER-18- 09-006
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Major Use Permit for an event venue
Time:	9:00 a.m.	Location:	633 Montecito Way, Ramona
Agenda Item:	#1	General Plan:	Semi-Rural (SR-1)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Limited Agricultural (A70)
Applicant/Owner:	Woodcrest Real Estate Ventures, Steve Powell	Community:	Ramona Community Plan Area
Environmental:	Mitigated Negative Declaration	APN:	281-540-38

A. EXECUTIVE SUMMARY

1. Introduction

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

The Lavender and Olive project, submitted in 2018, is a proposed event venue in the Ramona Community Plan area. The venue will be available to rent seven (7) days a week with a maximum capacity of 225 people. The site is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Semi-Rural (SR-1). The property is zoned Limited Agriculture (A70). Event venues are classified in the Zoning Ordinance as "Participant Sports and Recreation: Outdoor" and are authorized in the A70 zone upon approval of a MUP pursuant to Section 2705 of the Zoning Ordinance. The 5.16-acre site is located on the northeast corner of Montecito Road and Montecito Way, just north of the Ramona Airport and south of the existing Copper Meadows Equestrian Training Center. During processing of the application, the County received comments and concerns from stakeholders relating to noise from the proposed event venue.

The sections contained in this report describe the following: development proposal, analysis and discussion, community planning group and public input, and the Planning & Development Services (PDS) recommendation.

The Planning Commission is asked to consider the project and either approve the project as submitted, approve the project with modifications, or deny the project. PDS analyzed the project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances and reviewed the project's potential impacts on the environment in accordance with CEQA. Based on this analysis, PDS has found the project to be consistent with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances with the inclusion of conditions in the MUP Form of Decision. Based on staff's analysis, it is the position of staff that the findings can be made and PDS recommends adoption of the Mitigated Negative Declaration, and approval of the project with the conditions noted in the attached Form of Decision (Attachment B).

2. Requested Actions

This is a request for the Planning Commission to evaluate the proposed MUP 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 the adoption of a Mitigated Negative Declaration (MND) (Attachment D).
- b. Grant MUP PDS2018-MUP-18-013, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

3. 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?

B. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a MUP for the development and operation of an event venue. The subject site is 5.16 acres and is located at 633 Montecito Way in the Ramona Community Plan area within the unincorporated County (Figure 1).

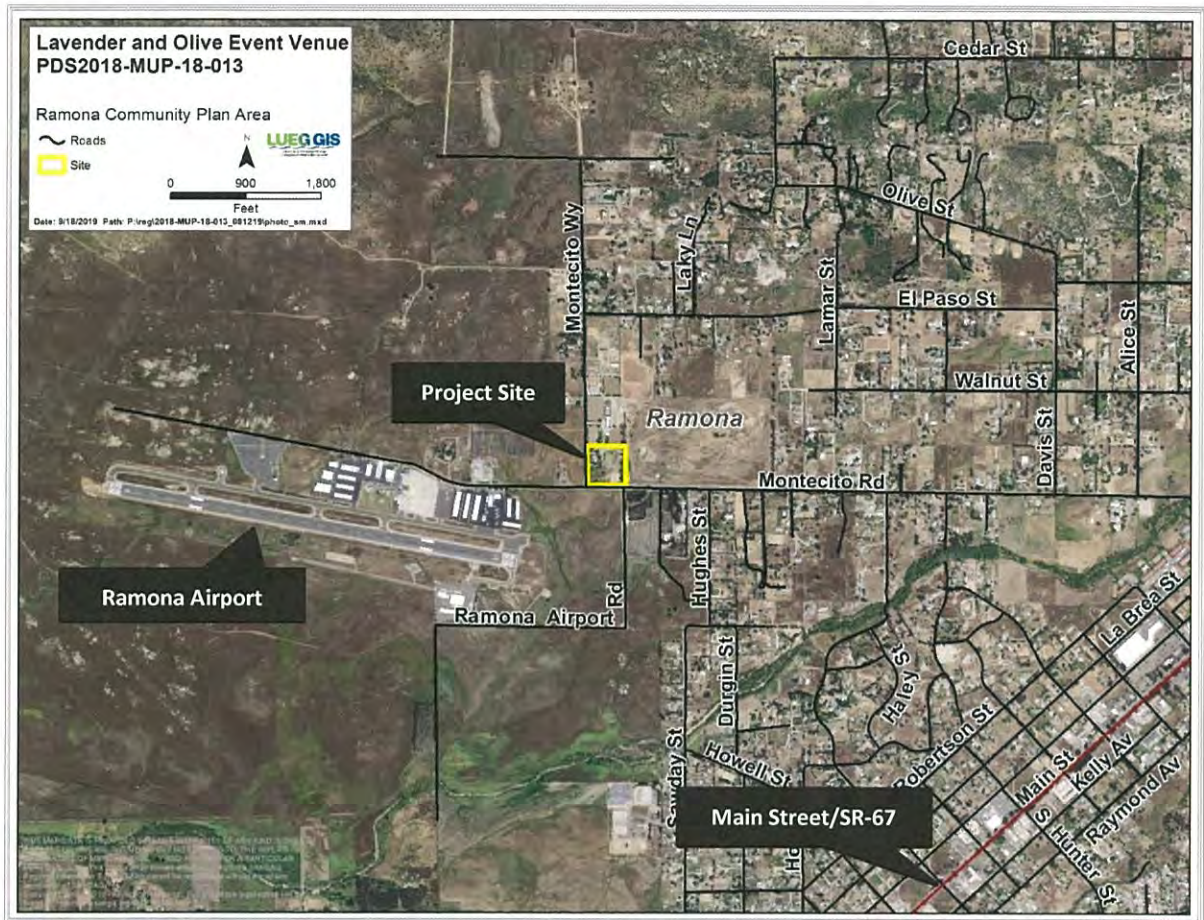


Figure 1: Vicinity Map

The project site has an existing single-family home with an accessory dwelling unit (ADU) that will remain. The proposed event venue will be available to rent seven (7) days per week from 10:00 AM to 10:00 PM., and events would include weddings, corporate gatherings, birthdays, community events, and various other social gatherings. The facility will have a maximum capacity of 225 people, including guests, employees, and staff. Only one event will take place on the property at any given time and only one event may occur each day. Additionally, the project has been conditioned to not allow proposed events to occur simultaneously with events at the Copper Meadows Equestrian Training Center located on the parcel to the north, which shares ownership with the subject project.

In addition to events, the applicant is proposing to implement an overnight hospitality component in the form of seven temporary vintage trailers, and a bed & breakfast (B&B) operated out of the existing single-family home. The property owners will operate the overnight hospitality by hosting up to four guests in the B&B and 14 guests in the vintage trailers, for a maximum of two nights. Additionally, the existing ADU just south of the residence will be used as a “bridal lounge” where the bridal party can gather and prepare. An existing u-shaped driveway off of Montecito Way will remain and only provide access to the bridal lounge. All food and alcohol for events will be prepared off-site and catered by a third-party vendor or prepared within a permitted mobile food truck. Two temporary restroom facilities will be brought in for events and will be located in specific areas as identified on the plot plans (see Figure 3) to accommodate event restroom needs including accessibility requirements. A temporary event tent will be set up for events in the location as identified on the plot

plans if necessary, for shade or protection from the elements. A total of 115 parking spaces, including four (4) accessible spaces, will be located on-site for guests and employees. The parking area will be located on the southeastern corner of the parcel and will consist of a decomposed granite (DG) surface; venue employees will manage the parking lot during events.

Earthwork will consist of balanced cut and fill of approximately 1,750 cubic yards, most of which is for the proposed DG parking area, walking paths, and vintage trailer spaces. Aside from a new 900 square-foot (SF) shade structure behind the existing residence, no new structures are proposed to be built as part of the MUP; work consists primarily of grading, landscaping, and repurposing existing structures (Figure 2). The project includes the following offsite improvements: construction of asphalt concrete driveways off of Montecito Road for main event access and Montecito Way for secondary access; an eight-foot wide public DG trail along the southern and western property lines; and two-feet of road widening starting on the corner of Montecito Road and Montecito Way and extending to the northern property line on Montecito Way. The applicant obtained a waiver of utility undergrounding requirements along the project frontage, which was approved by the Ramona Community Planning Group (CPG) and County staff. The project would be served by the Ramona Municipal Water District, and sewer disposal is proposed via on-site septic systems and portable temporary restrooms for each event. The existing septic system is required to be upgraded for the proposed use, and a new onsite septic system is required to be installed for the proposed seven vintage trailers. The new system will be located in the southwestern corner of the property as identified on the plot plans (Figure 3).



Figure 2: Rendering of DG walking paths and back of existing residence.

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

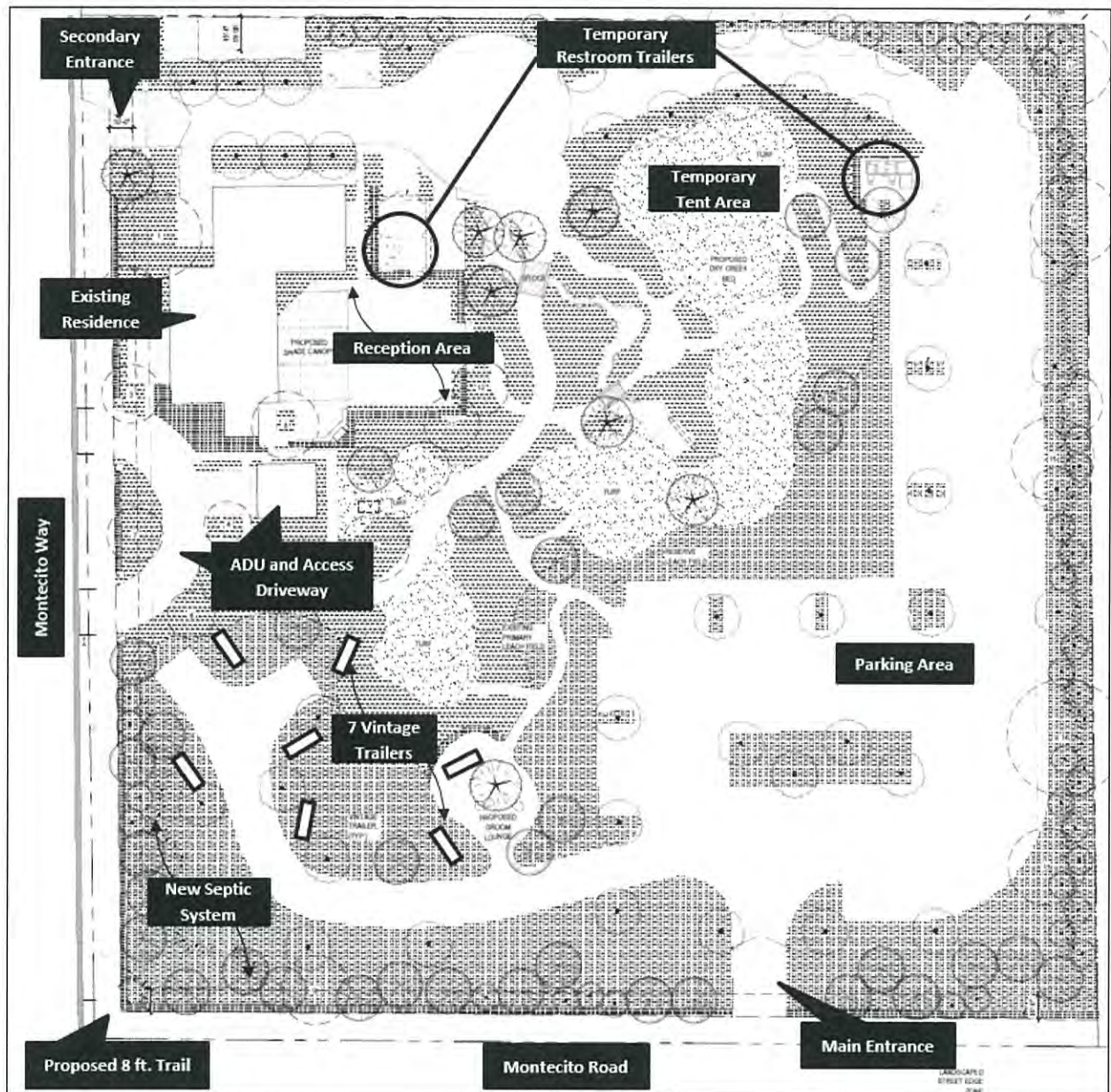


Figure 3: Plot Plan

2. Subject Property and Surrounding Land Uses

The project site is bounded by Montecito Road to the south and Montecito Way to the west, both existing two-lane roads. To the north and east is an equestrian event training center, Copper Meadows Equestrian Training Center, under the same ownership as this project site. Land uses surrounding the project site are primarily rural residential, agricultural uses, and vacant land. Southwest of the site, just across Montecito Road, is the Ramona Airport. The project site is approximately 1.6 miles northwest of State Route 67, and 1.9 miles west of State Route 78. The topography of the project site is relatively flat, as is the surrounding land (Figure 4).

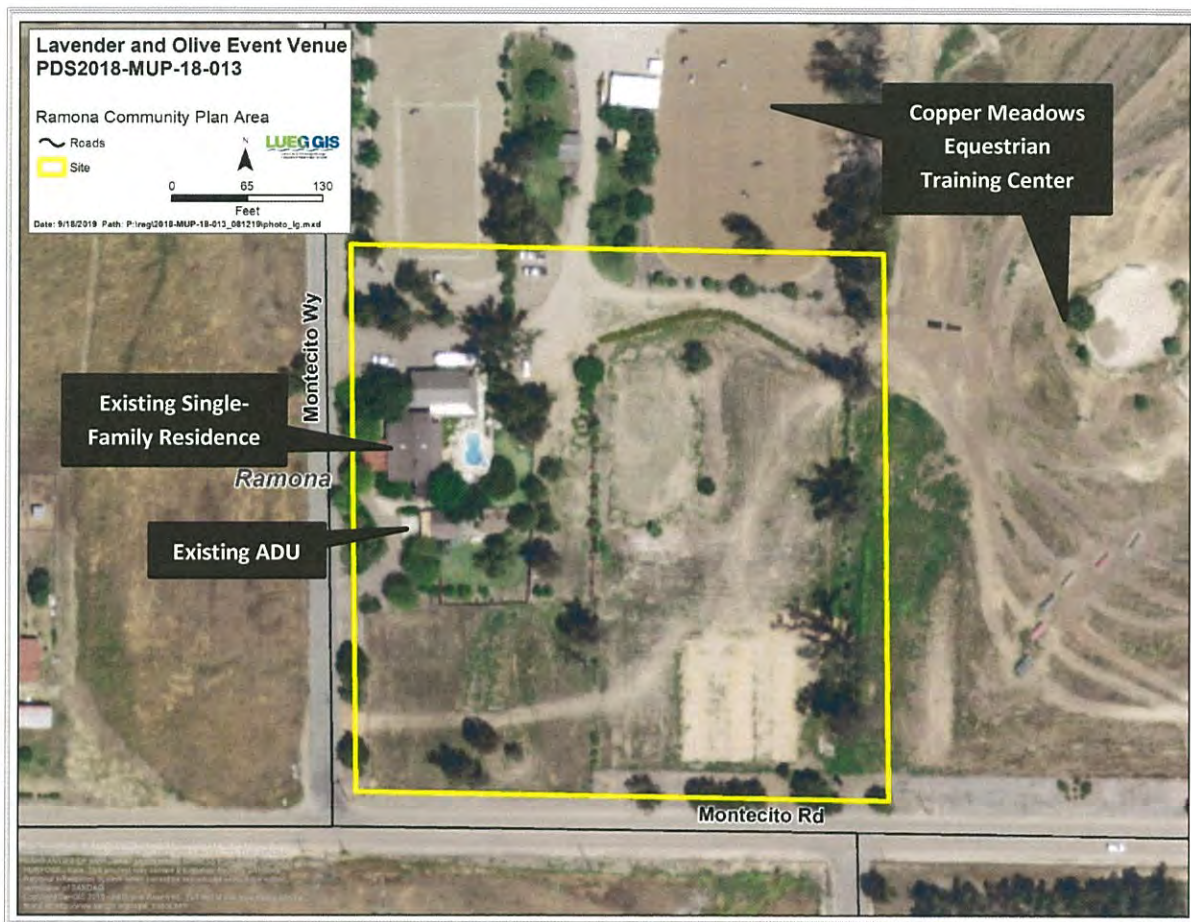


Figure 4: Aerial Photograph

The General Plan Regional Category for the site is Semi-Rural, and the General Plan Land Use Designation is Semi-Rural Residential (SR-1), allowing for lower-density residential neighborhoods, recreation areas, agricultural operations, and related commercial uses that support rural communities. Zoning for the site is Limited Agricultural (A70), which is intended for crop or animal agriculture. This project site has a “C” Special Area Designator, which relates to Airport Land Use Compatibility, and portions of the site have a “F” Special Area Designator for Flood Plain review.

Please refer to Attachment A – Planning Documentation, for maps of surrounding land uses and zoning designations.

Table B-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-1)	A70	N/A	Equestrian
East	Semi-Rural Residential (SR-1)	A70	N/A	Equestrian

Location	General Plan	Zoning	Adjacent Streets	Description
South	Public/Semi-Public Facilities	A70	Montecito Road, Ramona Airport Road	Ramona Airport
West	High Impact Industrial	M54	Montecito Way	Residential

C. ANALYSIS AND DISCUSSION

The project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the Ramona Community Plan, the County Zoning Ordinance, and CEQA Guidelines. A discussion of the project's consistency with applicable codes, policies, and ordinances, is described on the following pages. Concerns from neighbors were raised relating to noise, which is discussed below.

1. Project Analysis

Major Use Permit Findings

In accordance with Section 7358 of the Zoning Ordinance, findings must be made relating to scale, bulk and coverage, availability of services, effects upon neighborhood character, and suitability of the site for the type of proposed use. Staff has analyzed the proposed project in relation to each of these findings.

The location, size, design, and operating characteristics of the proposed project will be compatible with adjacent uses, residences, buildings, and structures. Weddings, corporate gatherings, birthdays, community events, and similar social gatherings are allowed uses under the Zoning Ordinance within the Limited Agricultural Use Regulation upon approval of a MUP, and event facilities such as this are common within nearby residential and agricultural areas. Other similar event facilities include wineries, a community center, and other rural wedding venues such as Mt. Woodson Castle, which is approximately three miles southwest of the proposed project. 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, as well as the Ramona Airport, on relatively flat to sloping grades. The proposed project will not significantly alter the landscape and will not include construction of new buildings; therefore, the proposed project will maintain the property's compatibility with the surrounding community.

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

Traffic, Road Improvements and Parking

A Focused Traffic Study was prepared and concluded that the proposed project will not have a significant impact on surrounding roads. The increase in trips due to proposed events will not significantly impact any road segments or intersections nearby. Based on a review of similar special events, the traffic engineer for the project concluded there is an average occupancy of 2.5 persons per vehicle. With a maximum of 225 guests and employees per event, the total trip count is calculated

as 180 vehicles arriving and leaving the site during an event, which is below the County threshold for requiring a detailed traffic study and would not introduce a significant impact. The project will be required to contribute to the County's Traffic Impact Fee (TIF) program to mitigate for cumulative impacts.

Improvements are required with the proposed project to comply with County road and fire standards and include construction of asphalt concrete driveways off Montecito Road for main event access and Montecito Way for secondary access, and two feet of road widening along the project frontage on Montecito Way. Additionally, an eight-foot wide public DG trail along the southern and western property line is proposed in compliance with the County's Community Trails Master Plan (Figure 5). An exception to County Public Road Standards was approved by the County Department of Public Works (DPW) to use the minimum stopping sight distance of 300 feet at the proposed driveway on Montecito Road per the American Association of State Highway and Transportation Officials (AASHTO) criteria in lieu of the County criteria for corner site distance, which is 400 feet. The existing sight distance is 350 feet at the proposed driveway and is limited due to the sloping nature of Montecito Road. An additional exception was approved by DPW for a reduction in driveway separation distance for the existing driveways along Montecito Way.

The project is required to provide one parking space for every three guests. Based on a maximum of 225 guests, 75 parking spaces are required. As designed, the project is providing 115 parking spaces, which includes four accessible parking spaces to comply with the Americans with Disabilities Act. Additionally, the project is conditioned to accommodate one electric vehicle (EV) charging capable parking space for future installation of an EV charging station.

Noise

During project processing, a nearby resident expressed concern that noise from the proposed event venue would disturb the neighborhood. The project was reviewed for compliance with the County of San Diego General Plan Noise Element (Noise Element) and County Noise Ordinance. Pursuant to 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 a 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 proposed project is conditioned to allow events only during the hours of 10AM to 10PM, and the amplified music is proposed to be located adjacent to the existing residence under the proposed shade canopy, approximately 135 feet from the northern and western property lines. This location is also approximately 450 feet east of the nearest neighboring residence, buffered by the existing on-site residence and Montecito Way. Based on the Noise Analysis prepared for the project, noise generated by the venue is not expected to exceed the standards of the County of San Diego Noise Ordinance at or beyond the project's property line with implementation of project conditions. The Noise Analysis and staff's review has determined that the project's noise levels would not exceed County Noise Standards during the daytime hours (7AM to 10PM). However, if events were to occur into the nighttime (10PM – 7AM) the project would not meet the nighttime dBA requirement of 45 dBA. As such, the project has been conditioned to require events end at 10PM. Noise conditions also include limiting operation of the facility to one event per day, and not operating events on the same day as any equestrian events on the adjacent property.

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.

Biological Resources

A Biological Resources Letter Report was prepared for the project which determined, based on a survey of the site, that the site currently contains two sensitive wildlife species. A total of 37 other sensitive wildlife species and one sensitive plant species have the potential to occur on-site due to appropriate habitats and/or other conditions. No impacts would occur to sensitive plant or wildlife species with the implementation of mitigation measures including monitoring for sensitive wildlife species during all ground disturbing activities while improvements are being made to the site, as well as complying with resource avoidance measures during avian breeding season (February 1 through August 31). The proposed monitoring mitigation measure consists of employing a qualified biological monitor to be on-site during initial clearing and rough grading to relocate wildlife out of harms way if it is encountered. Resource avoidance measures consist of conducting vegetation removal outside of the avian breeding season and coordinating with Federal and State Wildlife Agencies if vegetation removal is necessary during the breeding season. No state or federally threatened and/or endangered plants or wildlife species were observed on the site. With implementation of the above-mentioned mitigation measures, the proposed project will not have a significant impact to biological resources.

2. General Plan Consistency

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

Table C-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
Policy 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.	No new structures are proposed to be built as part of the MUP; work consists primarily of grading, landscaping, and repurposing of existing structures. The project will require ongoing compliance with the County Noise Ordinance. In addition, events will not occur simultaneously with events at the Copper Meadows Equestrian Training Center on the parcel to the north. Through project design and conditions of approval, the proposed project will not have a significant impact to surrounding areas.

General Plan Policy	Explanation of Project Conformance
<p>Policy LU-4.7 – Airport Land Use Compatibility Plans (ALUCP). Coordinate with the Airport Land Use Commission (ALUC) and support review of Airport Land Use Compatibility Plans (ALUCP) for development within Airport Influence Areas.</p>	<p>Staff coordinated with the ALUC for review of the proposed project and concluded that the project is consistent with the ALUCP. No construction is proposed on-site, and the project would not constitute a safety hazard to aircraft and/or operations from the Ramona Airport. The proposed use is a compatible use within the ALUCP, and the outdoor activities associated with the land use would essentially have no interference from aircraft noise.</p>
<p>Policy LU-5.2 – Projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.</p>	<p>The proposed development will enhance existing pedestrian routes through implementation of an eight-foot wide public decomposed granite trail along the southern and western property lines.</p>
<p>Policy LU-6.1 – Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.</p>	<p>The proposed project is conditioned to hire a County-approved biological monitor to supervise all ground disturbance activities, and the project shall comply with resource avoidance measures during the bird nesting season.</p>
<p>Policy 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.</p>	<p>The proposed project has incorporated required stormwater management features in accordance with the County's LID Handbook.</p>
<p>Policy 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.</p>	<p>The proposed project is compatible with the rural nature of the surrounding community as it is utilizing existing structures and, aside from a shade trellis, does not involve the construction of new structures, therefore conserving the rural character of the community.</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 project will be required to comply with San Diego County's Water Conservation in Landscaping Ordinance and the County of San Diego Water Efficient Landscape Design Manual, which includes water conservation requirements and water efficient landscaping.</p>

General Plan Policy	Explanation of Project Conformance
Policy COS-20.1 – Climate Change Action Plan. Prepare, maintain, and implement a Climate Action Plan (CAP) for the reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions consistent with CEQA Guidelines Section 15183.5.	The applicant completed the required CAP Consistency Review Checklist, demonstrating compliance with measures included in the CAP. Specifically, the proposed project will implement a landscape plan demonstrating a 40% reduction in outdoor water use, and the owner will plumb a parking space for future installation of an electric vehicle charging station.
Policy S-3.6 – Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildlife.	The project has completed a Fire Protection Plan that incorporates the following measures: installing a new fire hydrant along Montecito Way in front of the property; vegetation management; and fuel modification to 100-feet around all structures. These measures will reduce the risk of structure and human loss due to wildfire. The County Fire Authority and Ramona Fire Protection District reviewed and approved the proposed project as designed, with incorporation of the fire protection measures mentioned above.

3. Community Plan Consistency

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

Table C-2: Community Plan Conformance

Ramona Community Plan Policy	Explanation of Project Conformance
Goal LU L 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 the existing residence, will preserve and maintain the rural atmosphere and community character of the Ramona community. No new structures, aside from a shade trellis, are proposed to be built as part of the project.
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 and conditions of approval implemented, including restrictions on hours of operation, the use of the existing property for events would not exceed County noise standards.

4. Zoning Ordinance Consistency

The proposed project complies with all applicable zoning requirements of the Limited Agriculture (A70) zone with the incorporation of conditions of approval (Table C-3).

Table C-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes, upon approval of MUP
Animal Regulation:	L	N/A
Density:	-	N/A
Lot Size:	1 Acre	Yes
Building Type:	C	Yes
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	C (Airport Land Use Compatibility Plan Area), Portions in F (Flood Plain)	Yes

Table C-4: Zoning Ordinance Development Regulations Compliance Analysis

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 a public event venue such as weddings and other similar events, which are classified as Participant Sports and Recreation: Outdoor.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP
Section 4600 of the Zoning Ordinance requires that the project meet the "G" height requirement of 35 feet.	The existing structures on-site do not exceed 35 feet in height. No other buildings 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 area is located outside of all required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 5250 of the Zoning Ordinance requires land uses within the Airport Land Use Compatibility Plan Area be reviewed for compatibility.	The proposed project was reviewed by the County Airports specialist and was determined not to require any additional conditions of approval or mitigation relating to airport land use compatibility.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 5500 of the Zoning Ordinance requires review of proposed projects located within areas subject to inundation under 100-year frequency flood conditions.	The proposed project was reviewed by County staff and determined to be in conformance with flood plain area regulations as designed.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA, and an MND was prepared and was available for 30-day public review period from August 1, 2019 through September 3, 2019, on file with PDS under PDS2019-ER-18-013. The MND found that the project, with incorporation of mitigation measures for biological resources, would not cause any significant effects on the environment. Mitigation measures for biological resources have been included in the conditions of approval for the project. The Initial Study and MND can be found in Attachment C of this report.

6. Applicable County Regulations

Table C-5: Applicable Regulations

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

D. COMMUNITY PLANNING GROUP (CPG)

On August 2, 2018, the Ramona CPG voted to recommend approval of the proposed project and waiver of the undergrounding of utilities for the project, by a vote of 13-1-0-1 (13 ayes, 1 no, 0 abstain, 1 vacant/absent). The Ramona CPG meeting minutes are included in Attachment E.

E. PUBLIC INPUT

The project was noticed to surrounding property owners upon application submittal and during the 30-day MND public review period from August 1, 2019 to September 3, 2019. Staff received one phone call

from a neighbor with questions about the proposed project and concerns about possible noise from events. No written comments were received as a result of the public notices sent at the time of application.

During the MND public review period, staff received one comment letter from the Viejas Tribal Government requesting that all tribal cultural resources be avoided, and that all appropriate laws and processes be followed. Tribal resources will be avoided, and all applicable laws have been followed during the processing of the project. That letter and responses from staff can be found in Attachment D, Environmental Documentation. No corrections were made to the CEQA documentation as a result of the comment received.

F. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D, which includes the adoption of an MND pursuant to the CEQA Guidelines.
2. Grant MUP PDS2018-MUP-18-013, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

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AUTHORIZED REPRESENTATIVE: _____



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2018-MUP-18-013
Attachment C – Environmental Documentation
Attachment D – Environmental Findings
Attachment E – Public Documentation
Attachment F – Service Availability Forms
Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

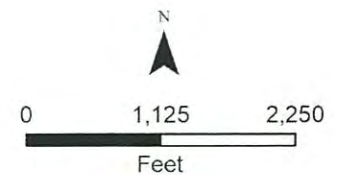
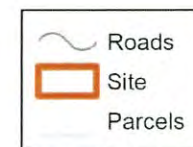
Lavender and Olive Event Venue PDS2018-MUP-18-013

Vicinity Map

*Ramona
Community Plan Area*

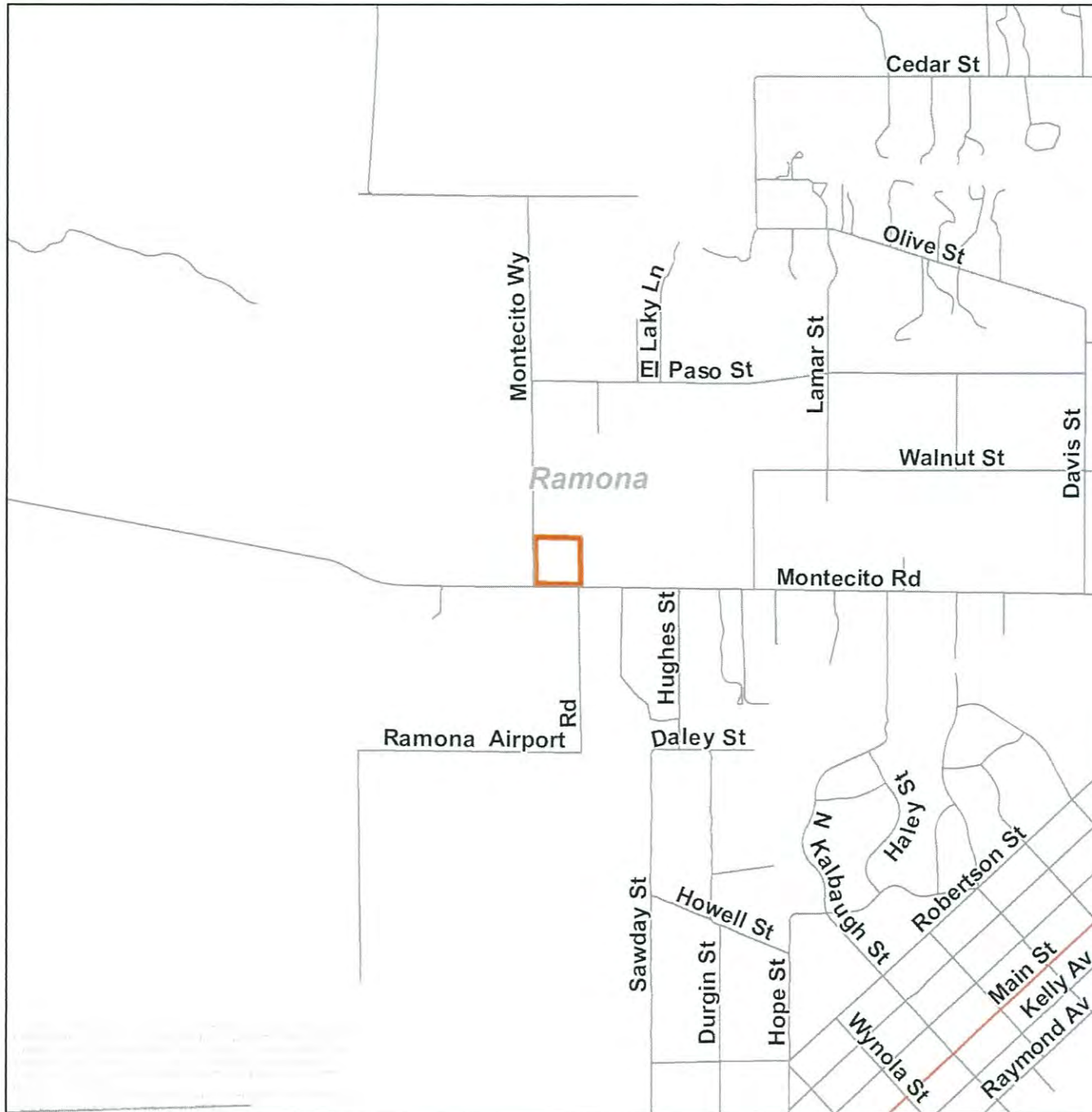


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Land Use & Planning
Geographic Information Services

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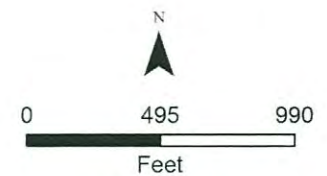
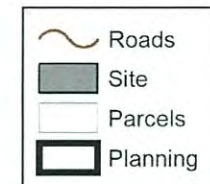
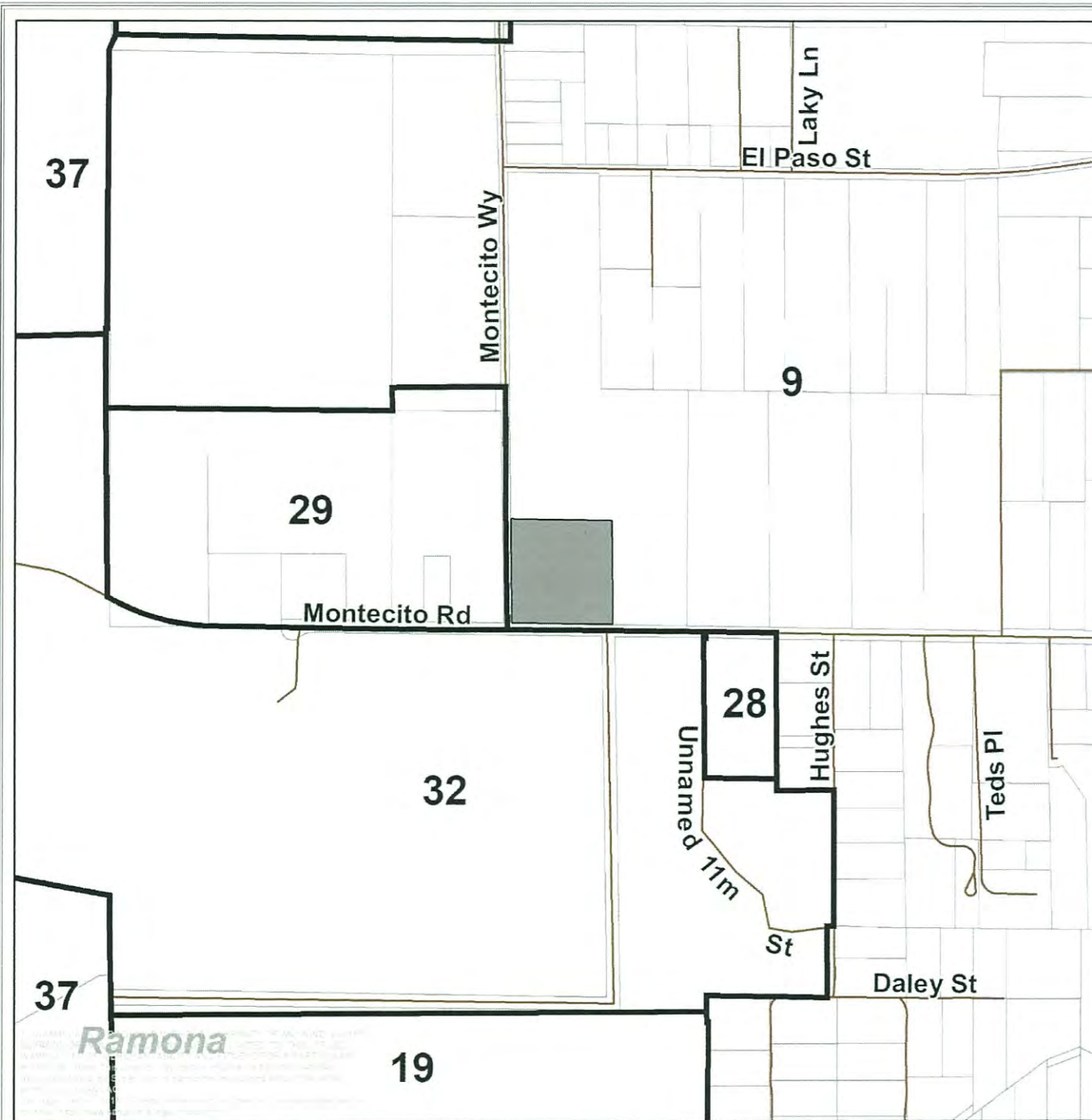


Lavender and Olive Event Venue PDS2018-MUP-18-013

General Plan

*Ramona
Community Plan Area*

- (9) Semi-Rural Residential (SR-1)
- (19) Rural Lands (RL-40)
- (28) Limited Impact Industrial
- (29) High Impact Industrial
- (32) Public/Semi-Public Facilities
- (37) Open Space (Conservation)



LUEGGIS
and Son & Associates, Inc.
Geographic Information Systems

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Lavender and Olive Event Venue PDS2018-MUP-18-013

Zoning

*Ramona
Community Plan Area*

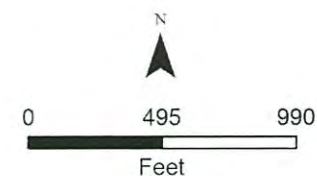
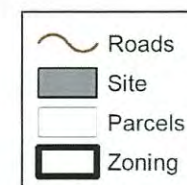
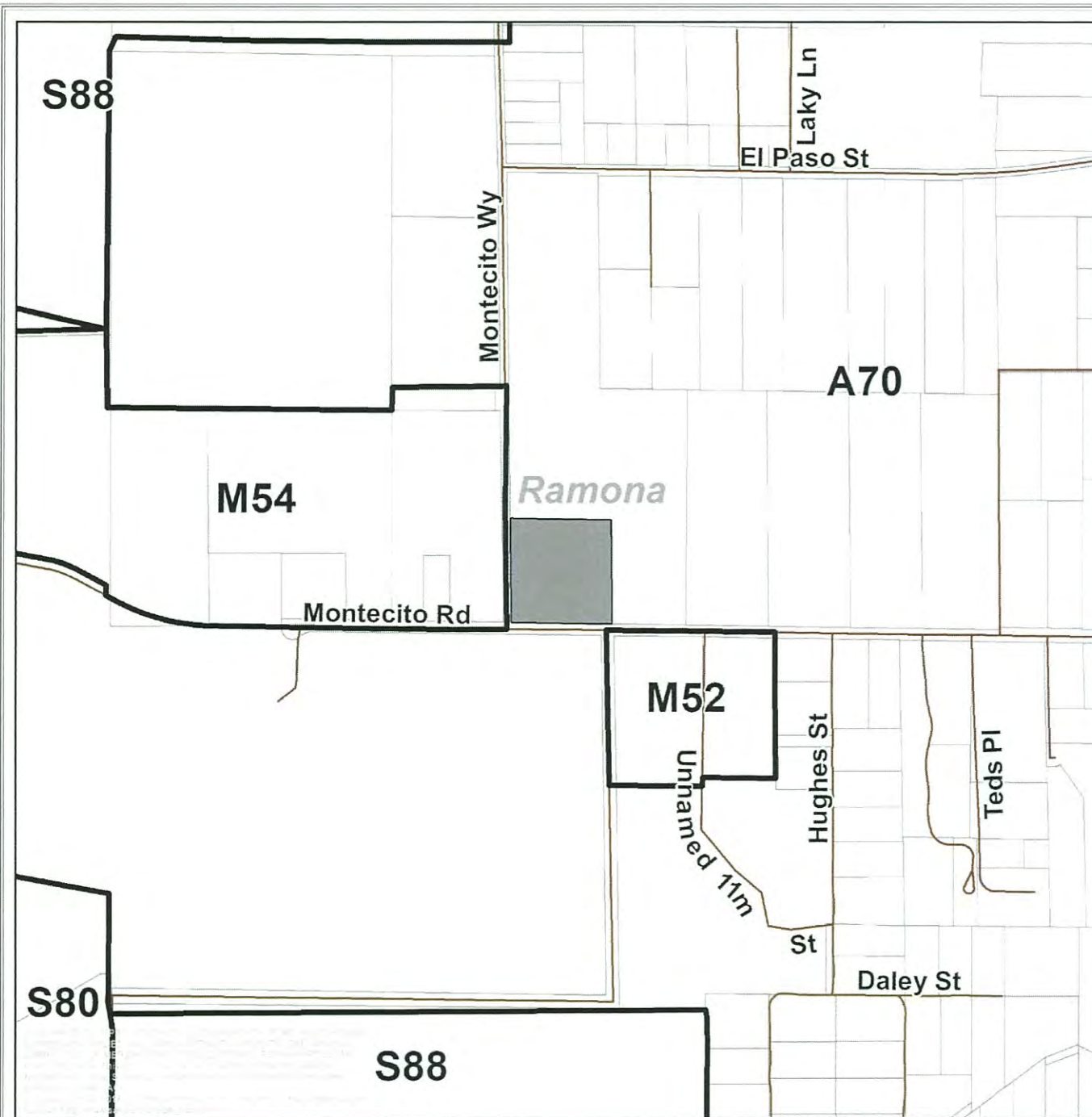
A70 - Limited Agricultural

M52 - Limited Impact Industrial

M54 - General Impact Industrial

S80 - Open Space

S88 - Specific Planning Area



LUEG GIS
LAND USE & ENVIRONMENTAL CONSULTING
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**Lavender and Olive Event Venue
PDS2018-MUP-18-013**

Ramona Community Plan Area

~ Roads

□ Site

N

LUEGGIS
Landscape Use & Environmental Geographical Information Systems

0 65 130

Feet

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Montecito Wy

Ramona

Montecito Rd

**Lavender and Olive Event Venue
PDS2018-MUP-18-013**

Ramona Community Plan Area

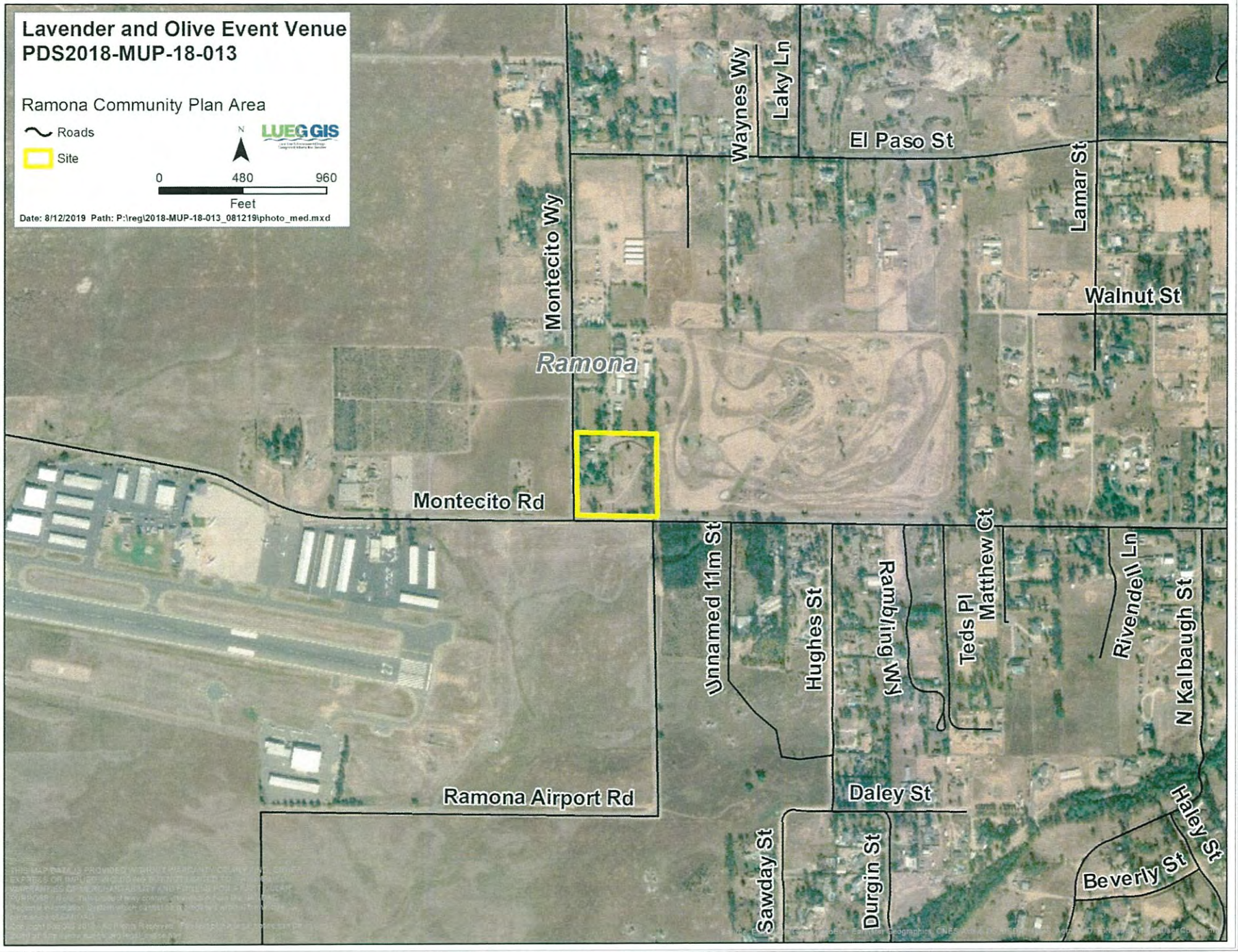
~ Roads

Site



LUeGIS

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Lavender and Olive Event Venue
PDS2018-MUP-18-013

Ramona Community Plan Area

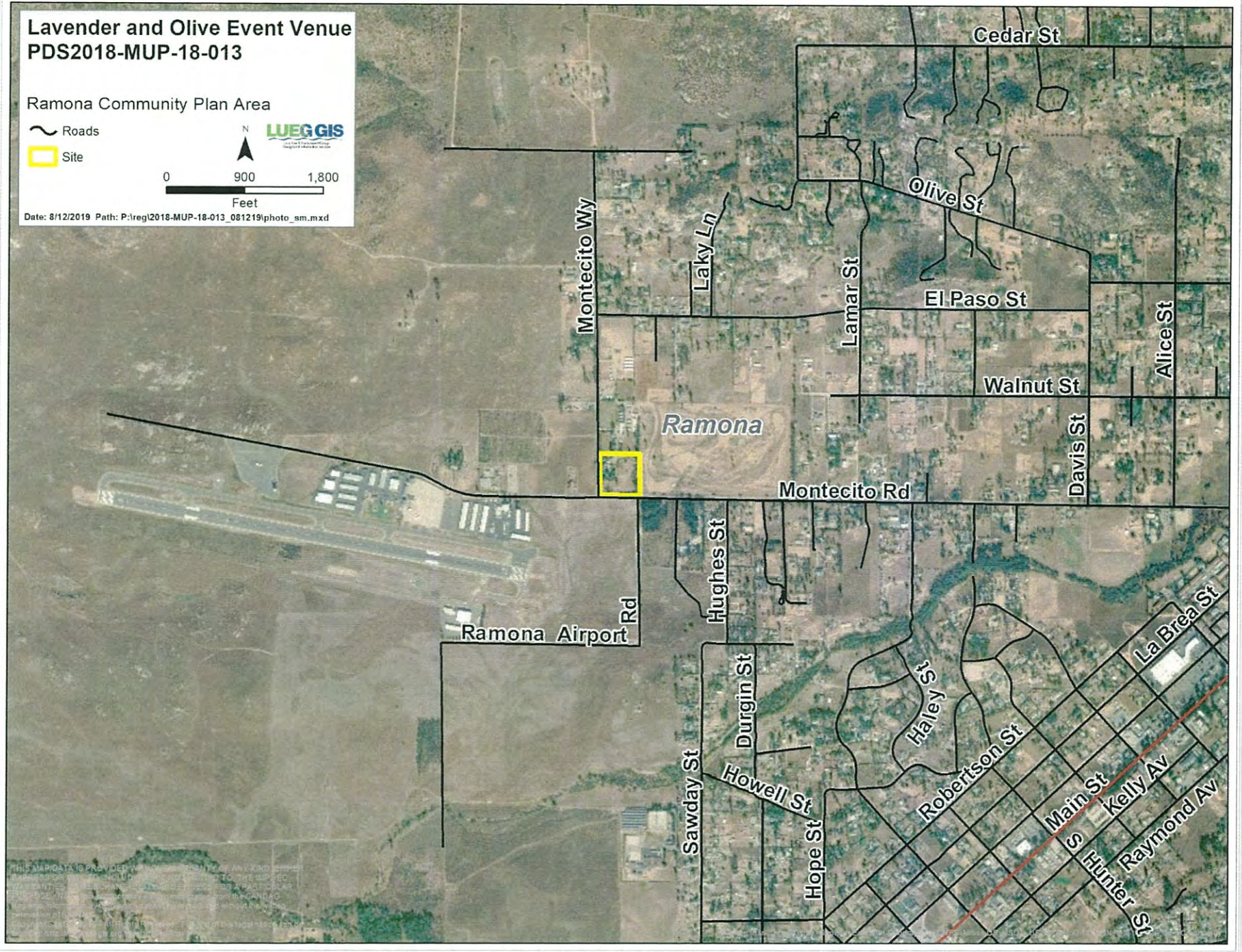
~ Roads

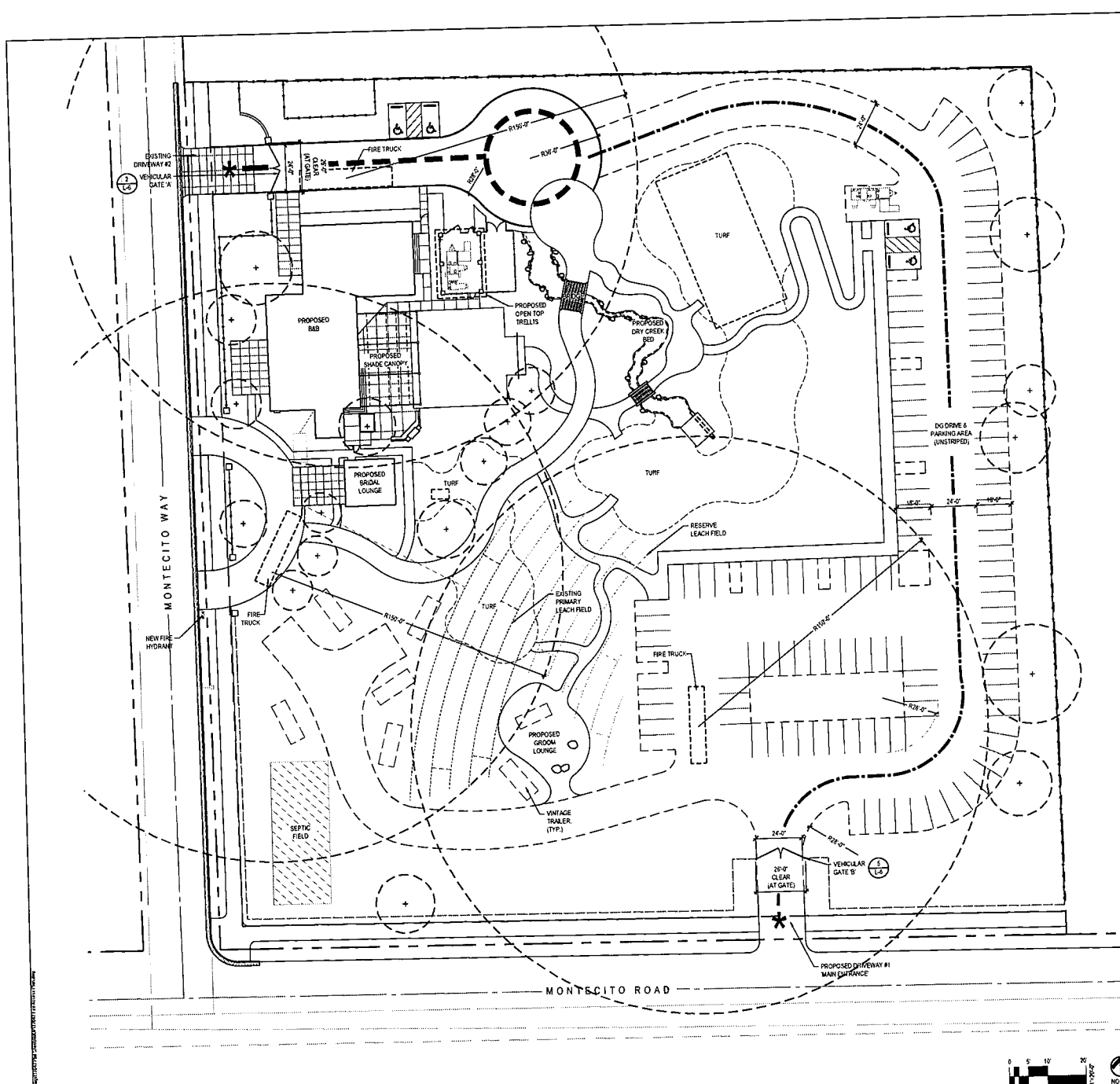
□ Site

LUeGGIS
Land Use & Geographic Information Systems

0 900 1,800
Feet

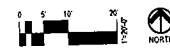
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FIRE ACCESSIBILITY LEGEND

SYMBOL	DESCRIPTION
*	EGRESS POINT - 45' SWING GATE WITH KNOCK BOX ACCESS
---	15' HOSE PULL
---	FIRE TRUCK TURN AROUND - PERMEABLE FIRE RATED PAVING
---	FIRE ACCESS LANE - DECOMPOSED GRANITE

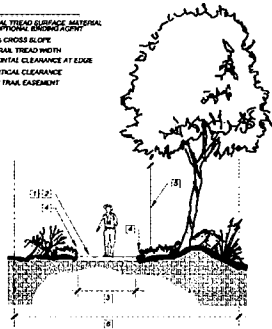


TYPE B - RURAL TRAIL

Trail type intended for medium volume of use generally associated within a rural setting. These trails are intended to function as recreation and transportation facilities. Although accessible to all trail users, some uses may not be practical in steep terrain.

LEGEND

- [1] NATURAL TREAD SURFACE MATERIAL WITH OPTIMAL SLOPE CORNER
- [2] 4" x 4" CROSS SLOPE
- [3] 4" x 4" TREAD WIDTH
- [4] HORIZONTAL CLEARANCE AT EDGE
- [5] 12" HORIZONTAL CLEARANCE
- [6] 12" x 20" TRAIL GARDEN



Notes

1. "Staple" - The best or most favorable condition for a particular trail situation from the perspective of trail management.
2. See Trail Safety Guidelines for "Staple" guidelines and descriptions.

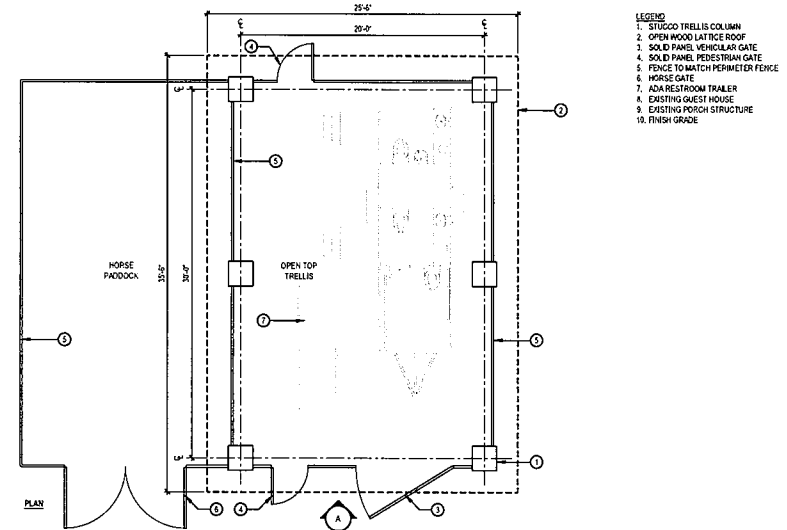
FIGURE DG-2

COUNTY OF SAN DIEGO
COMMUNITY TRAILS MASTER PLAN

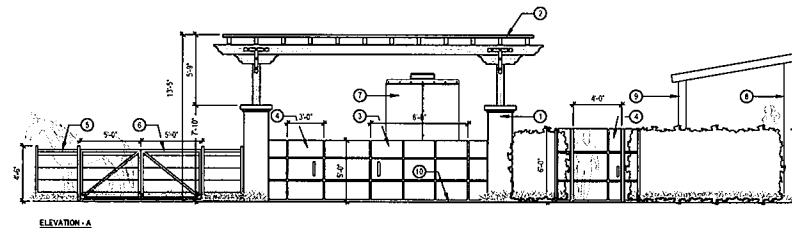
NOTES

- A. BINDING AGENT FOR TRAIL SURFACE MATERIAL IS NOT REQUIRED
- B. TRAIL SURFACE SHALL BE APPROPRIATE FOR THE INTENDED USE AND SHALL HELP MINIMIZE RUNOFF AND EROSION PROBLEMS. TYPICAL ACCEPTED SURFACE MATERIALS INCLUDE DECOMPOSED GRANITE DUST OR NATIVE SOIL IF IT CAN BE DEMONSTRATED TO HAVE ACCEPTABLE STANDARDS TO PROVIDE A FIRM, SMOOTH SURFACE

2 TYP. TRAIL SECTION
SCALE NTS



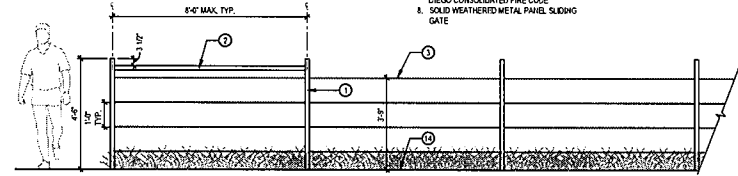
- ### LEGEND
- 1. STUCCO TRELLIS COLUMN
 - 2. OPEN WOOD LATTICE ROOF
 - 3. SOLID PANEL VEHICULAR GATE
 - 4. SOLID PANEL PEDESTRIAN GATE
 - 5. FENCE TO MATCH PERIMETER FENCE
 - 6. HORSE GATE
 - 7. ADA RESTROOM TRAILER
 - 8. EXISTING GUEST HOUSE
 - 9. EXISTING PORCH STRUCTURE
 - 10. FINISH GRADE



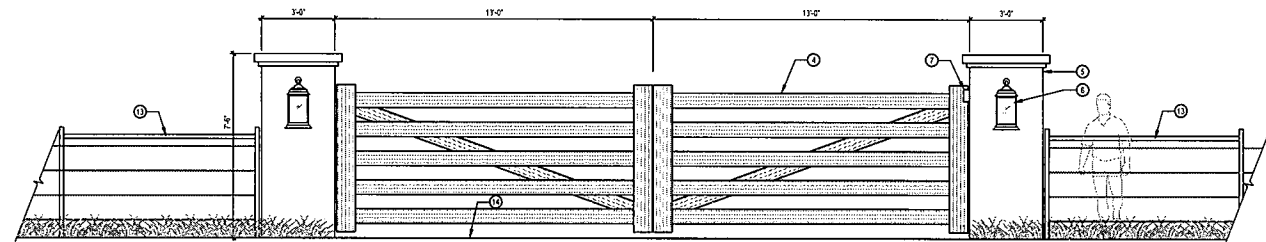
1 OPEN TOP TRELLIS AND HORSE PADDOCK
SCALE 1/4" = 1'-0"



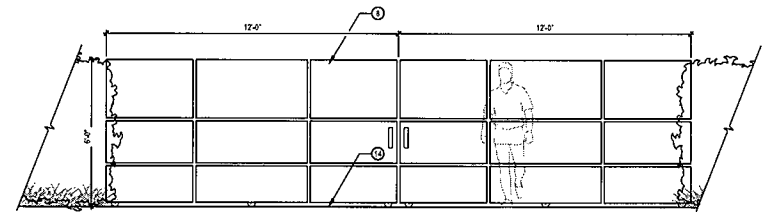
- LEGEND:
1. WEATHERED METAL TUBE POST
 2. WEATHERED METAL TUBE TOP RAIL AT CORNERS & FENCE TERMINUS
 3. TENSIONED METAL CABLE
 4. WOOD GATE
 5. STUCCO COLUMN WITH CAP
 6. SCIENCE LIGHT TO MEET PALOMAR DARK SKY POLICY
 7. FIRE ACCESS INBOX BOX TO COMPLY WITH SECTION 903.8 OF THE COUNTY OF SAN DIEGO CONSOLIDATED FIRE CODE
 8. SOLID WEATHERED METAL PANEL SLIDING GATE
 9. CURVED WEATHER METAL PLATE ATTACHED TO FENCE POSTS
 10. FULL ENCLOSED WEATHERED METAL BOX WITH CUT-OUT SIGNLETTERS, ATTACHED TO WEATHERED METAL PLATE
 11. LED STRIP LIGHT TO MEET PALOMAR DARK SKY POLICY
 12. WEATHERED METAL TUBE GATE FRAME
 13. ADJACENT FENCE
 14. FINISH GRADE



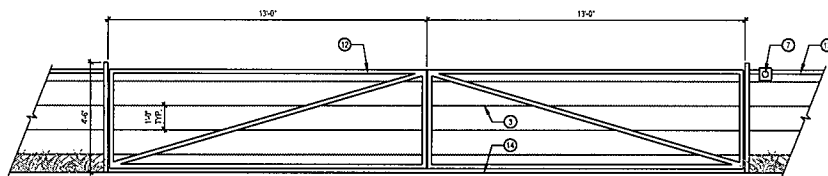
1 TYP. PERIMETER FENCE
SCALE 1/2" = 1'-0"



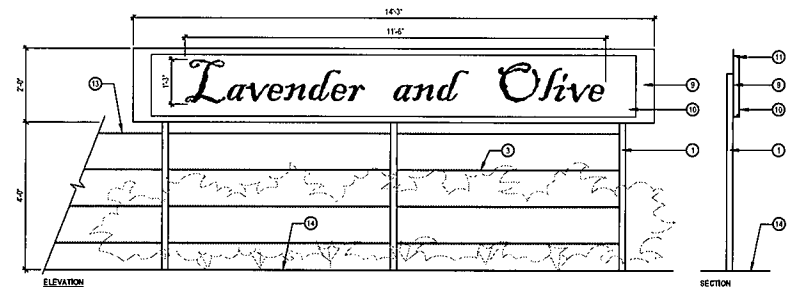
2 VEHICULAR GATE 'A'
SCALE 1/2" = 1'-0"



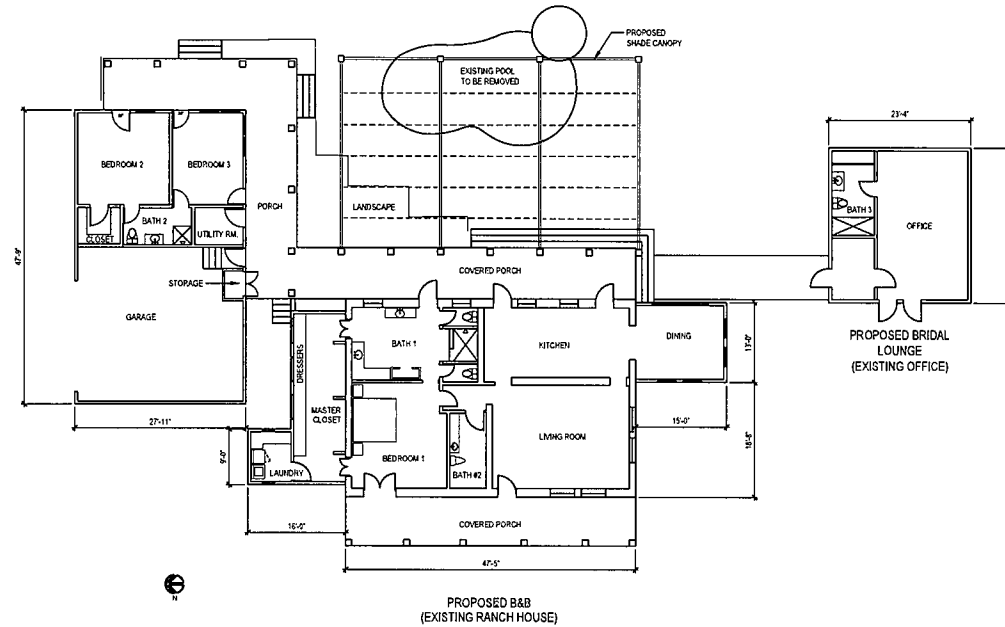
3 SLIDING GATE
SCALE 1/2" = 1'-0"



5 VEHICULAR GATE 'B'
SCALE 1/2" = 1'-0"

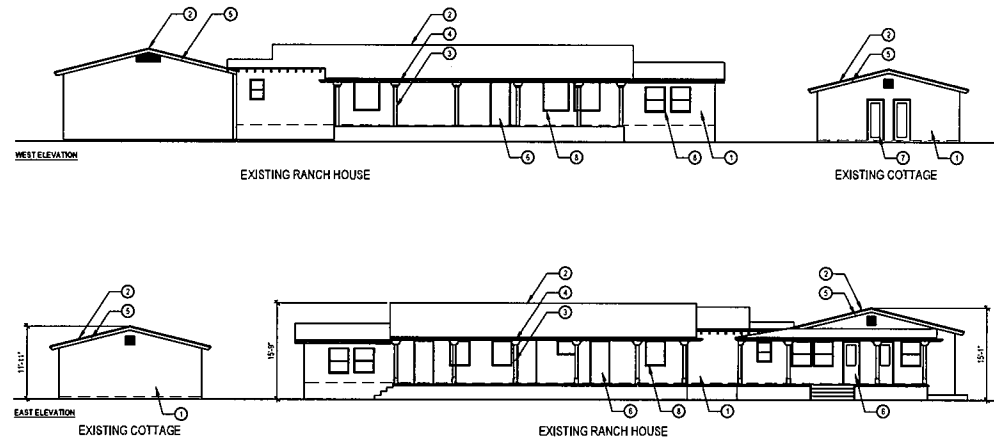


4 MONUMENT SIGN
SCALE 3/4" = 1'-0"

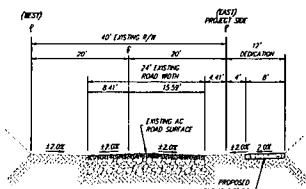
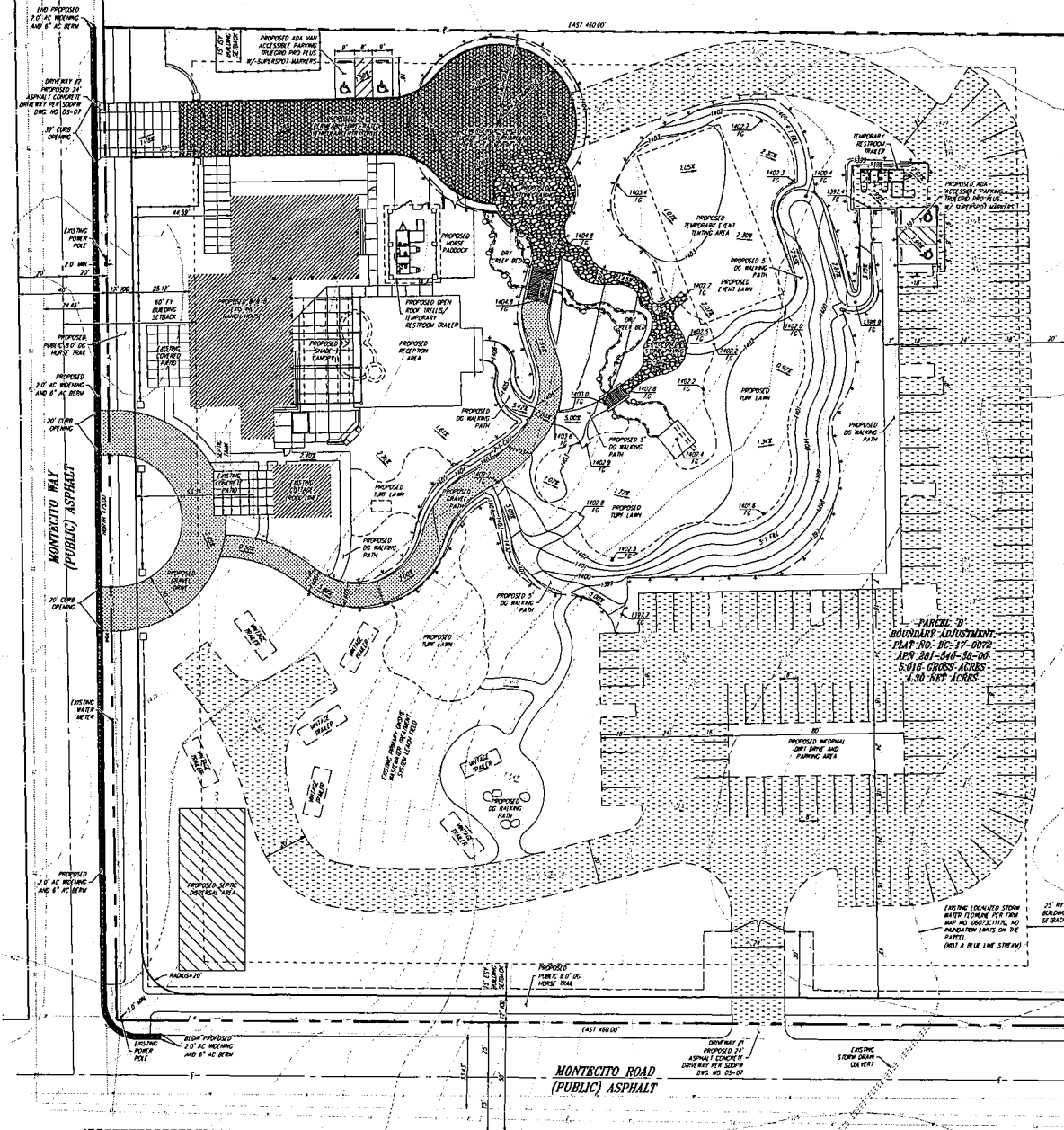


1 EXISTING BUILDINGS FLOOR PLAN
SCALE 1/8" = 1'-0"

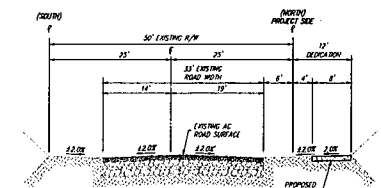
- LEGEND**
- 1. STUCCO FINISHED WALL PAINTED CREAM
 - 2. METAL ROOF PAINTED BRONZE
 - 3. WOOD POST PAINTED BRONZE
 - 4. WOOD BEAM PAINTED BRONZE
 - 5. FASCIA WOOD TRIM PAINTED BRONZE
 - 6. WOOD DOOR
 - 7. GLASS FRAMED DOOR FRAME PAINTED DARK GRAY
 - 8. WINDOW FRAME PAINTED DARK GRAY



2 EXISTING BUILDINGS ELEVATION
SCALE 1/8" = 1'-0"



TYPICAL PUBLIC STREET SECTION - MONTECITO WAY
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 3.33'



TYPICAL PUBLIC STREET SECTION - MONTECITO ROAD
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 3.33'

GRADING PLAN CERTIFICATION
 I CERTIFY THAT THE GRADING AS SHOWN ON THIS WHICH GRADING PLAN SATISFIES THE REQUIREMENTS OF THE COUNTY OF SAN DIEGO GRADING ORDINANCE.

BY: Paul P. Wilson DATE: _____

POE NO.: 73410 LICENSE: 12-71-12

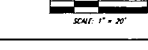
THE CERTIFY IS NOT RESPONSIBLE FOR THE DESIGN IN ANYWAY.

BY: _____ DATE: _____

FOR: MARK WATKINS, DIRECTOR, DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES



COUNTY APPROVED CHANGES				PRIVATE CONTRACT SHEET C-2 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS C-3 SPECIS		
NO.	DESCRIPTION	APPROVED BY	DATE	PRELIMINARY MAJOR GRADING PLAN FOR: 633 MONTECITO WAY RAMONA, CA 92065 CALIFORNIA COUNTY CODE: NILEY 38-197		
				PREPARED BY: JOHN MICHAELS PLANNING ENGINEER SEE CERTIFICATION		
				PROJECT NO. 100-12549 DRAWING TITLE: PRELIMINARY GRADING		



NOTE:

VEGETATION STABILIZATION (PREPARATION OF HYDROSEEDING) MAY BE INITIATED BY THE WAY MAY 1ST AND AUGUST 15TH. SOON AFTERWORK MUST BE IN PLACE AND TO BE OBTAIN FOR SOCTIONS JST. VEGETATION MUST BE INITIATED AND ESTABLISHED PRIOR TO OCTOBER 15TH. THE NUMBER OF VEGETATION STABILIZATION SHALL BE DETERMINED BY THE NUMBER OF VEGETATION STABILIZATION DOES NOT OCCUR BY THAT DATE. PROPOSED CONTROL MEASURES MUST ALSO BE USED WHILE LANDSCAPING IS BEING ESTABLISHED. ESTABLISHED VEGETATION SHALL HAVE A SUBSEQUENT MAP OF NUTRIENTED NATURAL ROOTS WITH A UNIFORM VEGETATION COVERAGE OF 70% OF THE NATURAL VEGETATION COVERAGE OR MORE ON ALL DISTURBED AREAS.

COUNTY APPROVED CHANGES NO. DESCRIPTION APPROVED BY DATE			PRIVATE CONTRACT SHEET C-3 COUNTY OF SAN DIEGO C-3 SHEETS DEPARTMENT OF PUBLIC WORKS		
EROSION CONTROL AND CONSTRUCTION BUD PLAN FOR 633 MONTECITO WAY RAMONA, CA 92065 CALIFORNIA COORDINATE INDEX <u>33E-17E</u>					
PROJECT NAME SEE CERTIFICATION			PROJECT NO. STA. 0+50 DESIGN PHASE PRELIMINARY GRADING		

**Attachment B – Form of Decision Approving
PDS2018-MUP-18-013**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

MARK WARDLAW
Director
KATHLEEN FLANNERY
Assistant Director

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

COMMISSIONERS

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

October 25, 2019

PERMITEE:	WOODCREST REAL ESTATE VENTURES
MAJOR USE PERMIT:	PDS2018-MUP-18-013
E.R. NUMBER:	PDS2018-ER-18-19-006
PROPERTY:	633 MONTECITO WAY, RAMONA
APN:	281-540-38

DECISION OF THE PLANNING COMMISSION

This Major Use Permit for MUP-18-013 consists of seven (7) sheets including site plan, fire access plan, conceptual landscape plan, and elevations dated April 29, 2019. This permit authorizes (1) the development and operation of a public event venue, which will be available to rent seven (7) days per week between the hours of 10:00 AM to 10:00 PM with a maximum capacity of 225 people including guests, employees, and subcontracted staff, and (2) implementation of an overnight hospitality component in the form of seven (7) temporary vintage trailers and a bed & breakfast (B&B) operated out of an existing single-family home, hosting up to four guests in the B&B and 14 guests in the vintage trailers, for a maximum of two nights. No new buildings are proposed as part of this permit. This permit authorizes the proposed use pursuant to Sections 2705, 6400, and 7350 of the Zoning Ordinance.

The granting of this permit also approves the Preliminary Grading Plan dated July 1, 2019 consisting of three (3) sheets. In accordance with the [Section 87.207 of the County Grading Ordinance](#), Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#).

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **October 25, 2021** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

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

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

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

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

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

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

3. LNDSCP#1-LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that provides perimeter planting, and to comply with the Ramona Design Guidelines, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the [COSD Water Efficient Landscape Design Manual](#) and the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading Ordinance and the Ramona Design Guidelines. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be

installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.

- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Parking areas shall be landscaped and designed pursuant to the [Parking Design Manual](#) and the County Zoning Ordinance Section 6793.b
- i. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: Mulch will be applied to a depth of 3" in all areas of bare soil.

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

4. ROADS#1–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of

Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is 320 feet of unobstructed sight distance in the westerly direction from the proposed driveway (Driveway 1) along **Montecito Road**. There is 400 feet of unobstructed intersectional sight distance in the easterly direction from the proposed driveway (Driveway 1) along **Montecito Road** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards; this sight distance meets the required intersectional Sight Distance requirements of a 2.2E Light Collector as described in Table 5 based on a speed of 40 MPH, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is 350 feet of unobstructed sight distance in the northerly direction from the proposed driveway (Driveway 2) along **Montecito Way**. There is 400 feet of unobstructed intersectional sight distance in the southerly direction from the proposed driveway (Driveway 2) along **Montecito Way** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards; this sight distance meets the required intersectional Sight Distance requirements of a 2.2E Light Collector as described in Table 5 based on a speed of 40 MPH, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- c. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is 300 feet of unobstructed sight distance in the northerly direction from the proposed driveway (Driveway 3) along **Montecito Way**. There is 350 feet of unobstructed sight distance in the southerly direction from the proposed driveway (Driveway 3) along **Montecito Way**. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- d. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

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

distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

5. ROADS#2–RELINQUISH ACCESS

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

- a. Relinquish access rights onto **Montecito Road** with the exception of the driveways as shown on the approved plot plan. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. Only the one (1) access point(s) are permitted along **Montecito Road** as indicated on the approved plot plan.
- b. Relinquish access rights onto **Montecito Way** with the exception of the driveways as shown on the approved plot plan. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. Only the three (3) access point(s) are permitted along **Montecito Way** as indicated on the approved plot plan.
- c. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

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

6. NOISE#1-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 and indicated on the building plans and made conditions of its issuance:

- a. Include a plan detail that states the following: “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”.
- b. Amplified equipment to be limited to 75 dBA at the distance of 25 feet from the nearest property lines.

- c. Include a plan detail that states the following: “There will be only one event on-site occurring on any given day”.
- d. Include a plan detail that states the following: “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 place the design elements or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

7. GHG #1—COUNTY CLIMATE ACTION PLAN SATISFACTION

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

- a. **Measure 2:** The project will incorporate measures to reduce commute vehicle miles traveled (VMT) through a combination of transportation demand management (TDM) and parking strategies. Strategies implemented by the project will include:
 - i. The project will plumb for the installation of one (1) electric vehicle (EV) charger for future installation.
 - ii. The project would encourage employees to participate in SANDAG’s iCommute program and carpool to the project site, to the extent feasible.
- b. **Measure 6:** The project shall submit a Landscape Document Package that complies with the County’s Water Conservation in Landscaping Ordinance and demonstrates a 40 percent reduction in current Maximum Applied Water Allowance for outdoor use.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. **TIMING:** Prior to the approval of any plan and issuance of any permit. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with **Measure 6** of this condition. The [PDS, BPPR] shall verify that the Building Plans comply with **Measure 2** of this condition. The [PDS, PCC] shall verify that the sustainable design features as required by **Measure 2** have been implemented.

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

8. PLN#2-PLAN CONFORMANCE: [DPW, ESU] [GP, IP,] [DPR, TC, PP]

INTENT: In order to implement the required mitigation measures for the project, the required Major Use Permit shall conform to the approved Conceptual Grading and Development Plan pursuant to Section 87.207 of the County Grading Ordinance.

DESCRIPTION OF REQUIREMENT: The Major Use Permit shall conform to the approved Conceptual Grading and Development Plan. All conditions, requirements, and information stated on the sheets of the plans shall be made conditions of the permit's issuance and shall be implemented. No deviation of the requirements can be made without modification of this permit. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, the notes and items shall be placed on the plans as required. **MONITORING:** The *[DPW, Environmental Services Unit Division, DPR, TC, or PDS, Building Division for Minor Grading]* shall verify that the grading and or improvement plan requirements have been implemented on the final grading and or improvement plans as applicable. The environmental notes shall be made conditions of the issuance of said grading or construction permit.

9. AIR QUALITY #1—FUGITIVE DUST

INTENT: In order to mitigate for fugitive dust during construction activities.

DESCRIPTION OF REQUIREMENT: The project shall comply with the following Air Quality measures:

- a. All haul/dump trucks entering or leaving the site with soil or fill material must maintain at least two (2) feet of freeboard or cover loads of all haul/dump trucks securely.
- b. Dust control measures of the Grading Ordinance will be enhanced with a minimum of three (3) daily applications of water to the construction areas between dozer/scrapper passes and on any unpaved roads within the project limits.
- c. Grading is to be terminated in winds in excess of 25 miles per hour (mph).
- d. Sweepers and water trucks shall be used to control dust and debris at public street access points.
- e. Dirt storage piles will be stabilized by chemical binders, tarps, fencing, or other suppression measures.
- f. Internal construction-roadways will be stabilized by paving, chip sealing or chemicals after rough grading.
- g. A 15-mph speed limit on unpaved surfaces shall be enforced.

DOCUMENTATION: The applicant or designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of construction and grading. **MONITORING:** The *[DPW, PDCI]* shall make sure

that the grading contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the applicant fails to comply with this condition.

10. STRMWTR#1-EROSION CONTROL

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

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

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

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

11. GEN#3-INSPECTION FEE: [PDS, ZONING][PDS, PCO] [UO][DPR, TC, PP].

INTENT: In order to comply with Zoning Ordinance Section 7362.e the Discretionary Inspection Fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the Discretionary

Permit Inspection Fee at the [PDS, Zoning Counter] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, Zoning Counter] shall process an invoice and collect the fee for the Use Permit Compliance Inspection Fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

12. PLN#3-SITE PLAN IMPLEMENTATION: [PDS, BI] [UO] [DPR, TC, PP].

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: improving all parking areas, trails, and driveways, installing all required design features, properly screening trash enclosures, and removing all temporary construction facilities from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

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

INTENT: In order to assure fire safety in compliance with the County of San Diego Fire Code Sections 96.1.4703 and 96.1.4707, the site shall be maintained in conformance with the approved Fire Protection Plan – Letter Report. **DESCRIPTION OF REQUIREMENT:** The following measures approved in the Fire Protection Plan shall be implemented and maintained:

- a. Vegetation management zones of 100-feet from all structures shall be maintained at all times.
- b. Vintage Trailers shall meet the 150-foot hose pull requirement at all times.

DOCUMENTATION: The applicant shall provide documentation (inspection report or photographs) that demonstrates compliance with the FPP. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the FPP requirements shall be implemented. **MONITORING:** The [PDS, PCC] shall verify that the mitigation measures have been initially implemented pursuant to the approved building plans and the fire protection plan.

14. LNDSCP#2–CERTIFICATION OF INSTALLATION

INTENT: In order to provide adequate Landscaping that provides perimeter planting, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading ordinance, the Ramona Design Guidelines, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed

pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

15. DEH#1-SPECIAL OCCUPANCY PARK

INTENT: In order to protect public health and safety, this facility shall complete all requirements necessary in compliance with the Special Occupancy Park Regulations, Title 25, Chapter 2.2 of California Code of Regulations. **DESCRIPTION OF REQUIREMENT:** The applicant shall obtain a Special Occupancy Park permit, per the California Health and Safety Code, Division 13, Part 2.3, through the Department of Environmental Health (DEH). **DOCUMENTATION:** The property owner or permittee shall provide documentation of Special Occupancy Park permit issuance to DEH and PDS. **TIMING:** Prior to any occupancy or use of the seven (7) vintage trailers on the property, this condition shall be satisfied. **MONITORING:** Compliance with this condition shall be confirmed by DEH and monitored by the PDS Code Enforcement Division.

16. ROADS#3-ACCESS IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the [Policy I-18](#) and the [County Consolidated Fire Code Sec. 503 et al.](#), a project access shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for:

- a. The project driveway(s), which shall be designed and constructed per San Diego Regional Standard Drawing G-14 or design standard DS-07, to the satisfaction of the Director of Planning & Development Services.
- b. The project entry gate, which shall be designed and constructed to the satisfaction of the San Diego County Fire Authority and the Director of Planning & Development Services.

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

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

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

TIMING: Prior to occupancy or use of the premises in reliance of this permit, the plans shall be approved and securities must be provided.

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

17. ROADS#4-ANNEX TO LIGHTING DISTRICT

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

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

18. ROADS#5–ROAD DEDICATION

INTENT: In order to promote orderly development and to comply with the [County of San Diego Board Policy I-18](#), the [County Public Road Standards](#), and the [Community Trails Master Plan](#), road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:**

- a. Grant by separate document to the County of San Diego an easement for road purposes that provides a one-half right-of-way width of thirty-seven feet (37') from centerline, plus slope rights and drainage easements for **Montecito Road** (2.2E Light Collector with Class II Bike Lane) along the frontage of the project in accordance with Mobility Element County Standards.
- b. Grant by separate document to the County of San Diego an easement for road purposes that provides a one-half right-of-way width of thirty-two feet (32') from centerline, plus slope rights and drainage easements for **Montecito Way** (2.2E Light Collector with Class III Bike Lane) along the frontage of the project in accordance with Mobility Element County Standards.

The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS.

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

19. ROADS#6–ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the [County of San Diego Board Policy I-18](#), the [County Public Road Standards](#), and the [County Community Trails Master Plan](#), **Montecito Road** and **Montecito Way** shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for **Montecito Road** (SA 330), which is shown on the Mobility Element as a 2.2E Light Collector, along the project frontage. The improvement shall include the following, as detailed in the Design Exception Request, approved by DPW on October 8, 2019:
 1. An eight-foot (8') pathway shall be installed from the edge of right-of-way.

- b. Improve or agree to improve and provide security for **Montecito Way** (SA 330), which is shown on the Mobility Element as a 2.2E Light Collector, along the project frontage. The cross section of the improvement shall include the following:
 - 1. An improved paved width of fourteen feet (14') from centerline to edge of pavement with asphalt concrete over approved base;
 - 2. An eight-foot (8') pathway shall be installed from the edge of right-of-way;
- c. Provide a two-foot (2') asphalt concrete widening and six-inch (6") berm at the beginning of the corner rounding at the intersection of **Montecito Road** and **Montecito Way** to the northwest property line as shown on the approved plan. The corner rounding radius shall be twelve feet (12') at the intersection of **Montecito Road** and **Montecito Way**.

All of the above shall be to the satisfaction of the Director of Planning & Development Services.

- d. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

- a. Process and obtain approval of Improvement Plans to improve **Montecito Way** and **Montecito Road**.
- b. Provide Secured Agreements. The required security shall be in accordance with [Section 7613 of the Zoning Ordinance](#).
- c. Pay all applicable inspection fees with [DPW, PDC].
- d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- e. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the San Diego County Fire Authority and the Ramona Fire Department and the [PDS, LDR].

- f. Obtain a Construction Permit for any work within the County road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

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

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

20. NOISE#2-NOISE CONTROL DESIGN MEASURES [PDS FEE X1]

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 verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building and/or landscape plans: The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:

1. Include a plan detail that states the following: "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".
2. Amplified equipment to be limited to 75 dBA at the distance of 25 feet from the nearest property lines.
3. Include a plan detail that states the following: "There will be only one event on-site occurring on any given day".
4. Include a plan detail that states the following: "The existing equestrian events would not occur the same day as any of the public events with amplified music".
5. 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.

TIMING: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational.

MONITORING: The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and/or landscape plans, and this permit's conditions.

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

21. PLN#4-SITE CONFORMANCE: [PDS, PCO] [OG] [DPR, TC, PP].

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

- a. Maintaining all approved parking, trails, and driveway areas;
- b. Watering all approved landscaping;
- c. Painting all necessary aesthetics design features;
- d. Maintaining all approved lighting, walls, fencing, and signage;
- e. Limiting hours of operation to 10:00AM to 10:00PM, seven (7) days per week;
- f. Limiting the number of people per event to 225, including employees and subcontracted staff;
- g. Limiting the number of overnight guests to 18, with four (4) guests in the Bed and Breakfast, and fourteen (14) guests in the seven (7) temporary trailers;
- h. Maintaining the temporary vintage trailers in the approved location on the property;
- i. Operating not more than one event on the premises per day;
- j. Restricting operation of the event venue during existing equestrian events on the neighboring property to the north.

Failure to conform to the approved plot plan(s); is an unlawful use of the land and will result in enforcement action pursuant to Zoning Ordinance Section 7703.

DOCUMENTATION: The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit.

MONITORING: The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

22. FIRE#2-ON-GOING FIRE PROTECTION: [PDS, PCC] [OG]

INTENT: In order to comply with the County of San Diego Fire Code Sections 96.1.4703 and 96.1.4707, the site shall comply with the approved Fire Protection Plan.

DESCRIPTION OF REQUIREMENT: The following measures approved in the Fire Protection Plan shall be implemented and maintained:

- a. Vegetation management zones of 100-feet from all structures shall be maintained at all times.
- b. Vintage Trailers shall meet the 150-foot hose pull requirement at all times.

DOCUMENTATION: The applicant shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. **TIMING:** Upon establishment of the use, the conditions of the Fire Protection Plan shall be complied with for the term of this permit. **MONITORING:** The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The [fire agency] shall be responsible for long-term implementation of fire clearing requirements.

23. ROADS#7–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 of 300 Feet in both directions along *Montecito Way and Montecito Road* from the project driveway openings for the life of this permit. **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.

24. ROADS#8–PLANT TRIMMING AND/OR REMOVAL PERMIT

INTENT: In order to improve the unobstructed lines of sight within the County right-of-way for vehicles exiting the project driveway opening(s) and in accordance with the [County of San Diego Public Road Standards](#), a Plant Removal permit shall be obtained, pursuant to County Code Section 71.501 et al. **DESCRIPTION OF REQUIREMENT:** A Plant Trimming Removal permit shall be obtained from Construction/Road right-of-way Permits Services Section, for the vegetation removal within the public right-of-way. A copy of the permit 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 plant trimming 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]. **TIMING:** Prior to construction of anything within the County right of way, the permit shall be obtained. **MONITORING:** The [PDS, LDR] shall review the permit and evidence of said completion of work for compliance.

25. 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:

- a. 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.
- b. The operations of any mechanical unit associated with this Major Use Permit shall conform to the daytime and nighttime sound level limits for uses pursuant to Section 36.404.
- c. All mechanical equipment may incorporate (if needed for noise ordinance compliance) noise reducing measures such as, but not limited to, screen walls, noise barriers, increased setbacks to the property line, placement of equipment behind structures, etc.

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.

PRE-CONSTRUCTION MEETING: *(Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

(BIOLOGICAL RESOURCES)

1. BIO#1–BIOLOGICAL MONITORING [PDS, FEE X3]

INTENT: In order to prevent inadvertent disturbance to sensitive wildlife species that may occur onsite, all initial clearing and rough grading onsite shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall perform biological monitoring during all initial clearing and rough grading onsite. The Project Biologist shall also perform the following duties before construction to comply with the conditions of this Grading Plan:

- a. The Biologist shall attend the preconstruction meetings and other meetings to discuss construction requirements. Such meeting shall include the [PDS, PCC].

DOCUMENTATION: The Biological Monitor shall prepare written documentation that certifies that all construction staff has been trained on the site sensitive biological resources that are to be avoided. **TIMING:** Prior to Preconstruction Conference, and prior to all initial clearing and rough grading onsite this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall invite the [PDS, PCC] to the preconstruction conference to coordinate the Biological Monitoring requirements of this condition. The [PDS, PCC] shall attend the preconstruction conference and approve the training documentation prepared by the biologist.

2. BIO#2-RESOURCE AVOIDANCE [PDS, FEE X2]

INTENT: In order to avoid impacts to breeding or nesting birds, that could occur during brushing, grading, and clearing activities, clearing and grubbing of vegetation and/or grading shall occur outside the avian breeding season (February 1 through August 31). **DESCRIPTION OF REQUIREMENT:** If clearing and/or grading are proposed to occur within the breeding season (February 1 through August 31), then pre-construction surveys for breeding and nesting birds must occur before clearing and grading begins and must be completed no more than 72 hours before initial brushing, clearing, grubbing, or grading. **DOCUMENTATION:** The applicant shall comply with this condition; alternatively, the applicant may submit a written request for waiver of this condition to clear/grade during the breeding season (February 1 through August 31). No clearing and/or grading shall occur until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDCI] shall not allow any clearing/grading during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.”

DURING CONTRUCTION: *(The following actions shall occur throughout the duration of the grading construction).*

3. NOISE#4-TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].

INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers
- d. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations away from noise sensitive receivers.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

4. BIO#3–BIOLOGICAL MONITORING [PDS, FEE X3]

INTENT: In order to prevent inadvertent disturbance to sensitive wildlife species that may occur onsite, all initial clearing and rough grading onsite shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall perform biological monitoring during all initial clearing and rough grading onsite. The Project Biologist shall supervise and monitor all initial clearing and rough grading onsite to ensure against impacts to sensitive wildlife species. The monitor(s) shall be on site during all initial clearing and rough grading onsite. If there are disturbances, the monitor must report them immediately to the [PDS PCC]. Additionally, the biologist shall perform the following duties:

- a. If necessary, perform weekly inspection of erosion control measures (daily during rain events) and report deficiencies immediately to the DPW Construction Inspector;
- b. Periodically monitor the work area for excessive dust generation in compliance with the County grading ordinance and report deficiencies immediately to the DPW Construction Inspector;
- c. Conduct training for contractors and construction personnel, including the purpose for resource protection and the measures that should be implemented during project construction;
- d. Monitor equipment maintenance, staging, and fuel dispensing areas, if any, to ensure there is no runoff;
- e. Stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector and [PDS PCC] within 24 hours;
- f. Attend construction meetings and other meetings as necessary.

DOCUMENTATION: The Project Biologist shall prepare and submit to the satisfaction of the [PDS, PCC] monitoring reports, which indicate that the monitoring has occurred as indicated above. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall assure that the Project Biologist is on-site performing the Monitoring duties of this condition during all applicable all initial clearing and rough grading onsite as determined by the Biologist. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Biologist or applicant fails to comply with this condition. The [PDS, PCC] shall review and approve the monitoring reports for compliance with this condition.

ROUGH GRADING: (Prior to rough grading approval and issuance of any building permit).

(BIOLOGICAL RESOURCES)**5. BIO#4–BIOLOGICAL MONITORING [PDS, FEE]**

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) and the [County of San Diego Guidelines for Determining Significance](#)

and Report Format and Content Requirements for Biological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Biologist shall prepare and submit a final letter report substantiating his/her supervision of the all initial clearing and rough grading activities onsite and substantiating that grading did not impact any sensitive wildlife species or other sensitive biological resources. The report shall conform to the County of San Diego Report Format Guidelines for Biological Resources. It shall also include but not be limited to the following items:

- a. Monitoring logs showing the date and time that the monitor was on site.
- b. Photos of the site after the grading and clearing activities.

DOCUMENTATION: The applicant shall submit the final biological monitoring report to the [PDS, PCC] for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading final Inspection (Grading Ordinance SEC 87.421.a.2), the final report shall be completed. **MONITORING:** The [PDS, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

MAJOR USE PERMIT FINDINGS

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

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

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

Scale and Bulk

The project proposes development of a public event venue on an approximately 5-acre parcel. The site is currently developed with an existing single-family residence and detached accessory dwelling unit which will both remain as part of this project. Aside from a 900 square-foot shade structure behind the existing residence, no new structures are proposed to be built as part of the project. Work consists primarily of grading, landscaping, and repurposing of existing structures. The proposed project will not significantly alter the landscape and will not include construction of new buildings; therefore, the proposed project will maintain the property's compatibility with the surrounding community. For these reasons, the proposed project is found to be compatible with adjacent residential and agricultural uses in terms of bulk and scale.

Coverage

The project would not result in coverage that is out of character with the surroundings. The subject property is approximately 5 acres and is currently developed with a single-family residence and detached accessory dwelling unit which will both remain as part of this project. The surrounding area is characterized as rural residential and agricultural. Surrounding land uses primarily include residential, with agriculture uses and small commercial operations, such as wineries, small stores, and restaurants. The coverage of the property is not proposed to change as no new buildings are proposed as part of this project thereby maintaining the rural character of the surrounding community.

Density

The proposed project is a MUP for an event venue and does not propose residential uses. The project is not subject to the density requirements.

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

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

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

The proposed project is a MUP to allow the development and operation of an event venue on a parcel in the Ramona community. The project site is located on the northeast corner of Montecito Way and Montecito Road, and is zoned to allow for event venues with approval of a MUP. The proposed project is designed to fit with the existing rural neighborhood character, with landscaping adjacent to the public roads, and no new structures proposed as part of the project.

The surrounding land uses primarily consist of rural residential, agricultural uses, and vacant land. Southwest of the project site, just across Montecito Road, is the Ramona Airport. The proposed project will be compatible with the surrounding area in terms of visual character and aesthetics because it is not including the construction new buildings or significant alterations to the landscape.

A Focused Traffic Study was prepared and concludes that the proposed project will not have a significant impact to the surrounding roads. The increase in trips due to proposed events will not significantly impact any road segments or intersections nearby. The project will be required to pay into the County's Transportation Impact Fee (TIF) program at building permit issuance.

The project will not result in harmful noise impacts to the surrounding uses. Primary noise sources associated with the project are generated from events which use amplified music. The proposed project has been conditioned to allow events only during the hours of 10AM to 10PM. A Noise Analysis was prepared

and concludes that noise generated by the project is not expected to exceed County noise standards. The project has been conditioned to require that all noise generating equipment and operations conform to the County Noise Ordinance.

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

When considering that potential visual, traffic, noise and lighting impacts have been addressed during the discretionary review process through design considerations and conditions of approval, and all potential impacts have been adequately addressed, it has been demonstrated that the proposed project will not have harmful effect upon desirable neighborhood character.

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

A Focused Traffic Study was prepared and concluded that the proposed project would result in an additional 180 ADTs to nearby roads and will not have a significant impact to surrounding roads. The increase in trips due to proposed events will not significantly impact any road segments or intersections nearby. Improvements are required with the proposed project to comply with County road and fire standards and include construction of asphalt concrete driveways off Montecito Road for main event access and Montecito Way for secondary access, and two feet of road widening along the project frontage on Montecito Way.

Potential cumulative traffic impacts will be addressed by compliance with the County's TIF program. Traffic associated with the proposed project will not generate a significant amount of new traffic that would create a significant traffic impact or alter the physical character of surrounding streets.

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

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

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

No relevant impacts were identified.

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

The proposed project is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Semi-Rural (SR-1). The project is consistent with the Semi-Rural General Plan Land Use Designation because it proposes a venue that will 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 uses with community character, wastewater disposal, and avoidance of environmental impacts.

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

The project has been reviewed for compliance with CEQA, and an MND was prepared for the project. The MND found that the project, with incorporation of mitigation measures for biological resources, would not cause any significant effects on the environment. Mitigation for biological resources has been incorporated as conditions of approval.

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

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 \(SDRWQCB\)](#) 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 Management Plan, 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 during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it 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. *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>

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

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

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 (including HVAC units and pool 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.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.219. 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 [DPW, Land Development Counter] and provide a copy of the receipt to the [PDS, Building Division Technician] at time of permit issuance.

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

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
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 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:

Darin Neufeld, Chief
Project Planning Division
Planning & Development Services

cc: Steve Powell, 1410 Main Street, Suite C, Ramona, CA 92065
Hix Snedeker Jamul, LLC, P.O Box 130, Daphne, AL 36526

email cc:

Ed Sinsay, Team Leader, Land Development/Engineering, PDS
Ashley Smith, Planning Manager, Project Planning, PDS

Attachment C – Environmental Documentation



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

KATHLEEN FLANNERY
ASSISTANT DIRECTOR

MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Lavender and Olive Event Venue

RECORD ID: PDS2018-MUP-18-013

ENVIRONMENTAL LOG NO.: PDS2018-ER-18-09-006

**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 – Environmental Checklist Form
 - b. Technical Studies and Reports as referenced
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 measures:

PRE-CONSTRUCTION MEETING: (Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

BIOLOGICAL RESOURCES

1. BIO#1–BIOLOGICAL MONITORING [PDS, FEE X3]

INTENT: In order to prevent inadvertent disturbance to sensitive wildlife species that may occur onsite, all initial clearing and rough grading onsite shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall perform biological monitoring during all initial clearing and rough grading onsite. The Project Biologist shall also perform the following duties before construction to comply with the conditions of this Grading Plan:

- a. The Biologist shall attend the preconstruction meetings and other meetings to discuss construction requirements. Such meeting shall include the [PDS, PCC].

DOCUMENTATION: The Biological Monitor shall prepare written documentation that certifies that all construction staff has been trained on the site sensitive biological resources that are to be avoided. **TIMING:** Prior to Preconstruction Conference, and prior to all initial clearing and rough grading onsite this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall invite the [PDS, PCC] to the preconstruction conference to coordinate the Biological Monitoring requirements of this condition. The [PDS, PCC] shall attend the preconstruction conference and approve the training documentation prepared by the biologist.

2. BIO#2–RESOURCE AVOIDANCE [PDS, FEE X2]

INTENT: In order to avoid impacts to breeding or nesting birds, that could occur during brushing, grading, and clearing activities, clearing and grubbing of vegetation and/or grading shall occur outside the avian breeding season (February 1 through August 31). **DESCRIPTION OF REQUIREMENT:** If clearing and/or grading are proposed to occur within the breeding season (February 1 through August 31), then pre-construction surveys for breeding and nesting birds must occur before clearing and grading begins and must be completed no more than 72 hours before initial brushing, clearing, grubbing, or grading. **DOCUMENTATION:** The applicant shall comply with this condition; alternatively, the applicant may submit a written request for waiver of this condition to clear/grade during the breeding season (February 1 through August 31). No clearing and/or grading shall occur until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDCI] shall not allow any clearing/grading during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.”

3. BIO#3–BIOLOGICAL MONITORING [PDS, FEE X3]

INTENT: In order to prevent inadvertent disturbance to sensitive wildlife species that may occur onsite, all initial clearing and rough grading onsite shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall perform biological monitoring during all initial clearing and rough grading onsite. The Project Biologist shall supervise and monitor all initial clearing and rough grading onsite to ensure against impacts to sensitive wildlife species. The monitor(s) shall be on site during all initial clearing and rough grading onsite. If there are disturbances, the monitor must report

them immediately to the [PDS PCC]. Additionally, the biologist shall perform the following duties:

- a. If necessary, perform weekly inspection of erosion control measures (daily during rain events) and report deficiencies immediately to the DPW Construction Inspector;
- b. Periodically monitor the work area for excessive dust generation in compliance with the County grading ordinance and report deficiencies immediately to the DPW Construction Inspector;
- c. Conduct training for contractors and construction personnel, including the purpose for resource protection and the measures that should be implemented during project construction;
- d. Monitor equipment maintenance, staging, and fuel dispensing areas, if any, to ensure there is no runoff;
- e. Stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector and [PDS PCC] within 24 hours;
- f. Attend construction meetings and other meetings as necessary.

DOCUMENTATION: The Project Biologist shall prepare and submit to the satisfaction of the [PDS, PCC] monitoring reports, which indicate that the monitoring has occurred as indicated above. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDC] shall assure that the Project Biologist is on-site performing the Monitoring duties of this condition during all applicable all initial clearing and rough grading onsite as determined by the Biologist. The [DPW, PDC] shall contact the [PDS, PCC] if the Project Biologist or applicant fails to comply with this condition. The [PDS, PCC] shall review and approve the monitoring reports for compliance with this condition.

ROUGH GRADING: *(Prior to rough grading approval and issuance of any building permit).*

BIOLOGICAL RESOURCES

4. BIO#4–BIOLOGICAL MONITORING [PDS, FEE]

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources](#), a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Biologist shall prepare and submit a final letter report substantiating his/her supervision of the all initial clearing and rough grading activities onsite and substantiating that grading did not impact any sensitive wildlife species or other sensitive biological resources. The report shall conform to the [County of San Diego Report Format Guidelines for Biological Resources](#). It shall also include but not be limited to the following items:

- a. Monitoring logs showing the date and time that the monitor was on site.
- b. Photos of the site after the grading and clearing activities.

DOCUMENTATION: The applicant shall submit the final biological monitoring report to the [PDS, PCC] for review and approval. **TIMING:** Upon completion of all grading

activities, and prior to Rough Grading final Inspection ([Grading Ordinance SEC 87.421.a.2](#)), the final report shall be completed. **MONITORING:** The [PDS, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

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.

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

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

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

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

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

3. **LNDSCP#1-LANDSCAPE DOCUMENTATION PACKAGE**

INTENT: In order to provide adequate Landscaping that provides perimeter planting, and to comply with the Ramona Design Guidelines, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the [COSD Water Efficient Landscape Design Manual](#) and the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading Ordinance and the Ramona Design Guidelines. All Plans shall be prepared by

a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Parking areas shall be landscaped and designed pursuant to the [Parking Design Manual](#) and the County Zoning Ordinance Section 6793.b
- i. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: Mulch will be applied to a depth of 3" in all areas of bare soil.

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

4. ROADS#1–SIGHT DISTANCE

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

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is 320 feet of unobstructed sight distance in the westerly direction from the proposed driveway (Driveway 1) along **Montecito Road**. There is 400 feet of unobstructed intersectional sight distance in the easterly direction from the proposed driveway (Driveway 1) along **Montecito Road** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards; this sight distance meets the required intersectional Sight Distance requirements of a 2.2E Light Collector as described in Table 5 based on a speed of 40 MPH, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is 350 feet of unobstructed sight distance in the northerly direction from the proposed driveway (Driveway 2) along **Montecito Way**. There is 400 feet of unobstructed intersectional sight distance in the southerly direction from the proposed driveway (Driveway 2) along **Montecito Way** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards; this sight distance meets the required intersectional Sight Distance requirements of a 2.2E Light Collector as described in Table 5 based on a speed of 40 MPH, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- c. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is 300 feet of unobstructed sight distance in the northerly direction from the proposed driveway (Driveway 3) along **Montecito Way**. There is 350 feet of unobstructed sight distance in the southerly direction from the proposed driveway (Driveway 3) along **Montecito Way**. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- d. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

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

5. ROADS#2–RELINQUISH ACCESS

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

- a. Relinquish access rights onto **Montecito Road** with the exception of the driveways as shown on the approved plot plan. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. Only the one (1) access point(s) are permitted along **Montecito Road** as indicated on the approved plot plan.
- b. Relinquish access rights onto **Montecito Way** with the exception of the driveways as shown on the approved plot plan. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. Only the three (3) access point(s) are permitted along **Montecito Way** as indicated on the approved plot plan.
- c. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

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

6. NOISE#1-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 and indicated on the building plans and made conditions of its issuance:

- a. Include a plan detail that states the following: "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".
- b. Amplified equipment to be limited to 75 dBA at the distance of 25 feet from the nearest property lines.
- c. Include a plan detail that states the following: "There will be only one event on-site occurring on any given day".
- d. Include a plan detail that states the following: "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 place the design elements or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

7. GHG #1—COUNTY CLIMATE ACTION PLAN SATISFACTION

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

- a. **Measure 2:** The project will incorporate measures to reduce commute vehicle miles traveled (VMT) through a combination of transportation demand management (TDM) and parking strategies. Strategies implemented by the project will include:
 - i. The project will plumb for the installation of one (1) electric vehicle (EV) charger for future installation.
 - ii. The project would encourage employees to participate in SANDAG's iCommute program and carpool to the project site, to the extent feasible.
- b. **Measure 6:** The project shall submit a Landscape Document Package that complies with the County's Water Conservation in Landscaping Ordinance and demonstrates a 40 percent reduction in current Maximum Applied Water Allowance for outdoor use.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. **TIMING:** Prior to the approval of any plan and issuance of any permit. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with **Measure 6** of this condition. The [PDS, BPPR] shall verify that the Building Plans comply with **Measure 2** of this condition. The [PDS, PCC] shall verify that the sustainable design features as required by **Measure 2** have been implemented.

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

8. PLN#2-PLAN CONFORMANCE: [DPW, ESU] [GP, IP,] [DPR, TC, PP]

INTENT: In order to implement the required mitigation measures for the project, the required Major Use Permit shall conform to the approved Conceptual Grading and Development Plan pursuant to Section 87.207 of the County Grading Ordinance. **DESCRIPTION OF REQUIREMENT:** The Major Use Permit shall conform to the approved Conceptual Grading and Development Plan. All conditions, requirements, and information stated on the sheets of the plans shall be made conditions of the permit's issuance and shall be implemented. No deviation of the requirements can be made without modification of this permit. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to approval of any grading or improvement plan and prior

to issuance of any grading or construction permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, Environmental Services Unit Division, DPR, TC, or PDS, Building Division for Minor Grading] shall verify that the grading and or improvement plan requirements have been implemented on the final grading and or improvement plans as applicable. The environmental notes shall be made conditions of the issuance of said grading or construction permit.

9. AIR QUALITY #1—FUGITIVE DUST

INTENT: In order to mitigate for fugitive dust during construction activities.

DESCRIPTION OF REQUIREMENT: The project shall comply with the following Air Quality measures:

- a. All haul/dump trucks entering or leaving the site with soil or fill material must maintain at least two (2) feet of freeboard or cover loads of all haul/dump trucks securely.
- b. Dust control measures of the Grading Ordinance will be enhanced with a minimum of three (3) daily applications of water to the construction areas between dozer/scrapper passes and on any unpaved roads within the project limits.
- c. Grading is to be terminated in winds in excess of 25 miles per hour (mph).
- d. Sweepers and water trucks shall be used to control dust and debris at public street access points.
- e. Dirt storage piles will be stabilized by chemical binders, tarps, fencing, or other suppression measures.
- f. Internal construction-roadways will be stabilized by paving, chip sealing or chemicals after rough grading.
- g. A 15-mph speed limit on unpaved surfaces shall be enforced.

DOCUMENTATION: The applicant or designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of construction and grading. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the applicant fails to comply with this condition.

10. STRMWTR#1—EROSION CONTROL

INTENT: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [State Construction General Permit, Order No. 2009-00090-DWQ](#), or subsequent order and the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), and all other applicable ordinances and standards for this priority project.

DESCRIPTION OF REQUIREMENT: The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Quality Management Plan (SWQMP) and Erosion Control Plan including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

- a. An agreement and instrument of credit shall be provided for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance with the [County of San Diego Grading Ordinance Section 87.304](#). The cash deposit

collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to [PDS, LDR] authorizing the use of this deposit for emergency measures.

- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

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

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

11. GEN#3-INSPECTION FEE: [PDS, ZONING][PDS, PCO] [UO][DPR, TC, PP].

INTENT: In order to comply with Zoning Ordinance Section 7362.e the Discretionary Inspection Fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the Discretionary Permit Inspection Fee at the [PDS, Zoning Counter] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, Zoning Counter] shall process an invoice and collect the fee for the Use Permit Compliance Inspection Fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

12. PLN#3-SITE PLAN IMPLEMENTATION: [PDS, BI] [UO] [DPR, TC, PP].

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: improving all parking areas, trails, and driveways, installing all required design features, properly screening trash enclosures, and removing all temporary construction facilities from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the

approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

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

INTENT: In order to assure fire safety in compliance with the County of San Diego Fire Code Sections 96.1.4703 and 96.1.4707, the site shall be maintained in conformance with the approved Fire Protection Plan – Letter Report. **DESCRIPTION OF REQUIREMENT:** The following measures approved in the Fire Protection Plan shall be implemented and maintained:

- a. Vegetation management zones of 100-feet from all structures shall be maintained at all times.
- b. Vintage Trailers shall meet the 150-foot hose pull requirement at all times.

DOCUMENTATION: The applicant shall provide documentation (inspection report or photographs) that demonstrates compliance with the FPP. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the FPP requirements shall be implemented. **MONITORING:** The [PDS, PCC] shall verify that the mitigation measures have been initially implemented pursuant to the approved building plans and the fire protection plan.

14. LANDSCP#2–CERTIFICATION OF INSTALLATION

INTENT: In order to provide adequate Landscaping that provides perimeter planting, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading ordinance, the Ramona Design Guidelines, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

15. DEH#1-SPECIAL OCCUPANCY PARK

INTENT: In order to protect public health and safety, this facility shall complete all requirements necessary in compliance with the Special Occupancy Park Regulations, Title 25, Chapter 2.2 of California Code of Regulations. **DESCRIPTION OF REQUIREMENT:** The applicant shall obtain a Special Occupancy Park permit, per the California Health and Safety Code, Division 13, Part 2.3, through the Department of

Environmental Health (DEH). **DOCUMENTATION:** The property owner or permittee shall provide documentation of Special Occupancy Park permit issuance to DEH and PDS. **TIMING:** Prior to any occupancy or use of the seven (7) vintage trailers on the property, this condition shall be satisfied. **MONITORING:** Compliance with this condition shall be confirmed by DEH and monitored by the PDS Code Enforcement Division.

16. ROADS#3–ACCESS IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the [Policy I-18](#) and the [County Consolidated Fire Code Sec. 503 et al.](#), a project access shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for:

- a. The project driveway(s), which shall be designed and constructed per San Diego Regional Standard Drawing G-14 or design standard DS-07, to the satisfaction of the Director of Planning & Development Services.
- b. The project entry gate, which shall be designed and constructed to meet DS-17, 18 or 19 to the satisfaction of the San Diego County Fire Authority and the Director of Planning & Development Services.

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

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

TIMING: Prior to occupancy or use of the premises in reliance of this permit, the plans shall be approved and securities must be provided.

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

17. ROADS#4–ANNEX TO LIGHTING DISTRICT

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

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

18. ROADS#5–ROAD DEDICATION

INTENT: In order to promote orderly development and to comply with the [County of San Diego Board Policy I-18](#), the [County Public Road Standards](#), and the [Community Trails Master Plan](#), road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:**

- a. Grant by separate document to the County of San Diego an easement for road purposes that provides a one-half right-of-way width of thirty-seven feet (37') from centerline, plus slope rights and drainage easements for **Montecito Road** (2.2E Light Collector with Class II Bike Lane) along the frontage of the project in accordance with Mobility Element County Standards.
- b. Grant by separate document to the County of San Diego an easement for road purposes that provides a one-half right-of-way width of thirty-two feet (32') from centerline, plus slope rights and drainage easements for **Montecito Way** (2.2E Light Collector with Class III Bike Lane) along the frontage of the project in accordance with Mobility Element County Standards.

The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS.

DOCUMENTATION: The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the

applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the easements shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the easements to assure compliance with this condition.

19. ROADS#6–ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the [County of San Diego Board Policy I-18](#), the [County Public Road Standards](#), and the [County Community Trails Master Plan](#), **Montecito Road** and **Montecito Way** shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for **Montecito Road** (SA 330), which is shown on the Mobility Element as a 2.2E Light Collector, along the project frontage. The improvement shall include the following:
 1. An eight-foot (8') pathway shall be installed from the edge of pavement.
- b. Improve or agree to improve and provide security for **Montecito Way** (SA 330), which is shown on the Mobility Element as a 2.2E Light Collector, along the project frontage. The cross section of the improvement shall include the following:
 1. An improved paved width of fourteen feet (14') from centerline to edge of pavement with asphalt concrete over approved base;
 2. An eight-foot (8') pathway shall be installed from the edge of pavement;
- c. Provide a two-foot (2') asphalt concrete widening and six-inch (6") berm at the beginning of the corner rounding at the intersection of **Montecito Road** and **Montecito Way** to the northwest property line as shown on the approved plan. The corner rounding radius shall be twenty feet (20') at the intersection of **Montecito Road** and **Montecito Way**.

All of the above shall be to the satisfaction of the Director of Planning & Development Services.

- d. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

- a. Process and obtain approval of Improvement Plans to improve **Montecito Way** and **Montecito Road**.
- b. Provide Secured Agreements. The required security shall be in accordance with [Section 7613 of the Zoning Ordinance](#).
- c. Pay all applicable inspection fees with [DPW, PDCI].
- d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- e. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the San Diego County Fire Authority and the Ramona Fire Department and the [PDS, LDR].
- f. Obtain a Construction Permit for any work within the County road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

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

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

20. NOISE#2-NOISE CONTROL DESIGN MEASURES [PDS FEE X1]

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 verified that they are constructed.

DESCRIPTION OF REQUIREMENT: The following noise control design measure(s) shall be constructed pursuant to the approved building and/or landscape plans: The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:

1. Include a plan detail that states the following: "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".
2. Amplified equipment to be limited to 75 dBA at the distance of 25 feet from the nearest property lines.

3. Include a plan detail that states the following: "There will be only one event on-site occurring on any given day".
4. Include a plan detail that states the following: "The existing equestrian events would not occur the same day as any of the public events with amplified music".
5. 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.

TIMING: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational.

MONITORING: The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and/or landscape plans, and this permit's conditions.

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

21. PLN#4-SITE CONFORMANCE: [PDS, PCO] [OG] [DPR, TC, PP].

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

- a. Maintaining all approved parking, trails, and driveway areas;
- b. Watering all approved landscaping;
- c. Painting all necessary aesthetics design features;
- d. Maintaining all approved lighting, walls, fencing, and signage;
- e. Limiting hours of operation to 10:00AM to 10:00PM, seven (7) days per week;
- f. Limiting the number of people per event to 225, including employees and subcontracted staff;
- g. Limiting the number of overnight guests to 18, with four (4) guests in the Bed and Breakfast, and fourteen (14) guests in the seven (7) temporary trailers;
- h. Maintaining the temporary vintage trailers in the approved location on the property;
- i. Operating not more than one event on the premises per day;
- j. Restricting operation of the event venue during existing equestrian events on the neighboring property to the north.

Failure to conform to the approved plot plan(s); is an unlawful use of the land and will result in enforcement action pursuant to Zoning Ordinance Section 7703.

DOCUMENTATION: The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

22. FIRE#2-ON-GOING FIRE PROTECTION: [PDS, PCC] [OG]

INTENT: In order to comply with the County of San Diego Fire Code Sections 96.1.4703 and 96.1.4707, the site shall comply with the approved Fire Protection Plan.

DESCRIPTION OF REQUIREMENT: The following measures approved in the Fire Protection Plan shall be implemented and maintained:

- a. Vegetation management zones of 100-feet from all structures shall be maintained at all times.
- b. Vintage Trailers shall meet the 150-foot hose pull requirement at all times.

DOCUMENTATION: The applicant shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. **TIMING:** Upon establishment of the use, the conditions of the Fire Protection Plan shall be complied with for the term of this permit. **MONITORING:** The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The [fire agency] shall be responsible for long-term implementation of fire clearing requirements.

23. ROADS#7-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 of 300 Feet in both directions along *Montecito Way and Montecito Road* from the project driveway openings for the life of this permit. **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.

24. ROADS#8-PLANT TRIMMING AND/OR REMOVAL PERMIT

INTENT: In order to improve the unobstructed lines of sight within the County right-of-way for vehicles exiting the project driveway opening(s) and in accordance with the [County of San Diego Public Road Standards](#), a Plant Removal permit shall be obtained, pursuant to County Code Section 71.501 et al. **DESCRIPTION OF REQUIREMENT:** A Plant Trimming Removal permit shall be obtained from Construction/Road right-of-way Permits Services Section, for the vegetation removal within the public right-of-way. A copy of the permit 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 plant trimming 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]. **TIMING:** Prior to construction of anything within the County right of way, the permit shall be obtained. **MONITORING:** The [PDS, LDR] shall review the permit and evidence of said completion of work for compliance.

DOCUMENTATION: The applicant shall obtain the plant trimming 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]. **TIMING:** Prior to construction of anything within the County right of way, the permit shall be obtained. **MONITORING:** The [PDS, LDR] shall review the permit and evidence of said completion of work for compliance.

25. 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:

- a. 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.
- b. The operations of any mechanical unit associated with this Major Use Permit shall conform to the daytime and nighttime sound level limits for uses pursuant to Section 36.404.
- c. All mechanical equipment may incorporate (if needed for noise ordinance compliance) noise reducing measures such as, but not limited to, screen walls, noise barriers, increased setbacks to the property line, placement of equipment behind structures, etc.

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.

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

on _____

Ashley Smith, Planning Manager
Project Planning Division

MW:AS:dr



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

KATHLEEN FLANNERY
ASSISTANT DIRECTOR

August 1, 2019

CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G)

1. Title; Project Numbers; Environmental Log Number:

Lavender and Olive Event Venue; PDS2018-MUP-18-013, PDS2018-ER-18-09-006
2. Lead agency name and address:
County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123-1239
3. a. Contact Denise Russell, Project Manager
b. Phone number: (858) 694-2019
c. E-mail: denise.russell@sdcounty.ca.gov
4. Project location:

633 Montecito Way, Ramona, within unincorporated County of San Diego

Thomas Guide Coordinates: Page 1152, Grid C/6
5. Project Applicant name and address:

Woodcrest Real Estate Ventures, Steve Powell
1410 Main Street, Suite C
Ramona, CA 92065
6. General Plan
Community Plan: Ramona
Regional Category: Semi-Rural
Land Use Designation: Semi-Rural 1 (SR-1)
Density: N/A
Floor Area Ratio (FAR): N/A
7. Zoning
Use Regulation: A70, Limited Agricultural

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Minimum Lot Size: 1 Acre
 Special Area Regulation: C (Airport Land Use Compatibility Plan Area), portions in F (Flood Plain)

8. Description of project:

The applicant is proposing a Major Use Permit (MUP) for the development of a public event space on approximately 5 acres of land within the Ramona Community Plan area. The site is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Semi-Rural 1 (SR-1). Zoning for the site is Limited Agricultural (A70). Event venues, classified in the Zoning Ordinance as Participant Sports and Recreation: Outdoor, are authorized in the A70 zone upon approval of a MUP pursuant to Section 2705 of the Zoning Ordinance. The project site is located on the corner of Montecito Road and Montecito Way, just north of the Ramona Airport, and south of the existing Copper Meadows Equestrian Training Center.

The project site has an existing single-family home which will remain. The proposed event space will be available to rent seven (7) days per week from 10:00AM to 10:00PM. Events will include weddings, corporate gatherings, birthdays, community events, and various other social gatherings. The facility will have a maximum capacity of 225 people, including guests, employees, and subcontracted staff. Only one event will take place on the property at any given time and only one event may occur each day. Additionally, events will not occur simultaneously with events at the Copper Meadows Equestrian Training Center on the parcel to the north, which shares ownership with the subject project.

In addition to events, the applicant is proposing to implement an overnight hospitality component in the form of seven temporary vintage trailers, and a Bed & Breakfast (B&B) operated out of the existing single-family home. The property owners will operate the overnight hospitality by hosting up to four guests in the B&B and 14 guests in the vintage trailers, for a maximum of two nights. All food and alcohol for events will be prepared off-site and catered by a third-party vendor or prepared within a permitted mobile food truck. Three temporary restroom facilities will be brought in for events and will be located in specific areas to accommodate event restroom needs including accessibility requirements. A total of 115 parking spaces, including four accessible spaces, will be located on-site for guests and employees.

Earthwork will consist of balanced cut and fill of approximately 1,750 cubic yards, most of which is for the proposed dirt parking area and proposed decomposed granite (DG) walking paths. No new structures are proposed to be built as part of the MUP; work consists primarily of grading, landscaping, and repurposing of existing structures. Offsite improvements consist of: construction of asphalt concrete driveways off of Montecito Road for main event access and Montecito Way for secondary access; an eight-foot wide public DG trail along the southern and western property lines; and two-feet of road widening starting on the corner of Montecito Road and Montecito Way and extending to the northern property line on Montecito Way. The project would be served by the Ramona Municipal Water District, and sewer disposal is proposed via on-site wastewater treatment systems.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

The Project site is located in the community of Ramona within unincorporated eastern San Diego County. The Project site is bounded by Montecito Road to the south and Montecito Way to the west, both two-lane roads. To the north and east is an equestrian event training center. Lands surrounding the project site are primarily rural residential, agricultural uses, and vacant land. To the southwest of the site is the Ramona Airport. The project site is approximately 1.3 miles northwest of State Route 67, and 1.9 miles west of State Route 78. The topography of the project site is relatively flat, as is the surrounding land.

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

Permit Type/Action	Agency
Major Use Permit	County of San Diego
County Right-of-Way Permits Construction Permit Encroachment Permit	County of San Diego
Grading Permit Grading Permit Plan Change	County of San Diego
Improvement Plans	County of San Diego
National Pollutant Discharge Elimination System (NPDES) Permit	RWQCB
General Construction Storm Water Permit	RWQCB
Water District Approval	Ramona Municipal Water District
Fire District Approval	San Diego County Fire Authority

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code §21080.3.1? If so, has consultation begun?

YES



NO



Note: Conducting consultation early in the CEQA process allows tribal governments, public lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and to reduce the potential for delay and conflict in the environmental review process (see Public Resources Code §21083.3.2). Information is also available from the Native American Heritage Commission's Sacred Lands File per Public Resources Code §5097.96 and the California Historical Resources Information System administered by the California Office

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of Historic Preservation. Please also note that Public Resources Code §21082.3(e) contains provisions specific to confidentiality.

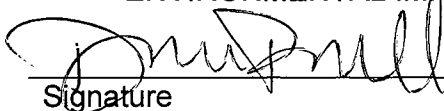
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the 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 checked="" type="checkbox"/> <u>Biological Resources</u> | <input type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Energy Use</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 type="checkbox"/> <u>Transportation</u> | <input type="checkbox"/> <u>Tribal Cultural Resources</u> |
| <input type="checkbox"/> <u>Utilities & Service Systems</u> | <input type="checkbox"/> <u>Wildfire</u> | <input type="checkbox"/> <u>Mandatory Findings of Significance</u> |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ On the basis of this Initial Study, Planning & Development Services 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, Planning & Development Services 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, Planning & Development Services finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.


Signature

August 1, 2019

Date

Denise Russell
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

I. AESTHETICS. Except as provided in Public Resources Code Section 21099 -- 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 |

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.

As described in the General Plan Update Environmental Impact Report (GPU EIR; County of San Diego 2011), the County contains visual resources affording opportunities for scenic vistas in every community. Resource Conservation Areas (RCAs) are identified within the GPU EIR and are the closest that the County comes to specifically designating scenic vistas. Many public roads in the County currently have views of RCAs or expanses of natural resources that would have the potential to be considered scenic vistas. Numerous public trails are also available throughout the County. New development can often have the potential to obstruct, interrupt, or detract from a scenic vista.

Less than Significant Impact: The project site is located within the Ramona Community Planning area (CPA), approximately 1.2 miles northwest of State Route 67 (SR-67), 1.8 miles west of State Route 78 (SR-78), and 1.9 miles north of Highland Valley Road, all County General Plan Designated Scenic Corridors. For further discussion on Scenic Corridors, please see response I(b).

The existing project site is developed with a single-family residence and an accessory dwelling unit, as well as a shade structure with a patio. The existing structures will remain, and no new permanent structures are proposed with the Major Use Permit. Proposed work consists primarily of grading, landscaping, and erecting temporary shade structures and restroom facilities for events. Based on a site visit by County staff on July 2, 2018, the proposed project would not substantially change the composition of an existing scenic vista in a way that would adversely alter the visual quality or character of the view. The County has designated several RCAs in the Ramona CPA, the majority of the RCAs would not be visible from the project site. The nearest RCA to the subject parcel within the project viewshed is Orosco Ridge, approximately 1.4 miles to the north. However, due to distance and project consistency with surrounding development, the proposed project would not pose a substantial adverse effect to this scenic vista. Therefore, the proposed project will not have an adverse effect on a scenic vista.

The project will 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 Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the scenic vista's viewshed and will not contribute to a cumulative impact because all projects are designed to be compatible with the overall visual character of the area. 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 checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> 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.

Less Than Significant Impact: Based on a site visit completed on July 2, 2018, the proposed project is not located near or visible within the composite viewshed of a State scenic highway or County Designated Scenic Corridor and will not damage or remove visual resources within a State scenic highway or County Designated Scenic Corridor. The project site is located approximately 1.2 miles northwest of SR-67, 1.8 miles west of SR-78, and 1.9 miles north of Highland Valley Road. Due to distance, topography and intervening structures and vegetation, the project site would not be visible. Additionally, the project site is located approximately 19 miles west of the portion of SR-78 that is designated as a State Scenic Highway. Due to distance, the Project site would not be visible. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource within a State scenic highway.

The project will 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 Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the scenic vista's viewshed and will not contribute to a cumulative impact because all projects are compatible with the existing viewshed. Therefore, the project will not result in any adverse project or cumulative level effect on a scenic resource within a State scenic highway.

- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
|---|--|

- ☐ Less than Significant with Mitigation Incorporated ☐ No 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 and expectation of the viewers.

Less than Significant Impact: The project site is in a non-urbanized area of the Ramona community, located at the intersection of Montecito Way and Montecito Road. The project site is currently developed with a single-family residence and accessory uses which will remain. The existing visual character and quality of the project site and surrounding can be characterized as rural residential and agricultural on large lots. Much of the land directly west of the project site is undeveloped. To the east, north, and south are primarily single-family residences on similar sized lots. Viewer groups of the project site include those traveling along Montecito Road to access either the residential area north of the project site or the Ramona Airport. Viewer exposure is limited due to travel speed past the property on Montecito Road.

The proposed project within the landscape would not detract from or contrast with the existing visual character and/or quality of the surrounding area for the following reasons: the design of the proposed event venue is consistent with the rural character of the existing community; the proposed development is subject to design review by the County through a discretionary Major Use Permit for conformance with the Ramona Design Guidelines; and landscaping has been incorporated along Montecito Road and Montecito Way for screening purposes. The location, size, and design of the proposed use would be compatible with adjacent uses due to the following reasons: the proposed event venue is similar to surrounding rural residential parcels and does not involve construction of new structures. Viewer exposure to the project would not be significant since the project is proposed in rural area and has been designed to be compatible with surrounding use types. Therefore, the proposed project will not result in a substantial effect on the existing visual character or quality of the site and its surroundings.

The project will 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 XIX. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XIX are located within the viewshed surrounding the project and will not contribute to a cumulative impact because the project would be visually integrated into the surroundings in an unobtrusive manner. Therefore, the project will 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?

- ☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less than Significant with Mitigation Incorporated ☐ No Impact

Less than Significant Impact: The proposed project will use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code, approximately 34 miles from the Mount Laguna Observatory and approximately 42 miles from Palomar Observatory. The project will not adversely affect nighttime views or astronomical observations, because the project will conform to the Light Pollution Code (Section 51.201-51.209), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

The project will not contribute to significant cumulative impacts on day or nighttime views because the project will conform to the Light Pollution Code. The Code was developed by the San Diego County Planning & Development Services Department and Department of Public Works in cooperation with lighting engineers, astronomers, land use planner from San Diego Gas and Electric, Palomar and Mount Laguna 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 prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present and future projects will not contribute to a cumulatively considerable impact. Therefore, compliance with the Code ensures that the project will 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 is controlled through the Major Use Permit, which is consistent with the Light Pollution Code. Therefore, the project will 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 (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 |

Less than Significant Impact: The projects site is underlain with Bonsall-Fallbrook sandy loams, 2 to 5 percent slopes, which have been mapped "Farmland of Statewide Importance" by the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency. However, the project site is developed with a single-family residence which does not operate agricultural activities on the parcel and is surrounded by developed residential lots. Due to the existing residence, disturbed areas such as clearing and driveways, setback requirements and potential land use conflicts, the subject lot would not be considered a significant agricultural resource. Additionally, the project site does not contain lands designated as Prime Farmland or Unique Farmland as mapped by FMMP. Due to the existing development and lack of available resources on the site, no agricultural resources would be converted to a non-agricultural use.

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

- | | |
|---|---|
| <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 |

No Impact: The project site is not under a Williamson Act Contract, nor is not surrounded by any such land. The closest preserve or Williamson Act Contract is approximately 4.7 miles east from the project site. Therefore, the project would not 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 |

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?

- | | |
|---|---|
| <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 |

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 |

Less Than Significant Impact: The project site and surrounding area within a radius of one-quarter mile includes lands designated as Farmland of Statewide Importance. However, the majority of the lots are developed with single-family residences and do not contain any active agricultural operations. Additionally, per response II(b), the site is not a significant agricultural resource. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, or active agricultural operations will be converted to a non-agricultural use.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management district 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)?

<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

Less than Significant Impact: The proposed project is for a public event space and overnight hospitality within seven proposed trailers and an existing single-family residence proposed as a Bed and Breakfast. Construction and grading activities on-site would be minimal: 1,750 cubic yards of balanced earthwork for the proposed parking area and proposed decomposed granite (DG) walking paths. No new structures are proposed for construction. Offsite improvements consist of construction of asphalt concrete driveways off of Montecito Road for main event access and Montecito Way for secondary access, an eight-foot wide public DG trail along the southern and western property lines, and two feet of road widening along property frontage to Montecito Way. As a result of this minimal construction activity, the project would not be expected to generate air quality emissions in excess of the County's screening level thresholds during construction. The project is consistent with the Zoning Ordinance and General Plan and thus anticipated in SANDAG growth projections used in development of the RAQS and SIP. Operations of the project will 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.

Further, the maximum capacity of people on site, including guests and employees, would be 225 and only one event would be allowed per day. Pursuant to the Traffic and Parking Study prepared by Darnell & Associates, Inc and dated May 17, 2018, the project ADT would be 180. According to the Bay Area Air Quality Management District (BAAQMD) 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 guidelines. In comparison, the proposed project would generate 180 ADT would not contribute to a substantial contribution. Additionally, the project would plumb for the installation of an EV charger for future installation to reduce weekday commute VMT.

Pursuant to the aforementioned criteria and the project's consistency with the General Plan and Zoning Ordinance, the project would not conflict with the RAQS or SIP or violate ambient air quality standards.

- b) 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?

- | | |
|---|--|
| <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 |

San Diego County is presently in non-attainment for several pollutant concentrations based on the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). Specifically, the County is presently in non-attainment of the federal and state ozone standards, the state PM₁₀ and PM_{2.5} standards. O₃ 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 PM₁₀ 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. PM_{2.5} is a subset of PM₁₀ that is generally generated through combustion processes associated with engine combustion in motor vehicles and construction equipment.

Less than Significant Impact: Air quality emissions associated with the project include emissions from both construction and operation of the project. The proposed project is for a public event space and overnight hospitality within seven proposed trailers and an existing single-family residence proposed as a Bed and Breakfast.

All structures requiring building construction are existing on the project site. Earthwork would consist of 1,750 cubic yards of balanced cut and fill. Offsite improvements would consist of driveways, public trail along the southern and western property lines, and two feet of road widening along the property frontage to Montecito Way. However, the emissions associated with the improvements would be temporary and localized and would not pose a significant impact.

The operational emissions for the project would be associated with vehicle trips to and from the site for events and for overnight hospitality and to a lesser extent from employee trip generation. Food and drink would either be provided from off-site vendors or by a permitted mobile food truck. The project is consistent with Zoning and the General Plan and therefore does not conflict with RAQS or SIP. RAQS were developed to reduce an existing air quality violation. The County's General Plan was developed consistent with the RAQS, thus project that are consistent with the General Plan would also be developed in a way that is aimed at reducing existing AQ impacts. Additionally, as stated in III(a), the project ADT would be 180. In comparison to the BAAQMD CEQA Guidelines, the project would be far less than the 2,000 ADT screening-level criteria established.

As provided in the above analysis, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, the emissions associated with the proposed project are not expected to significantly contribute to an existing or projected air quality violation.

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 XIX. 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 established by the LUEG guidelines for determining significance, therefore, the construction and operational emissions associated with the proposed project are not expected to create a cumulatively considerable impact nor a considerable net increase of PM₁₀, or any O₃ precursors.

c) 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 |

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.

Less than Significant Impact: The project does not propose uses or activities that would result in exposure of these identified sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near carbon monoxide hotspots. The project is for a public event space and overnight hospitality within seven proposed trailers and an existing single-family residence proposed as a Bed and Breakfast. The project is consistent with the General Plan and Zoning Ordinance. Additionally, the project's ADT is less than 2,000, the BAAQMD screening-level criteria. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations and impacts would be less than significant.

d) Result in other emissions (such as those leading to odors) adversely 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 |

Less than Significant Impact: Potential onsite odor generators would include short term construction odors from activities such as paving. Odors created during short term construction activities would most likely be from placing asphalt which has a slight odor from the bitumen and solvents used within hot asphalt. Since odors generated during construction are short-term, they would not be considered a significant impact.

For operations, the County Guidelines for Determining Significance for Air Quality (County of San Diego, 2007) includes a list of odor-producing uses that are typically recognized. Events such as weddings or birthdays and Bed and Breakfasts use types are not listed and would

therefore not be a significant odor causing source. Based on this, the Project would not result in significant odors during operations, and impacts would be less than significant.

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 Wildlife or CDFWU.S. Fish and Wildlife Service?

- | | |
|--|---|
| <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 |

Less than Significant with Mitigation Incorporated: Based on a Biological Resource Letter Report prepared by Blackhawk Environmental December 6, 2018, it was determined that two County-sensitive wildlife species were present on-site, and 37 sensitive wildlife species and one sensitive plant species have a potential to occur on-site due to appropriate habitats and/or other conditions. However, no impacts would occur to sensitive plant or wildlife species with the implementation of the following mitigation measures: a County-approved biological monitor would be contracted to supervise all ground disturbance activities, and the project shall comply with resource avoidance measures during the bird nesting season. Further, no state or federally threatened and/or endangered plants or wildlife species were observed on-site. Therefore, the project will 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 Wildlife 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 |

Less than Significant Impact: Based on the Biological Resource Letter Report prepared by Blackhawk Environmental, no riparian habitat has been identified on the project site. Wetlands and vernal pool complexes have been found within the project vicinity; however, the proposed project would not impact riparian habitat or other sensitive natural communities. A drain intake is located on-site and was historically installed from within uplands to serve as a conduit from the north to the south under Montecito Road. No observable drainage, wetland features or hydrophytic vegetation upslope from the intake were present. Additionally, off-site improvements would consist of minor road improvements in existing developed areas where no sensitive communities have been identified. Further, no sensitive natural communities identified in local or regional plans, policies, regulations of by the Agencies are located on-site. Therefore, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community.

- c) Have a substantial adverse effect on state or federally protected wetlands (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 checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less than Significant with Mitigation Incorporated	<input type="checkbox"/> No Impact

Less Than Significant Impact: Based on the Biological Resource Letter Report prepared by Blackhawk Environmental, no wetlands as defined by Section 404 of the Clean Water Act have been identified on the project site or to off-site improvement locations. The entire project site has been completely developed and/or has undergone regular operations and maintenance activities that include grading, tilling, grazing, development, redevelopment and fire reduction. Additionally, as stated in IV(b), a drain intake exists on-site but does not qualify as a wetland. As a result of the aforementioned activities on-site, combined with an absence of observed wetland and/or vernal pool plant species and a lack of depressional landforms, no wetland would be impacted by the proposed project.

- 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 checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less than Significant with Mitigation Incorporated	<input type="checkbox"/> No Impact

Less Than Significant Impact: Based on the Biological Resource Letter Report prepared by Blackhawk Environmental, the site contains numerous large trees that are suitable for nesting. The proposed land use change would alter the potential for raptor foraging and nesting on-site but would be considered less than significant based on the following findings: the history of human activity on the Project site; and suitable unchanged agricultural and grassland areas within the project vicinity that provide far superior foraging habitat. Additionally, no nests were observed during the survey of the site. Moreover, the project is conditioned for resource avoidance during the bird nesting season. Impacts to avian migration and nesting would be less than significant.

The project site is surrounded by development, agriculture and disturbed habitat lands that have been known to support or potentially support a number of species of invertebrates, amphibians, reptiles, birds and mammals. Movement by these species occurs on a local scale throughout the undeveloped or open areas of the general vicinity, as well as within the Project site. Based on the Biological Resource Letter Report prepared by Blackhawk Environmental, wildlife may utilize the Project site for passage toward more natural areas and/or agricultural fields. However, given that the largest section of the proposed project site is currently undeveloped and would be softscape developed after project construction, local wildlife movement and corridor usage would be able to continue with implementation of the proposed project.

Based on the aforementioned criteria, the project would not 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. Impacts are less than significant.

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

No Impact: Refer to the attached Ordinance Compliance Checklist 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). The project is consistent with the MSCP, Biological Mitigation Ordinance (BMO), and Resource Protection Ordinance (RPO).

V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical 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 |

No Impact: Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist it has been determined that the project site does not contain any historical resources. In addition, a cultural survey was conducted by Sue Wade (December 15, 2014) which was negative for the presence of resources within the project site. Therefore, the project would not result in impacts to historical resources.

- 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 |

No Impact: Based on analysis of County of San Diego resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project site is previously disturbed and is negative for cultural resources. In addition, a cultural survey was conducted by Sue Wade (December 15, 2014) which was negative for the presence of resources within the project site. ~~The proposed project~~

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~~would not grade beyond the first five feet of fill. As such, the project does not contain any archaeological resources and would not impact buried resources.~~

c) Disturb any human remains, including those interred outside of dedicated 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 |

No Impact: Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project will not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. In addition, a cultural survey was conducted by Sue Wade (December 15, 2014) which was negative for the presence of resources within the project site.

VI. ENERGY USE -- Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

- | | |
|---|--|
| <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 |

Less than Significant Impact: The Project would result in the use of electricity, natural gas, petroleum, and other consumption of energy resources during both the construction and operation phases of the project; however, the consumption is not expected to be wasteful, inefficient, or unnecessary for the following reasons.

Construction of the facility is estimated to take three (3) months and requires minimal grading. No structures are proposed as part of the project for construction. Grading disturbance would result in 1,750 cubic yards of balanced earthwork for the proposed parking area and decomposed granite (DG) walking paths. Offsite improvements consist of construction of asphalt concrete driveways off of Montecito Road for main event access and Montecito Way for secondary access, an eight-foot wide public DG trail along the southern and western property lines, and two feet of road widening along property frontage to Montecito Way. As a result of this minimal construction activity, the project would not be expected to result in wasteful, inefficient or unnecessary consumption of energy resources during the construction phase of the project.

The operation of the project is expected to result in 180 average daily 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 guidelines. Using the above guideline as a reference, the project would not be expected to result in wasteful, inefficient, or unnecessary consumption

of energy resources for vehicle trips for air quality purposes. Additionally, the project would be designed according to the most recent 2016 Title 24 or future, more stringent versions of Title 24 that are applicable as the project is built out. Part 6 of Title 24 specifically establishes energy efficiency standards for residential buildings constructed in the State of California to reduce energy demand and consumption. These requirements are applicable to the tenant improvement of the single-family residence to the Bed and Breakfast. Additionally, the proposed project is consistent with the County's Climate Action Plan (CAP) and General Plan through the implementation of the measures identified in the County's CAP Checklist. Therefore, the construction and operation of the residential project is not expected to result in the wasteful or inefficient use of energy.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

- | | |
|---|--|
| <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 |

Less than Significant Impact: The proposed project is for the alteration of an existing single-family dwelling to a bed and breakfast and for hospitality trailers. As stated in response VI(a), the project would be required to meet Title 24 for energy efficiency standard for the tenant improvement. Additionally, a CAP Checklist has been prepared for the project and is therefore consistent with the County's Climate Action Plan. The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, impacts would be less than significant.

VII. GEOLOGY AND SOILS -- Would the project:

a) Directly or indirectly cause 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 |

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 will 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 |
|---|--|

- ☐ Less than Significant with Mitigation Incorporated ☐ No Impact

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 will 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?

- ☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less than Significant with Mitigation Incorporated ☐ No Impact

Less than Significant Impact: The project site is within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards, indicating that the liquefaction potential at the site exists. A geotechnical study will be reviewed and approved during the building permit process, which specifies foundation design adequate to preclude substantial damage to the proposed structure due to liquefaction. With a site-specific engineering design and conformance with the Seismic Requirements as outlined in the California Building Code, impacts due to liquefaction would be less than significant.

iv. Landslides?

- ☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less than Significant with Mitigation Incorporated ☐ No Impact

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 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?

- ☐ Potentially Significant Impact ☒ Less than Significant Impact

- ☐ Less than Significant with Mitigation Incorporated ☐ No Impact

Less than Significant Impact: According to the Soil Survey of San Diego County, the soils on-site are identified as sandy loams that has a soil erodibility rating of moderate. However, the project will not result in substantial soil erosion or the loss of topsoil because the project will be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils, will not alter existing drainage patterns, and will not develop steep slopes. Additionally, the project will be required to implement Best Management Practices (BMPs) to prevent fugitive sediment. Impacts are less than significant.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- ☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less than Significant with Mitigation Incorporated ☐ No Impact

Less than Significant Impact: The proposed project involves minimal grading of 1,750 cubic yards of balanced cut and fill. In order to assure that any proposed buildings (including those proposed on the project site) are adequately supported (whether on native soils, cut or fill), a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, impacts would be less than significant. 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 direct or indirect risks to life or property?

- ☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less than Significant with Mitigation Incorporated ☐ No Impact

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 on-site are BnB (Bonsall-Fallbrook Sandy Loams, 2 to 5 percent slopes). However, the project will not have any significant impacts because the project is required to comply with 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 will 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 checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less than Significant with Mitigation Incorporated	<input type="checkbox"/> No Impact

Less than Significant Impact: Sewer disposal for the proposed Bed and Breakfast and seven (7) hospitality trailers would be provided by on-site septic systems. Septic layout plans have been submitted to the Department of Environmental Health for the project site. Pursuant to the Department of Environmental Health (DEH) review concluded May 18, 2019, no layout changes or expansions would be required to the existing septic system for the Bed and Breakfast. Additionally, pursuant to DEH's review, the proposed on-site septic system for the seven (7) hospitality trailers would adequately serve the site. Impacts are less than significant.

- f) Directly or indirectly destroy a unique paleontological resource or site or 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

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 site 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.

The project site contains no prehistoric resources. Additionally, minimal grading of 1,750 cubic yards of balanced cut and fill is required for the proposed project. As such, the project would not excavate into the substratum and/or bedrock below the soil horizons.

VIII. 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

Less than Significant Impact: The project would produce GHG emissions during construction activities, as well as during the operation of the project through vehicle trips, use of the bed and breakfast, and other associated uses. However, the project falls below the screening criteria

that were developed to identify project types and sizes that would have less than cumulatively considerable GHG emissions.

The County of San Diego adopted a Climate Action Plan on February 14, 2018 which outlines actions that the County will undertake to meet its greenhouse gas (GHG) emissions reductions targets. Implementation of the CAP requires that new development projects incorporate more sustainable design standards and implement applicable reduction measures consistent with the CAP. To help streamline this review and determine consistency of proposed projects with the CAP during development review, the County has prepared a CAP Consistency Review Checklist (Checklist). The proposed project would implement all applicable measures identified in the Checklist and would therefore be consistent with the County's Climate Action Plan.

Additionally, the California Air Pollution Control Officers Association (CAPCOA) prepared a white paper which recommends a 900 metric tons (MT) of carbon dioxide equivalent (CO₂e) per year screening level to determine the size of projects that would be likely to have a less than considerable contribution to the cumulative impact of climate change. – 900 metric tons tied to 50 residential units or 30,000 square feet of office space (800 metric tons). Maximum capacity of 225 potentially a day.

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 |

Less than Significant Impact: As described under VIII(a) above, the project would comply with all applicable measures from the County's CAP Consistency Review Checklist as conditions of approval. Therefore, the project would not conflict with the County's CAP which was intended to meet the County's GHG reduction targets consistent with AB 32 and SB 32. Therefore, this impact would be less than significant.

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. SANDAG has prepared a Sustainable Communities Strategy (SCS) which is a new element of the 2050 Regional Transportation Plan (RTP). The strategy identifies 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's General Plan incorporates various climate change goals and policies. These policies provide direction for individual development projects to reduce GHG emissions and help the County meet its GHG emission reduction targets identified in the Climate Action Plan.

The County's Climate Action Plan (CAP) includes GHG reduction measures that would achieve an emissions reduction target that is consistent with the state-mandated reduction target embodied in AB 32. A set of project-specific implementing thresholds are included in the County's Guidelines for Determining Significance and are used to ensure project consistency with the County's CAP, GHG emission reduction target, and the various General Plan goals and policies related to GHG emissions that support CAP goals.

The proposed project is an allowed use type by the zone and General Plan with the approval of a Major Use Permit. Additionally, as discussed in VIII(a) above, the project would implement all applicable measures identified in the CAP Checklist and would therefore be consistent with the County's Climate Action Plan. As such, the project would not conflict with the County CAP or GHG goals and policies of the General Plan. Therefore, the project would not conflict with an applicable plan, policy or regulation adopted for the purposes of reducing the emissions of greenhouse gases.

IX. 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 |

No Impact: The project will 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 does not propose to demolish 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 |

No Impact: No schools are located within a quarter mile of the Project. Additionally, the project does not propose the handling, storage, or transport of hazardous materials. Therefore, the project will not 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 |

No Impact: Based on a 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 does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or 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. The proposed project is for an event space, B&B and hospitality, which would not create a significant hazard to the public or environment. Therefore, no impacts would occur.

- 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 or excessive noise for people residing or working in the project 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 |

Less than Significant Impact: The proposed project is located adjacent to the Ramona Airport and is within the Airport Land Use Compatibility Plan (ALUCP). The project is located within Ramona Airport Safety Zone 6. The project is classified as an outdoor small assembly space with a maximum capacity of 225 people. Pursuant to the ALUCP Safety Compatibility Matrix, the project is consistent with Safety Zone 6. However, ~~n~~No construction is proposed on-site with the exception of hospitality trailers; the Project would not constitute a safety hazard to aircraft and/or operations from an airport or heliport. Additionally, the Project is for events, a B&B and hospitality trailers with a maximum overnight stay of two nights. Thus, the project would not

result in excessive noise for people residing or working in the project area. Impacts are less than significant.

- e) 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

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.

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.

f) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

- | | |
|---|--|
| <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 |

Less than Significant Impact: The proposed project is located within a County identified Wildland Urban Interface (WUI) zone. A WUI is defined as an area where development is in proximity to open space or lands with native vegetation and habitat that are prone to brush fires. Most of the unincorporated County is within the WUI. In addition, CAL FIRE has mapped areas of significant fire hazards throughout the state and classifies lands different Fire Hazard Severity Zones (FHSZ) based upon fuels, terrain, weather, and other relevant factors. The FHSZ are divided into three levels of fire hazard severity: Moderate, High and Very High. The majority of the County is in the High and Very High FHSZ. The project site is located within the High FHSZ.

The proposed Project is located within the jurisdiction of the County of San Diego Fire Authority, Ramona Fire Department. A Fire Service Availability Letter dated May 31, 2018 has been received from the Ramona Fire Department. Pursuant to the approved Fire Service Availability Letter and the Fire Protection Plan for the project dated September 14, 2018, the Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. The site location is approximately 2.8 miles from the nearest fire station with an expected emergency travel time to the project of eight (8) minutes. The project site would meet the maximum travel time allowed pursuant to the Safety Element of ten (10) minutes. The project site would also be required to implement fire safety measures discussed further below. In addition, the adjacent properties surround the subject property would not pose a serious wildfire threat due to the lack of native vegetation and the ongoing commercial and agricultural practices occurring.

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. Implementation of these fire safety standards will occur during the Major Use Permit and/or building permit process. Therefore, based on the location of the project and review of the project by County staff, through compliance with the Consolidated Fire Code and through compliance with the San Diego County Fire Authority, 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 will 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.

- g) 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 type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. An existing horse facility existing north of the project site with an approved Administrative Permit for a Horse Facility. The site is required to meet specific standards for BMPs in compliance with the Grading, Stormwater and Watershed Protection Ordinances as well as comply with an approved Manure Management Plan and vector control plan. _ Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

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

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

- | | |
|---|--|
| <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 |

Less than Significant Impact: The proposed Project is for events, B&B and hospitality trailers. Projects have the potential to generate pollutants during both the construction and post-construction phases. In order for the project to avoid potential violations of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, storm water management plans are prepared for both phases of the development project.

During the construction phase, the project would prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would implement the following erosion control BMPs: hydraulic stabilization and hydroseeding on disturbed slopes and mulch, straw, wood chips, and soil application on disturbed flat areas; County Standard lot perimeter protection detail and County Standard desilting basin for erosion control on disturbed flat areas; silt fencing, gravel and sand bags for sediment control; stabilized construction entrance for offsite tracking of sediment; and measures to control materials management and waste management.

The SWPPP will be prepared in accordance with Order No. 2009-009-DWQ, National Pollutant Discharge Elimination System (NPDES) Order CAS000002 Construction General Permit (CGP)

adopted by the State Water Resources Control Board (SWRCB) on September 9, 2009. During the post-construction phase, as outlined in the Standard Storm Water Quality Management Plan (SWQMP) dated May 2019, prepared by Project Engineering, Inc., the project would implement site design, source control and structural BMPs to prevent potential pollutants from entering storm water runoff. The SWQMP has been prepared in accordance with the County of San Diego BMP Design Manual (2019) and SDRWQCB Order No. R9-2013-0001 Municipal Separate Storm Sewer System (MS4) permit (2013), as adopted by the RWQCB on May 8, 2013.

The project's conformance to the waste discharge requirements of both the CGP and MS4 storm water permits listed above ensures the project will not create cumulatively considerable water quality impacts and addresses human health and water quality concerns. Therefore, the project will not contribute to a cumulatively considerable impact to water quality from waste discharges.

- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

- | | |
|---|--|
| <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 |

Less than Significant Impact: The project will obtain all potable water from the Ramona Municipal Water District that obtains water from surface reservoirs or other imported water source. The project would use groundwater for irrigation purposes on the property only and would not substantially decrease groundwater supplies. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to, the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

- (i) Result in substantial erosion or siltation on- or off-site

Less than Significant Impact: The project will not result in substantial erosion or siltation on or off-site because storm water management plans are prepared for both the construction and post-construction phases of the development project. During the construction phase, the project will prepare and implement a SWPPP. The SWPPP will implement the following erosion control BMPs: hydraulic stabilization hydroseeding on disturbed slopes; County Standard lot perimeter protection detail and County Standard desilting basin for erosion control on disturbed flat areas; silt fencing, gravel and sand bags for sediment control; stabilized construction entrance for offsite tracking of sediment; and measures to control materials management and waste management. The SWPPP will be prepared in accordance with Order No. 2009-009-DWQ, NPDES Order CAS000002 CGP adopted by the SWRCB on September 9, 2009. During the post-construction

phase, as outlined in the Standard Storm Water Quality Management Plan (SWQMP) dated May 2019, prepared by Project Engineering, Inc., the project would implement site design, source control and structural BMPs to prevent potential pollutants from entering storm water runoff. The SWQMP has been prepared in accordance with the County of San Diego BMP Design Manual (2019) and SDRWQCB Order No. R9-2013-0001 Municipal Separate Storm Sewer System (MS4) permit (2013), as adopted by the RWQCB on May 8, 2013.

The SWPPP and SWQMP specify and describe the implementation process of all BMPs that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream receiving waters. The Department of Public Works will ensure that these Plans are implemented as proposed. Therefore, it has been determined that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact.

- (ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite

Less than Significant Impact: The project proposes minimal grading of 1,750 cubic yards of balanced earthwork for the proposed parking area and proposed decomposed granite (DG) walking paths. No new structures are proposed for construction. Offsite improvements consist of construction of asphalt concrete driveways off of Montecito Road for main event access and Montecito Way for secondary access, an eight-foot wide public DG trail along the southern and western property lines, and two feet of road widening along property frontage to Montecito Way. Pursuant to the Drainage Certification Letter prepared by Project Engineering, Inc. June 5, 2019 in accordance with the County of San Diego Hydrology Manual (2003) and Hydraulic Design Manual (2014), the proposed project would not alter the existing drainage pattern in a manner which would result in flooding on- or off-site. Impacts would be less than significant.

- (iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff

Less Than Significant Impact: The SWQMP as well as the Drainage Certification Letter both prepared by Project Engineering, Inc., June 2019, determined that runoff water would not exceed the capacity of existing or planned stormwater drainage systems. Additionally, see response C(i) for a list of site design measures, source control BMPs and/or treatment control BMPs proposed to reduce potential pollutants to the maximum extent practicable from entering storm water runoff.

- (iv) Impede or redirect flood flows?

Less Than Significant Impact: As described in response C(ii), the Drainage Study determined that the proposed project would not alter the existing drainage pattern in a manner which would result in flooding on- or off-site. All runoff would coincide with existing site drainage patterns.

- d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

i. FLOOD HAZARD

No Impact: No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site or off-site improvement locations; therefore, no impact will occur.

ii. TSUNAMI

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

iii. 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.

- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant Impact: As described in response X(a), the project would implement a combination of site design and source control BMPs to prevent potential pollutants from entering storm water runoff. 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. Moreover, the project would obtain all of its potable water supply from the Ramona Municipal Water District that obtains water from surface reservoirs or other imported water source. Groundwater would be used for irrigation purposes only. The Project would not impact a sustainable groundwater management plan. As a result, the project would not contribute to a cumulatively considerable impact to obstruction to implementation of a water quality control plan or sustainable groundwater management plan.

XI. 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 |

No Impact: The project does not propose the introduction of new infrastructure such as major roadways or water supply systems, or utilities to the area. The project will add an event venue on an existing residential property. The proposed project is consistent with the surrounding rural areas to the northeast, south, west and northwest and the project would provide for a seamless addition within the area. Therefore, the proposed project will not significantly disrupt or divide an established community.

- b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

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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 |

Less than Significant Impact: The proposed project is subject to the General Plan Semi-Rural Regional Category and contains lands within the Semi-Rural (SR-1) Land Use Designation. The project is also subject to the policies of the Ramona Community Plan which support new development which can be compared to, or transition with, existing development and “fits” with the community. The proposed project would not be incompatible with the surrounding use types of rural residential, agricultural lands and equestrian uses. Additionally, the property is zoned A70 which permits events, hospitality trailers and a B&B with a Major Use Permit pursuant to the Zoning Ordinance Section 2703. Therefore, the proposed project would not cause a significant environmental impact due to conflict with any land use plan, policy or regulation adopted.

XII. 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 |

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). However, the project site is currently developed and is surrounded by rural residential and agricultural land use types which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses.

- 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 |

No Impact: The project site is not located in an area that has MRZ-2 designated lands or is located within 1,300 feet of such lands. Therefore, the proposed project would not result in the loss of availability of locally important mineral resource(s). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

XIII. NOISE -- Would the project result in:

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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 |

Less than Significant Impact: The project is for events such as weddings, corporate gatherings, birthdays, community events, etc., and for a B&B and hospitality trailers. The maximum capacity of people on the site per event per day, including guests and employees, would be 225. Only one event would be allowed per day. Additionally, the Project would not host events the same day as the equestrian center to the north as a condition of approval.

Based on the Noise Analysis prepared by Ldn Consulting, dated December 19, 2018, the project is consistent with the General Plan, County of San Diego Noise Ordinance, and other applicable noise standards for the following reasons:

General Plan – Noise Element

The County of San Diego General Plan, Noise Element, Tables N-1 and N-2 addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive area to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project is excess of 60 dBA Community Noise Equivalent Level (CNEL) or 65 dBA CNEL, modifications must be made to the project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities as mentioned within Tables N-1 and N-2. The proposed project is not a noise sensitive land use. Based on the Noise Analysis prepared by Ldn Consulting, dated December 19, 2018, project implementation will not expose existing or planned noise sensitive areas to noise in excess of the outside sound level threshold of CNEL 65 dB(A).

Noise Ordinance – Section 36.404

Non-transportation noise for the proposed project would be sources from events as well as an HVAC system. Based on a Noise Analysis prepared by Ldn Consulting, dated December 19, 2018, 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 with the implementation of project conditions. The Noise Analysis and staff's review has determined that project's noise levels would not exceed County Noise Standards during the day. However, if events were to occur into the nighttime (10:00 p.m. – 7 a.m.) the project would not meet the nighttime dBA requirement of 45 dBA. As such, the project has been conditioned to allow events up until 10:00 p.m. No events would occur after 10:00 p.m. The HVAC unit has been determined to not exceed thresholds for nighttime or daytime criteria.

Noise Ordinance – Section 36.409

Based on a Noise Analysis prepared by Ldn Consulting, dated December 19, 2018, the project would not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). Construction operations would occur only during permitted hours of operation pursuant to Section 36.409 and would be minimal. The earthwork

proposed would be to create small pads for proposed guest trailers, the tent area and to reconstruct the pool area. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75 dBA standard. No blasting or rock crushing is anticipated during the grading operations.

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 a Noise Analysis prepared by Ldn Consulting, Inc. dated December 19, 2018. Therefore, the project will not contribute to a cumulatively considerable permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

Finally, the project's conformance to the County of San Diego General Plan and County of San Diego Noise Ordinance (Section 36-404 and 36.410) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will 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 will 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) Generation of excessive groundborne vibration or groundborne noise levels?

- | | |
|---|--|
| <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 |

Less Than Significant Impact: The proposed development would not be exposed to or generate excessive groundborne vibration or groundborne noise levels. The project does not propose 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. Additionally, no blasting or rock crushing is anticipated during the grading operations. Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise on a project or cumulative level.

c) For a project located within the vicinity of a private airstrip or 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 checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: The proposed project is located within an Airport Land Use Compatibility Plan (ALUCP). However, sensitive receptors (school, day care, etc.) are not proposed as part of the project. Five to fifteen (5 – 15) employees would be on-site based on guests needs. Per the County Geographical Information System which includes various noise

inputs into its data and layers, including noise generated from airports, the southern portion of the property is within noise contour lines of 60 dBA. The proposed project is within the 55-60 dBA CNEL noise impact zone within Airport Influence Area 1. The project is consistent with the commercial and/or industrial use that is listed as compatible. The outdoor activities associated with the land use would essentially have no interference from aircraft noise. This is consistent with the County's General Plan Noise Element requirement and would therefore not expose people residing or working in the project area to excessive airport-related noise levels.

XIV. POPULATION AND HOUSING -- Would the project:

- a) Induce substantial unplanned 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 checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less than Significant with Mitigation Incorporated	<input type="checkbox"/> No Impact

Less than Significant Impact: The Project proposes events, a B&B and hospitality vintage trailers. Therefore, the project would not induce a substantial unplanned population growth either directly or indirectly. Additionally, no major infrastructure upgrades would be required for the project. Impacts are less than significant.

- b) Displace substantial numbers of existing people or 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

No Impact: The proposed project would not displace a substantial number of existing people or housing since the site has an existing residence which would remain. The existing residence would be utilized as a B&B but would not displace the current residents. No impacts would occur.

XV. 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?

- | | |
|---|---|
| <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 |

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: County of San Diego Fire Authority, Ramona Municipal Water District, and Ramona Unified School 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 will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

XVI. 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 |

No Impact: The project does not propose any residential uses, included but not limited to a residential subdivision, mobile-home 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 |

Less Than Significant: The project does not propose any residential development and would have a significant impact on recreational facilities. However, the project has been conditioned to construct two improved 8' pathways of trails to connect into the existing trail system. Offsite impacts, including the trails, have been analyzed as part of this project and would not pose a significant impact. Therefore, impacts are less than significant.

XVII. TRANSPORTATION -- Would the project:

- a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
|---|--|

- ☐ Less than Significant with Mitigation Incorporated ☐ No Impact

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, Mobility Element, and the Transportation Impact Fee Program.

Less than Significant Impact: The Project is for an event space, hospitality trailers and a B&B. Trip generation would be from guests to and from the site for events and overnight hospitality and to a lesser extent from employees. A Traffic Impact Study, dated May 17, 2018 was prepared by Darnell & Associates, Inc. The Project was estimated to generate 180 ADT. The project will not have an impact related to a conflict with any performance measures establishing measures of effectiveness of the circulation system because the project trips do not exceed any of the County's Guidelines for Determining Significance for direct impacts related to Traffic and Transportation. 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. The project site is located off of Montecito Road and Montecito Way which has been determined by County Traffic Specialist to provide adequate capacity for the proposed project. 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 significant impact related to a conflict with policies establishing measures of the effectiveness for the performance of the circulation system. Moreover, the Project trips would not contribute to a potential significant cumulative impact. The project is surrounded by rural residences and agricultural fields as well as an equestrian facility. The Project and the equestrian facility to the north would not schedule events the same days as part of condition of approval for the Major Use Permit. Impacts are less than significant.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less than Significant with Mitigation Incorporated ☒ No Impact

Section 15064.3 of the CEQA Guidelines details new regulations, effective statewide July 1, 2020, that sets forth specific considerations for evaluating a project's transportation impacts. Generally, vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts. VMT refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided regarding roadway capacity, a project's effect on automobile delay shall not constitute a significant environmental impact.

No Impact: The County of San Diego has not adopted a threshold for VMT and is not expected to until July 2020, when the provisions of the section apply statewide. As the VMT threshold does not yet apply, no impact would occur. In addition, the primary intention of the VMT threshold is to reduce GHG emissions associated with vehicle trips. As stated previously in Section VIII,

the proposed project would not pose a significant impact on GHG. The project is consistent with the General Plan and the Zoning Ordinance and is therefore consistent with the RAQS and SIP. No impacts would occur.

- c) Substantially increase hazards due to a geometric 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 |

Less than Significant Impact: The proposed development is for events, B&B, and hospitality trailers. No new infrastructure such as sharp curves or dangerous intersections are proposed for the Project. However, pursuant to the Site Distance Assessment prepared by Darnell & Associates April 25, 2019, the Project would not meet the minimum site distance of 400 ft required for a design speed of 40 MPH. A Design Exemption Request has been approved by the Department of Public Works, allowing for a minimum site distance requirement of 300 ft. per the American Association of State Highway and Transportation Officials (AASHTO) criteria in Lieu of the County criteria. The County Traffic Engineer has found the request to be consistent with the sight distance requirements outlines in A Policy on Geometric Design of Highways and Streets, Exhibit 3-2 per AASHTO standards. The design exemption request was determined to not adversely affect traffic safety and flow of traffic in the area. Additionally, the Traffic Study identified that the proposed project ADT would not result in a substantial increase in the number of vehicle trips, volume of capacity ration on roads, or congestion at intersections in relation to existing conditions. Moreover, the use would not conflict with the surrounding development of rural residential and open agricultural land uses. Therefore, the project would not directly or cumulatively increase hazards due to a geometric design feature or incompatible uses.

- d) Result in inadequate emergency access?

- | | |
|---|---|
| <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 |

No Impact: The proposed project will not result in inadequate emergency access. The project is not served by a dead-end road that exceeds the maximum cumulative length permitted by the San Diego County Consolidated Fire Code, therefore, the project has adequate emergency access. Additionally, roads used to access the proposed project site are up to County standards.

XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code §21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of Historical Resources as defined in Public Resources Code §5020.1(k), or

<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

- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe.

<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

Less than Significant: ~~At this time, no tribal cultural resources have been identified. Pending AB 52 consultation with culturally affiliated tribes, resources may be present. Any such resources would be avoided.~~ No tribal cultural resources have been identified during consultation with culturally affiliated tribes.

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

- a) Require or result in the relocation of construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would 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

Less than Significant Impact: All potable water for the Project will be supplied by the Ramona Municipal Water District and irrigation for the property will be supplied via an existing well located on the contiguous northern property with a common-ownership easement. Sewer disposal for the Single-family dwelling/ B&B will be provided for by on-site septic systems and has been approved by the Department of Environmental Health. The proposed project does not include or require the construction or expansion of utility and service system facilities which would cause significant environmental effects. Prior to building permit sign-off and use of the site in relation to electric power, natural gas, and telecommunications facilities approval from San Diego Gas and Electric and applicable telecommunication company would be required. Additionally, based on the service availability form received from the Ramona Municipal Water District for water, the project would not require construction of new or expanded facilities. Impacts would be less than significant.

- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

- | | |
|---|--|
| <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 |

Less than Significant Impact: The project requires water service from the Ramona Municipal Water District. A Service Availability Letter from the Ramona Municipal Water District has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. Therefore, the project will have sufficient water supplies available to serve the project.

- c) 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 |

Less than Significant Impact: The project would be served by on-site septic systems. Therefore, the project will not interfere with any wastewater treatment provider's service capacity.

- d) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

- | | |
|---|--|
| <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 |

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.

- e) Comply with federal, state, and local management and reduction 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 |

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 will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

XX. WILDFIRE: --If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- a) Substantially impair 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

Less than Significant Impact: As described in the response to IX(f) above, the project site is located in a high FHSZ. The project is surrounded by residential and/or irrigated lands which have been identified as high and very high FHSZ. However, the proposed project would not substantially impair any adopted emergency response plan or emergency evacuation plan. The project would be serviced by the County Fire Authority. Pursuant to the fire service availability form submitted for the project, The County Fire Authority has indicated the project is eligible for service and nearest fire station is located 2.8 miles from the project. Response time to the project site has been estimated to be eight (8) minutes, meeting the time allowed pursuant to the Safety Element of ten (10) minutes. Therefore, the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan.

- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

<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

Less than Significant Impact: As indicated above in response a), the proposed project is located within a high fire hazard severity zone. However, the majority of the County is in the High and Very High FHSZ. Accordingly, the County has implemented fire safety measures depending on specific factors, such as location, vegetation, etc. The proposed project has prepared a fire protection plan which has been approved by the County Fire Authority. The proposed project would not exacerbate wildfire risk due to slope, prevailing winds or other factors because the project site is relatively flat and is located near residences and agricultural fields. Pursuant to the Fire Protection Plan for the project, the adjacent properties which surround the

subject property would not pose a serious wildfire threat due to the lack of native vegetation and the ongoing commercial and agricultural practices occurring. The project would also be required to meet applicable fire measures such as fire sprinklers, site inspections, premises identification, fire apparatus access, access road requirements, fire hydrants and vegetation removal/clearance. Additionally, the County of San Diego Fire Authority has indicated the availability to serve the site in the case that a fire would occur. The nearest fire station is located 2.8 miles from the project site and would meet the maximum travel time pursuant to the Safety Element.

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to 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

Less than Significant Impact: The proposed project is for an event space, a B&B and hospitality trailers. No installation or maintenance of associated infrastructure, such as roads, fuel breaks, or emergency water sources, power lines or other utilities would be required for the project. Therefore, impacts would be less than significant.

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes?

<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

Less than Significant Impact: The proposed project site is relatively flat and is not located near County Steep Slopes. Pursuant to the Fire Protection Plan, there are no significant terrain or geological features that would affect the site plan or fire hazard assessment on the subject property. Additionally, the surrounding area has been either developed as a commercial property or as tilled agricultural fields with a lack of native vegetation. Moreover, as indicated within response VII(a)(iv), the project site is not within a landslide susceptibility area as identified in the County Guidelines for Determining Significance for Geologic Hazards. The project site has a low probability to become unstable. Therefore, the Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes. Impacts are less than significant.

XXI. 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 type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less than Significant with Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less than Significant with Mitigation Incorporated: 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.

Resources that have been evaluated as significant would be potentially impacted by the project, particularly two County-sensitive wildlife species and potential other sensitive wildlife species and a plant species identified to have a potential to occur on-site. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes requiring a County-approved biological monitor to be contracted to supervise all ground disturbance activities, and compliance with resource avoidance measures during the bird nesting season. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. 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)?

- | | |
|---|--|
| <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 |

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

PROJECT NAME	PERMIT TYPE	LOCATION	STATUS
Copper Meadows Horse Stable	Administrative Permit (PDS2017-AD-17-023)	N of Montecito Road and Montecito Way, San Diego, CA 92065	Approved October 30, 2017

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 is no substantial evidence that there are cumulative effects associated with this

project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- 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

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, VII. Geology and Soils, IX. Hazards and Hazardous Materials, X. Hydrology and Water Quality XIII. Noise, XIV. Population and Housing, XVII. Transportation, and XX. Wildfire. As a result of this evaluation, there were no identified potentially significant effects to human beings related to the project. As a result of this evaluation, there is no substantial evidence that there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

TECHNICAL STUDIES: The following is a list of project specific technical studies used to support the analysis of each potential environmental effect:

Blackhawk Environmental, Kris Alberts (December 2018). Biological Resources Letter Report for the Lavender and Olive Project, PDS2018-MUP-18-013, APN: 281-540-38-00

County of San Diego Fire Authority, Jeremy Davis (May 2018). Project Facility Availability – Fire, Lavender and Olive, LLC, 633 Montecito Way, 281-540-38-00

Darnell & Associates, Bill E. Darnell (May 2018). Focused Traffic and Parking Study for Lavender and Olive Event Venue located at 633 Montecito Way Ramona, California

Darnell & Associates, Bill E. Darnell (April 2019). Sight Distance Assessment, Lavender and Olive Wedding Venue, PDS2018-MUP-18-013

Department of Environmental Health, Scott Rosecrans (May 2019). Scoping Discussion, PDS2018-MUP-18-013, Lavender and Olive, 633 Montecito Way, Ramona, APN: 281-540-38-00

Department of Public Works, Derek R. Gade (May 2018). Requests for exception(s) to public road standard(s) – Lavender and Olive Wedding Venue located in the Unincorporated portion of San Diego County within the Ramona Community Planning Area, APN 281-540-38-00, PDS2018-MUP-18-013

FIREWISE 2000, Inc., Ronald J. Woychak (September 2018). Fire Protection Plan – Letter Report, Lavender and Olive Event Venue, PDS2018-MUP-18-013.

Heritage Resources, Sue Wade (January 2018). Lavender & Olive: previously completed cultural resource survey

Heritage Resources, Sue Wade (December 2014). Cultural Resource Survey – Copper Meadows Equestrian Eventing Facility Administrative Permit (Tier #3), PDS2017-AD-17-023. On file with the South Coastal Information Center, San Diego State University.

Ldn Consulting, Inc., Jeremy Loudon (April 2019). Appendix A: Final Climate Action Plan Consistency Review Checklist, Permit Number PDS2018-MUP-18-013.

Ldn Consulting, Inc., Jeremy Loudon (December 2018). Lavender & Olive Major Use Permit Event Noise Assessment – County of San Diego

Project Engineering, Paul Fisher (June 2019). Drainage Certification Letter, Lavender and Olive Wedding Venue, PDS2018-MUP-18-013, 633 Montecito Way, Ramona, CA

Project Engineering, Paul Fisher (May 2019). County of San Diego Stormwater Quality Management Plan (SWQMP) For Standard Projects, Lavender and Olive, 633 Montecito Way, Ramona, CA 92065, PDS2018-MUP-18-013

Ramona Municipal Water District, M. Moore (June 2018). Project Facility Availability – Water, Lavender and Olive, LLC, 633 Montecito Way, 281-540-38-00

Ramona Unified School District, Ana Machado (May 2018). Project Facility Availability – School, Lavender and Olive, LLC, 633 Montecito Way, 281-540-38-00

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.

AESTHETICS

California Street and Highways Code [California Street and Highways Code, Section 260-283. (<http://www.leginfo.ca.gov/>)

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, Planning & Development Services. 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)

County of San Diego Light Pollution Code, Title 5, Division 9 (Sections 59.101-59.115 of the County Code of Regulatory Ordinances) as added by Ordinance No 6900, effective January 18, 1985, and amended July 17, 1986 by Ordinance No. 7155. (www.amlegal.com)

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Design Review Guidelines for the Communities of San Diego County. (Alpine, Bonsall, Fallbrook, Julian, Lakeside, Ramona, Spring Valley, Sweetwater, Valley Center).

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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/legisreqs/nhsdatoc.html>)

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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)

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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.sdcountry.ca.gov)

United States Department of Agriculture, Natural Resource Conservation Service LESA System. (www.nrcs.usda.gov, www.swcs.org).

United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973. (soils.usda.gov)

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CEQA Air Quality Analysis Guidance Handbook, South Coast Air Quality Management District, Revised November 1993. (www.aqmd.gov)

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

Federal Clean Air Act US Code; Title 42; Chapter 85 Subchapter 1. (www4.law.cornell.edu)

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County of San Diego, An Ordinance Amending the San Diego County Code to Establish a Process for Issuance of the Coastal Sage Scrub Habitat Loss Permits and Declaring the Urgency Thereof to Take Effect Immediately, Ordinance No. 8365. 1994, Title 8, Div 6, Ch. 1. Sections 86.101-86.105, 87.202.2. (www.amlegal.com)

County of San Diego, Biological Mitigation Ordinance, Ord. Nos. 8845, 9246, 1998 (new series). (www.co.san-diego.ca.us)

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California Health & Safety Code. §5020-5029, Historical Resources. (www.leginfo.ca.gov)

California Health & Safety Code. §7050.5, Human Remains. (www.leginfo.ca.gov)

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California Public Resources Code. §5031-5033, State Landmarks. (www.leginfo.ca.gov)

California Public Resources Code. §5097-5097.6, Archaeological, Paleontological, and Historic Sites. (www.leginfo.ca.gov)

California Public Resources Code. §5097.9-5097.991, Native American Heritage. (www.leginfo.ca.gov)

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1991. American Battlefield Protection Act (16 USC 469k) 1996.
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California Department of Conservation, Division of Mines and Geology, California Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997. (www.consrv.ca.gov)

California Department of Conservation, Division of Mines and Geology, Fault-Rupture Hazard Zones in California, Special Publication 42, revised 1997. (www.consrv.ca.gov)

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California Education Code, Section 17215 and 81033.
(www.leginfo.ca.gov)

California Government Code. § 8585-8589, Emergency Services Act. (www.leginfo.ca.gov)

California Hazardous Waste and Substances Site List. April 1998.
(www.dtsc.ca.gov)

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REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
LAVENDER AND OLIVE EVENT VENUE
PDS2018-MUP-18-013, PDS2018-ER-18-09-006

August 1, 2019

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
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

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 approximately 0.2 miles from the nearest 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:

The average slope for the property is less than 25 percent gradient. 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. Additionally, the land has been substantially disturbed by previous legal grading. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

The project site is developed, and no sensitive habitat lands exist on the project site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

County staff has reviewed County records and it has been determined that archaeological/ historic resources will not be disturbed, and mitigation would not be required. 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
☐

The project Storm Water Quality Management Plan has been reviewed and is found to be complete and in compliance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES
☒

NO
☐

NOT APPLICABLE
☐

The project is subject to the County Noise Ordinance, which does not allow the noise level from the project to exceed the noise limit to the nearest property lines. The site project as well surrounding parcels to the north, east, and southwest are zoned Limited Agriculture (A70), which is subject to the daytime noise level of 50 dBA and 45 dBA nighttime. The adjacent parcel along the west and southeast area are zoned Industrial (M54 & M52), which is subject to the arithmetic mean noise levels of 60 dBA daytime and 57.5 dBA nighttime limit. The main noise would be produced by the operational noise and the construction activity from grading. Permanent noise sources such as the mechanical equipment and HVAC units, traffic, as well as noise generated from the various events on the property are subject to the County Noise Ordinance one-hour average sound level limit at the property line pursuant to Section 36.404. Based on the noise report, the noise level from the amplified equipment is in conformance with the 50 dBA, when the sound level is limited to 75 dBA at 25-feet distance. 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 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. In addition, the project is estimated to generate 180 daily trips for the events. The minimum change in sound level that the human ear can detect is approximately 3 dBA. The report demonstrates that the increase in traffic to Montecito Way and Montecito Road is less than 3dBA, which according to the County's Guidelines for Determining Significance is deemed as less than significant impact. Lastly, the noise levels from the HVAC would be in conformance with the Noise Ordinance. Based on the conservative scenario, the combined cumulative noise levels to the nearest property line is 42.1 dBA at the south property line and 43.9 dBA at the western property line. The noise level would be below the 45-dBA threshold, therefore in conformance with the Noise Ordinance, Section 36.404.

Temporary grading operations to prepare the site were also assessed. The earthwork will be done in one phase that will commence for approximately one week. The construction

equipment associated with the grading will be a single skip loader. Grading would result in a temporary activity while no materials processing would occur on site. The earthwork activities are located at a distance of 75-150 feet from the nearest property lines. Given the spatial separation of the equipment, the noise level would comply with the noise level limit of 75-dBA as specify in the Noise Ordinance, Section 36.409. Furthermore, drilling and blasting is not proposed and based on the noise report, noise levels are not anticipated to exceed the 75-dBA eight-hour average at any occupied property line. Therefore, design measures will be incorporated into the Major Use Permit decision to ensure Noise Ordinance compliance and General Plan Noise Element conformance.

Attachment D – Environmental Findings

LAVENDER AND OLIVE EVENT VENUE

**PDS2018-MUP-18-013;
PDS2018-ER-18-09-006**

**ENVIRONMENTAL FINDINGS
October 25, 2019**

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

- 1) Find that the Planning Commission has reviewed and considered the information contained in the Mitigated Negative Declaration on file with Planning & Development Services as Environmental Review Number PDS2018-ER-18-09-006 before making its decision on the proposed project.
- 2) Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines section 15074(d).
- 3) Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).
- 4) 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



County of San Diego, Planning & Development Services
Project Planning Division

Memorandum

TO: File
FROM: Denise Russell, Project Manager
SUBJECT: Response to Comments; Lavender and Olive; PDS2018-MUP-18-013;
PDS2018-ER-18-09-006
DATE: October 25, 2019

The following are staff's responses to comments received during the public review period for the Mitigated Negative Declaration (MND) prepared pursuant to the California Environmental Quality Act (CEQA) dated August 1, 2019. The document was released for public review from August 1, 2019 through September 3, 2019, and one comment letter was received during that time.

Response to comments received from Ray Teran, Viejas Tribal Government, August 6, 2019:

- A1. The comment states that the project area may contain sacred sites to the Kumeyaay people, and requests that these sites be avoided. A survey was conducted to determine the absence and/or presence of resource. The survey was negative for the presence of resources. County staff has conducted AB-52 consultation and no Sacred Sites or Tribal Cultural resources were identified.

Should resources be identified during the development of the proposed project, all work must stop in the area of the find and the County must be contacted as required in the County's Grading Ordinance (§87.429). The County will make a determination at that time as to the type of analysis and mitigation that will be required.

No changes to the CEQA document were required as a result of this comment.

- A2. The comment requests that all NEPA/CEQA/NAGPRA laws be followed, and that Viejas is contacted immediately with any changes or inadvertent discoveries on the project site.

All appropriate laws have been followed during the processing of this project. Should resources be identified, Viejas would be contacted because they are a consulting tribe. No changes to the CEQA document were required as a result of this comment.

A

From: Ray Teran
To: [Russell, Denise](#)
Cc: [Beddow, Donna](#)
Subject: Lavender and Olive Event Venue
Date: Tuesday, August 06, 2019 11:40:06 AM
Attachments: [image001.jpg](#)

In reviewing the above referenced project the Viejas Band of Kumeyaay Indians ("Viejas") would like to comment at this time.

The project area may contain many sacred sites to the Kumeyaay people. We request that these sacred sites be avoided with adequate buffer zones.

A1

Additionally, Viejas is requesting, as appropriate, the following:

- All NEPA/CEQA/NAGPRA laws be followed
- Immediately contact Viejas on any changes or inadvertent discoveries.

A2

Thank you for your collaboration and support in preserving our Tribal cultural resources. I look forward to hearing from you. Please call me at 619-659-2312 or Ernest Pingleton at 619-659-2314, or email, rteran@viejas-nsn.gov or epingleton@viejas-nsn.gov, for scheduling. Thank you.

Ray Teran

Viejas Tribal Government
Grant Writer / Administrator
619-659-2312
rteran@viejas-nsn.gov



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

A regular meeting of the Ramona Community Planning Group (RCPG) was held August 2, 2018, 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:	Torry Brean	Jim Cooper	Scotty Ensign
	Frank Lucio	Chris Holloway	Casey Lynch
	Kristi Mansolf	Robin Joy Maxson	Donna Myers
	Elio Noyas	Dan Scherer	Paul Stykel (Arr 7:10)
	Dan Summers	Richard Tomlinson	

Members Absent: David Ross

Dan Scherer, RCPG Chair, acted as Chair of the meeting, Torry Brean, RCPG Vice-Chair, 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 7-5-18

MOTION: TO APPROVE THE MINUTES OF THE JULY 5, 2018 AS PRESENTED.

Upon motion made by Jim Cooper and seconded by Torry Brean, the motion **passed 11-0-2-0-2**, with Frank Lucio and Casey Lynch abstaining, and David Ross and Paul Stykel absent.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf announced the County released a recent update of accomplishments of the Climate Action Plan, that was adopted February 14, 2018.

Caltrans responded with a letter on the median barrier issue. Everyone received a copy.

The Chair said that Caltrans was given the information on July 27, 2017, and the response is dated July 24, 2018. The Chair read the letter, which states the Highway Safety Monitoring Program has not identified this segment of Highway 67 for investigation.

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.

Speaker: Donna Myers, Ramona Resident

Subcommittees serve under the RCPG and let people have a voice in the community. The South Subcommittee includes the Mussey Grade Road area, SDCE, Ramona Street, Warnock Drive, Dye Road and San Vicente Road. There have been big issues these last 10 years, including big road projects. The South Subcommittee is missing from the record. Did the South Subcommittee reach out to members of the Royal Vista Road area recently when that roadway came up as an alternative

RCPG MINUTES 8-2-18

route for consideration to improve circulation? She encourages the South Subcommittee to have more meetings in the future.

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

The following motion was made:

MOTION: TO MOVE ITEM 7-D UP TO BEFORE 7-A.

Upon motion made by Torry Brean and seconded by Robin Maxson, the motion **passed 14-0-0-0-1**, with David Ross absent.

ITEM 7: ACTION ITEMS:

- 7-D: Consideration and discussion on naming the bridge on San Vicente Road by Ramona High School to honor the memory of Army SPC. Chase J. Simmons (Taken out of order)**

Vicky Simmons said her son Chase Simmons died 15 months after his car was hit by a semi truck on Highway 67. Prior to the accident, he had been stationed in South Korea for 2 years as a behavioral health specialist. His work with soldiers suffering from post traumatic stress disorder was highly regarded. He went to Ramona High, and the naming the bridge on San Vicente Road near Ramona High and Grace Community Church in his memory would be a huge honor. Coincidentally, Chase's uncle built the bridge

MOTION: THAT WE APPROVE THE NAMING OF THE BRIDGE BY RAMONA HIGH SCHOOL (ON SAN VICENTE ROAD) IN THE MEMORY OF ARMY SPC. CHASE J. SIMMONS.

Upon motion made by Jim Cooper and seconded by Casey Lynch, the motion **passed 14-0-0-0-1**, with David Ross absent.

7-A: Presentation on County Active Transportation Plan by County staff.

Information is available on this project at:

<https://www.sandiegocounty.gov/pds/advance/ActiveTransportationPlan.html>

Robert Efird and Everett Hauser presented the project. The Active Transportation Plan includes any non motorized travel lane for walking or bicycles. *Live Well San Diego* is the County of San Diego's vision for a region that is Building Better Health, Living Safely and Thriving. The public can comment on the project until August 17.

The ATP is separate from the Community Trails Master Plans, but talks about connectivity and transit connections. There are 88.72 miles of bike routes in Ramona and Barona. People who use transit can also bike or walk. There is a connection to the County Climate Action Plan. Roadway segments will be improved to be multi modal. In June the pedestrian gap analysis, the bike network evacuation methods, the bike network properties and implementation steps were released. The pedestrian gap analysis surveyeyed every roadway. 760 miles of public roads were inventoried and conditions recorded. Sidewalk improvements were implemented for both pathways and sidewalk improvements.

For bike classifications, Class 1 is a multi use path separate from the road. Class 2 is a bike lane with a white line on the road and Class 3 is a shared bike route where bikes can use the full lane.

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There are 145 miles of Class 2 bike lanes and 1 mile of Class 1 bike lanes. For funding implementation, money comes from Transnet sales and the Transportation Impact Fee. There is also money available from competitive grants and private development.

For time line, they are working on revisions during the summer, the project will go to the Planning Commission late summer and then to the Board of Supervisors in fall or winter. There will be no increase in taxes to fund this program.

Mr. Efird said that all projects will be site specific, and as they are designed they will get into the details of the design of the facilities.

Mr. Hauser said it would cost a billion dollars to build every road on the plan.

Ms. Maxson asked if the funds have been secured? Would the project compete for funding with Highway 67?

Mr. Lynch said it is another level of funding.

Mr. Hauser said that every year a 5 year plan is developed to reflect funding availability.

Mr. Efird said that the funding sources have been identified for the project. Eighty six percent of the bike plan in the mobility element has some gaps. There will be refinement and expansion in the future.

Mr. Brean said he never sees people on the bike lanes on San Vicente Road. Also, Gem Lane has no turn lane. He has concerns with this project being built at the expense of not putting money toward improving the roadways.

Mr. Efird said it is an open process and refinement of a plan.

Mr. Scherer said the community gets 30 days to respond. People put together a transportation plan in 2013, and there is no mention of whether or not it is consistent with other plans for Ramona. He doesn't feel anyone has ever driven down Old Julian Highway and Highway 78, and bike lanes are being considered for these roads.

Mr. Hauser said that the ATP was launched in 2015. A grant was applied for from SANDAG. They have a long term goal to make the roads safer by multiple means.

Mr. Ensign said that Highway 78 is used by the Tour de France. He would like to see this roadway be improved to Class 2.

Ms. Myers said Warnock by her is heavily traveled by bikes. She would like to see a bike lane added to that network of roads in her area.

Mr. Efird said there are many design solutions. This is not a design document.

Mr. Lynch said we have micro concerns and this is a macro plan.

Mr. Noyas said there are enough bad roads all over. Money to improve roads comes from vehicles. Bikes should pay registration. Over the years road money has been used for bike projects. Bicyclists are often inconsiderate and ride side by side.

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Mr. Stykel said he wants our roads to be safer for public use.

The Chair said Caltrans doesn't think our roads are dangerous enough. We present safety issues and are given a presentation on let's build bike trails. We appreciate the work and would appreciate improvements to roads. We would like safer roads if we are getting the bike lanes.

Mr. Efird said that in most cases both types of improvements would have to be done.

Speaker: Richard Jarrett, Ramona Resident

Mr. Jarrett said that Pile Street has a single dashed double line down it. Haverford Road has a double yellow line. There is a hill on Pile Street, and Pile Street needs to be a solid yellow line to improve safety.

Mr. Cooper suggested putting this item on the next Transportation/Trails Subcommittee agenda.

7-B: MUP 18-013, Lavender and Olive (L&O), 633 Montecito Way, 5.016 Acres. The project applicant is proposing to develop a wedding event center based around an equestrian theme. This would require the processing of a Major Use Permit. The facility will be available to rent seven (7) days a week with operating hours from 10am to 10pm, with a maximum capacity of 225 people, including employees and subcontracted staff. The main entrance to the facility will be located on Montecito Way with secondary ingress/egress being accessed from Montecito Road. New from last month – request for a waiver for the undergrounding of utilities (Board of Supervisors Policy I-92). Woodcrest REV

Ms. Schulte reiterated opening/closing times and said the traffic study for the project has been approved. Neighbors have been noticed about the project. Lights will be shielded down. Noise impacts will be studied.

The Transportation/Trails Subcommittee gave their report on the item. Noise concerns were mentioned and impacts to the neighbors.

Mr. Tomlinson commented that Montecito Way is a very narrow road (12 feet wide), and he has concerns over dust from the project. He knows people who live in the area who also have concerns relating to the project.

The West Subcommittee report had been given July 5, 2018. The project did not receive a recommendation of approval by a majority of the authorized membership, with 2 yes votes, 1 no vote and 1 member absent.

MOTION: TO APPROVE THE PROJECT AS PRESENTED, AND TO APPROVE THE WAIVER OF THE UNDERGROUNDING OF UTILITIES FOR THE PROJECT.

Upon motion made by Jim Cooper and seconded by Kristi Mansolf, the motion **passed 13-1-0-0-1**, with Richard Tomlinson voting no and David Ross absent.

7-C: Request for S-Designator Waiver Request in the Scenic Corridor at 18888 Old Julian Trail. Applicant is proposing to place a detached sea cargo container to

be used for storage and a detached garage containing an attached workshop and dog kennel on the property. The existing dog kennel use is allowed per the animal designator “O” in the property’s zoning. Note: The proposed accessory dwelling unit shown on the plot plan is not subject to scenic area regulations

Sue Gray, who owns the property, is requesting the Scenic Waiver to add a 1700 sq ft structure to house her show dogs (Kennel) a workroom for her dog accessories and a garage for her vehicles. Her show dogs have been living on the property for over two years and she has had no neighbor complaints.

Mr. Lucio said the East Subcommittee verified that the proposed structure would be very difficult to see from the highway since it will be built behind the house which is up hill from the highway as per his drive-by observation of the site. The kennel, garage and workroom are all under one roof which pushes the square footage over 1000 sq ft. for which the owner is requesting a “S” Special exemption. The subcommittee felt there were no negative impacts and approved the proposal.

MOTION: TO APPROVE AS PRESENTED.

Upon motion made by Frank Lucio and seconded by Jim Cooper, the motion **passed 14-0-0-1**, with David Ross absent.

7-D: Consideration and discussion on naming the bridge on San Vicente Road by Ramona High School to honor the memory of Army SPC. Chase J. Simmons
(Taken out of order before Item 7-A)

7-E: Discussion of additional routes, Keyser Road, Equestrian Trail and/or Royal Vista, connecting Hanson Lane to Warnock to alleviate traffic congestion in the vicinity of Hanson Lane. Consideration of requesting the County to do a GPA so that a feasibility study can be done in the future

Mr. Lynch gave a report. Keyser Road is too close to San Vicente, so it would be redundant to have Keyser Road be a circulation element road, plus there are power poles along the side of the road that would need to be moved if the road was improved, and this would cost a lot, so his recommendation was to skip this road.

Royal Vista has IOD’s but these are blocked by others obtaining easements. There are also 90 degree turns, so the road is not a straight accessible path, and therefore is not good for the circulation element.

Equestrian Trail has 60 feet of IOD already dedicated. In terms of circulation, it would help people get through from one side to the other. It appears to be the best option and has the IOD’s. There are some design constraints, but overall it is a good option.

Mr. Cooper said there were 3 roads for discussion for a General Plan Amendment (GPA). T&T recommended Keyser and Royal Vista be removed, and that a GPA be done on Equestrian Trail.

Mr. Stykel said we still have Ramona Street up for consideration going through this area. We don’t know anything about Equestrian Trail. He has concerns with trying to reroute around Ramona Street.

RCPG MINUTES 8-2-18

Mr. Cooper said Equestrian Trail would be in addition to Ramona Street and not an alternative.

Ms. Maxson asked about Boundary being a dead end road by the school?

Mr. Lynch said there was some discussion about the school on Boundary, too. The school is one of the largest. Everyone goes east from the school.

Mr. Cooper said Boundary to Etcheverry is #1 on the CIP list for Ramona. This road improvement was in the original school plan and at the end it dropped off. But from the beginning of discussion of the school, the road was part of the presentation and part of the school plan.

Mr. Holloway said if the school is evacuated, this route would help in the future.

MOTION: TO REQUEST THE COUNTY DO A GENERAL PLAN AMENDMENT ON EQUESTRIAN TRAIL FROM DYE TO BOUNDARY SO THAT A FEASIBILITY STUDY CAN BE DONE IN THE FUTURE.

Upon motion made by Jim Cooper and seconded by Dan Summers, the motion **passed 13-1-0-0-1**, with Paul Stykel voting no and David Ross absent.

MOTION: TO REMOVE KEYSER ROAD AND ROYAL VISTA FROM CONSIDERATION OF A GENERAL PLAN AMENDMENT.

Upon motion made by Jim Cooper and seconded by Paul Stykel, the motion **passed 14-1-0-0-1**, with David Ross absent.

7-F. County request to remove some pine trees on the east side of 14th street between E St. and La Haina St. RCPG consent needed for tree removal in order for the sidewalk repairs to be put in the upcoming contract

Mr. Cooper said someone from the Transportation/Trails Subcommittee went by to look at the trees, and the homeowner was home that would be affected by the tree removal. He was asked if he was okay with having the trees removed, and he said he was. He would also like the 2 trees removed on La Haina Street by his home, as they are messy, dropping debris.

MOTION: TO REMOVE 3 TREES ON 14TH STREET AND 2 TREES ON LA HAINA.

Upon motion made by Jim Cooper and seconded by Robin Joy Maxson, the motion **passed 14-0-0-0-1**, with David Ross absent.

7-G: Ramona Transportation Summit: to pursue a meeting with Duncan Hunter with a goal of exploring all opportunities for the earliest resolution of all Hwy 67 traffic concerns using the newly created Presidents Federal Highway Update program: Report from ad hoc committee on progress

Mr. Summers reported that Highway 67 road improvements (widening) are 32 years out in 2050. The ad hoc committee had a meeting with Mike Harrison who talked about the federal process. Some committee members contacted Ramona's political leaders. Currently, 3 plus Supervisor Jacob have given their support. Duncan Hunter is not available to meet in the near future due to other commitments. Mike Harrison talked about other potential funding resources for improving Highway 67. Mr. Summers said there was discussion on approaching SANDAG with the request to

improve Highway 67, with the support of Ramona's political leaders. Mr. Summers said rural areas are generally not as high of a priority as more populated, and we are competing with the more populated areas for the funds. He did not feel the problem was a lack of funding but a lack of priority.

7-H: Report from Traffic Advisory Committee Meeting 7-27-18 by Jim Cooper, where Radar Recertification of Dye Rd/Ramona St/Warnock Dr and Radar Recertification of San Vicente Rd were on the agenda

Mr. Cooper attended the Traffic Advisory Committee meeting on July 27. Two roads were considered for Radar Recertification: Dye Road/Ramona Street/Warnock Drive, and San Vicente Road. Mr. Cooper gave the meeting report.

Dye Road/Ramona Street/Warnock Drive from a point 1000 feet west of Ramona Street to San Vicente Road.

1. Dye Road/Ramona Street/Warnock Drive from a point 1000 feet west of Ramona Street to San Vicente Road This road is classified as a Light Collector with a posted speed limit of 50 MPH/Radar Certified. The daily traffic count on 4/18 was 6,425 (from 5310 in 10/11). 83% of the traffic fell within 10% of the posted speed limit. However, there have been 33 reported collisions along this segment, 5 of which involved injury from 5-1-13 to 4-30-18. 14 if which were due to excessive speed.

Further analysis indicated that the bulk of these excessive speed accidents occur at the corners of Warnock and Ramona and then at Ramona and Dye.

The final decision was to not change the posted speed limit BUT to seek from the Traffic Engineers a better system of posted warnings regarding these two 90% turns, to be installed within the next six months, and then revisit this at the eighteen month point.

2. San Vicente Road from hanson Lane northerly to Eleventh Street.

This road is classified as a Light Collector with a posted speed limit of 50 MPH?Radar Certified. The daily traffic count on 4/18 was 10,600 (from 10,000 in 10/11). 84% of the traffic fell within 10% of the posted speed limit. There have been 9 reported collisions along this segment, 1 of which involved injury, and only two of which was associated with excessive speed.

No changes were recommended regarding the speed limit along this Ramona roadway....

7-I: Emergency Evacuation Route through the Grasslands

Jim Cooper has the 2014 Ramona Evacuation Plan. He noted that Highland Valley Road is not part of the current plan. The plan can be found on the Office of Emergency Services website.

A motion was made at the Transportation/Trails Subcommittee meeting to have the members of the Transportation/Trails Subcommittee acquire and review the plan and make suggestions at the next meeting.

RCPG MINUTES 8-2-18

Ms. Mansolf will put the Ramona Community Protection and Evacuation Plan on the next agenda.

7-J: Warnock Solar Project Landscaping Update

Mr. Noyas gave the update on the Warnock solar project landscaping. He emailed David Kahler, County Landscape Architect, who said he did not have the master plan for the project. Code Enforcement is saying now that this project is not within their purview. Mr. Noyas thought it would be best to go to Supervisor Jacob with the project concerns.

Mr. Ensign said that to build and maintain landscaping for the project was included with the project approval. Supervisor Jacob voted against the project, and Supervisor Cox expanded the landscape plan when the project was appealed to the Board of Supervisors.

Mr. Noyas said the RCPG sent a letter to Supervisor Jacob in January, 2017. Although there were efforts taken with regards to the project landscaping, such as meetings, the landscaping problem was never solved.

Mr. Cooper suggested calling Supervisor Jacob and asking for an appointment.

Ms. Mansolf said she would coordinate a meeting with Supervisor Jacob and RCPG members Dan Scherer, Scotty Ensign and Elio Noyas.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed

Mr. Ensign gave the Design Review Board report. For Code Compliance, the California Firewood sales yard has been vacated. Mike's Liquor property owner says all signs for the business are grandfathered in. The A-1 Car Wash has no permits. Ramona Realty removed the temporary signs on Dye Road at the old car lot. Ramona Realty removed all signs on the Rustic Building. For the Highway 67 model home violation, a site plan submittal is imminent. Mr. Llewallen is going to see that the modular homes are moved further back from the highway. BJ's is in compliance but is still on the list. Some other projects/properties that have been recently looked into are the exterior signage for Pepe's, Ramona Cash Grocery and the CVS landscaping issue. Bank of South California landscaping is not approved. Cactus and succulents are not allowed on Main Street. Graham's Diner is coming into a shop that is currently an antique shop. Cannabis on Pine wants to use a water tower for signage. They came to the meeting and showed landscaping plans. The sign is 20 feet tall and 4 feet wide, and it has been run by Caltrans. There are 2 more painted utility boxes in town. There will be a replacement sign at the Arco – the vendor is AM/PM. They are trying to use the same colors as before. McDonald's is almost done. They will be coming back for a menu board update.

8-B: Discussion Items (Possible Action)

8-B-1: Concerns from Members

Ms. Maxson said she wants to see consistency and fair treatment given to members of the public from the RCPG. When a project comes to the RCPG, it usually gets referred to a subcommittee for more review. The botanical garden by Ramona Street was brought up on the agenda July 5, 2018, and following the presentation on the project, it was not referred to a subcommittee.

RCPG MINUTES 8-2-18

The Chair said that if a subcommittee wants to see the botanical garden project, they can.

Mr. Brean said if the project gets referred to be put on the next agenda, it can move forward.

The Chair said the botanical garden got tied in with the Ramona Street Extension project.

Mr. Stykel said there is no new information on the project, which has been talked about for awhile.

Mr. Cooper was asked if he wanted the project on the Transportation/Trails Subcommittee agenda, and he declined.

Mr. Noyas said he would put the project on the South Subcommittee agenda next month.

8-B-2: Future Agenda Item Requests

Ms. Mansolf said the agenda items to be on the agenda include the Aldi Market, the Ramona Community Protection and Evacuation Plan, and the Pile Street traffic issue brought up by Mr. Jarrett.

8-B-3: Addition and Confirmation of New/Continuing Subcommittee Members

Ms. Mansolf expressed an interest in serving on the Highway 67 ad hoc committee to look into having a Transportation Summit and find funding to widen Highway 67.

MOTION: TO ADD KRISTI MANSOLF TO THE HIGHWAY 67 AD HOC COMMITTEE.

Upon motion made by Dan Scherer and seconded by Dan Summers, the motion **passed 14-0-0-0-1**, with David Ross absent.

Mr. Lynch announced that there was to be a meeting with Supervisor Jacob on Wellfield Park on August 9. Additionally, RPRA asked Mr. Lynch to help get property quotes for Parks projects.

8-B-4: Old Business

Mr. Cooper brought up the parking lot issue at Mt. Woodson as old business.

There was no new information on the progress of the project. The property to be bought is still being negotiated between the County and the owner.

8-C: Meeting Updates

8-C-1: Board of Supervisors, Planning Commission and TAC Meetings *(no additional information brought forward)*

8-C-2: Future Group Meeting Dates – Next RCPG Meeting to be 9-6-18 at the Ramona Community Library, 7 p.m.

8-C-3: The filing period for the November election for RCPG members is from July 16 – August 10, 2018

ITEM 9: ADJOURNMENT

RCPG MINUTES 8-2-18

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 – Service Availability Forms



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

Please type or use pen

Lavender and Olive, LLC	760-271-9400	ORG _____	F
Owner's Name	Phone	ACCT _____	
633 Montecito Way	Street	ACT _____	
Owner's Mailing Address	City	TASK _____	
Ramona	State	DATE _____	
CA	92065	AMT \$ _____	
City	State	Zip	DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☒ Major Use Permit (MUP), purpose: Event Venue
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____
- B. ☒ Residential Total number of dwelling units 1
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____
- C. Total Project acreage 5.01 Total lots 1 Smallest proposed lot 5.01

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

281-540-38-00

Thomas Guide, Page 1152 Grid C-6

633 Montecito Way

Project address

Ramona, CA 92065

Community Planning Area/Subregion Zip

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

Applicant's Signature: [Signature] Date: May 29, 2018Address: 1410 Main Street, Suite C, Ramona, CA 92065 Phone: 760-271-9400 (c), 760-789-5493 (o)

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Ramona Fire Dept.Indicate the location and distance of the primary fire station that will serve the proposed project: 829 San Vicente Rd. 2.8 miles

- A. ☒ Project is in the District and eligible for service.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
- B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 8 minutes.
- ☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
- C. ☐ District conditions are attached. Number of sheets attached: _____
☒ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- ☒ Within the proposed project 100 feet of clearing will be required around all structures.
☒ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: [Signature] Jeremy Davis, Fire Prevention Spec II 853 974-5913 05/31/2018
 Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123





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

Please type or use pen

Lavender and Olive, LLC	760-271-9400	ORG _____	S
Owner's Name	Phone	ACCT _____	
633 Montecito Way	Street	ACT _____	
Owner's Mailing Address	City	TASK _____	
Ramona CA 92065	State Zip	DATE _____ AMT \$ _____	

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION**TO BE COMPLETED BY APPLICANT**

- A. ☐ Major Subdivision (TM) ☐ Certificate of Compliance: _____
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment
☐ Specific Plan or Specific Plan Amendment
☐ Rezone (Reclassification) from _____ to _____ zone
☒ Major Use Permit (MUP), purpose: Event Venue
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

- B. ☒ Residential Total number of dwelling units 1
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- C. Total Project acreage 5.01 Total lots 1 Smallest proposed lot 1

- D. Is the project proposing its own wastewater treatment plant? ☒ Yes ☐ No
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

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

281-540-38-00	

Thomas Guide Page 1152 Grid C-6

633 Montecito Way
 Project address Street
 Ramona, CA 92065
 Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: May 30, 2018
 Address: 1410 Main Street, Suite C, Ramona, CA 92065 Phone: 760-271-9400

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY**TO BE COMPLETED BY DISTRICT**

District name RAMONA MUNICIPAL WATER DISTRICT Service area SANTA MARIA

- A. ☐ Project is in the District.
☒ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and is not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

- B. ☒ Facilities to serve the project ☐ ARE ☒ ARE NOT reasonably expected to be available within the next 5 years ~~based on the~~
~~capital facility plans of the district.~~ Explain in space below or on attached. Number of sheets attached: _____

☐ Project will not be served for the following reason(s): BASED ON COMPLETED SYSTEM EVALUATION

AND ANNEXATION TO SM SEWER DISTRICT

- C. ☒ District conditions are attached. Number of sheets attached: 1
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.

- D. ☒ How far will the pipeline(s) have to be extended to serve the project? TBD

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted. Expires 06-06-2020

Authorized Signature: [Signature] M. MOORE 760.789.1330 06-06-18
 Print Name and Title Phone Date

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



Conditions for Sewer Availability Letter (Not in District but in the Sphere of Influence)

- a. Sewer facilities are reasonably expected to become available within five (5) years, if the following conditions are met:
 If a pre-annexation and/or pre-latent powers expansion agreement is signed by the owner/developer and approved by the District's Directors whereby the District will request consideration from LAFCO to expand the latent sewer powers to include the project area and the owner/developer will assure the district that all actual costs of the facilities required by the project, including, but not limited to, administrative costs, design costs, construction costs and the cost of a percentage of the value of the existing facilities, will be paid solely by the owner/developer in a timely fashion. The pre-annexation and/or pre-latent powers expansion agreement should state that the facilities required by the project will need to be completed before any connections shall be made.

- b. Developer shall make a deposit (minimum of \$2,000) with the District to cover all costs for any planning, system evaluation, and annexation required by the District for addressing the facilities needed to serve this project. The amount of the deposit may vary depending on the project scope and additional deposit may be needed depending on actual costs. *The Sewer System Evaluation shall be completed and a Sewer Service Agreement or Pre-Annexation Agreement executed before the Draft California Environmental Quality Act (CEQA) documents are prepared and before the District will sign a "Project Facility Commitment Form".*

- c. Sewer availability and commitment letters are based on current ordinances, resolutions, rules, regulations, specifications, and guidelines of the District. *Should these ordinances, resolutions, rules, regulations, specification, guidelines, and system conditions change from time to time, the applicant for shall be subject to the requirements in effect at the time of applying for sewer service.*



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

Please type or use pen

Lavender and Olive, LLC	760-271-9400	ORG _____	W
Owner's Name	Phone	ACCT _____	
633 Montecito Way	Street	ACT _____	
Owner's Mailing Address	City	TASK _____	
Ramona	CA 92065	DATE _____	
City	State	Zip	AMT \$ _____
			DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION**TO BE COMPLETED BY APPLICANT**

- A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☒ Major Use Permit (MUP), purpose: Event Venue
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

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

281-540-38-00

- B. ☒ Residential Total number of dwelling units 1
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- C. ☒ Total Project acreage 5.01 Total number of lots 1

- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Thomas Guide Page 1152 Grid C-6
633 Montecito Way
 Project address _____ Street _____
Ramona, CA _____ 92065
 Community Planning Area/Subregion _____ Zip _____

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and
 COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 05/30/2018
 Address: 1410 Main Street, Suite C, Ramona, CA 92065 Phone: 760-271-9400

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY**TO BE COMPLETED BY DISTRICT**

District Name: RAMONA MUNICIPAL WATER DISTRICT Service area _____

- A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.
- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____ (Number of sheets)
☐ Project will not be served for the following reason(s): BASED ON COMPLETED SYSTEM EVALUATION IF REQUIRED
- C. ☒ District conditions are attached. Number of sheets attached: 1
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.
- D. ☐ How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted. EXPIRES 06-06-2020

Authorized Signature: [Signature] Print Name M. MOORE
 Print Title ENGINEERING TECH Phone 760.789.1330 Date 06-06-18

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
 On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 6510 Overland Ave, Suite 110, San Diego, CA 92123

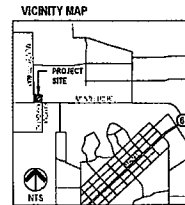
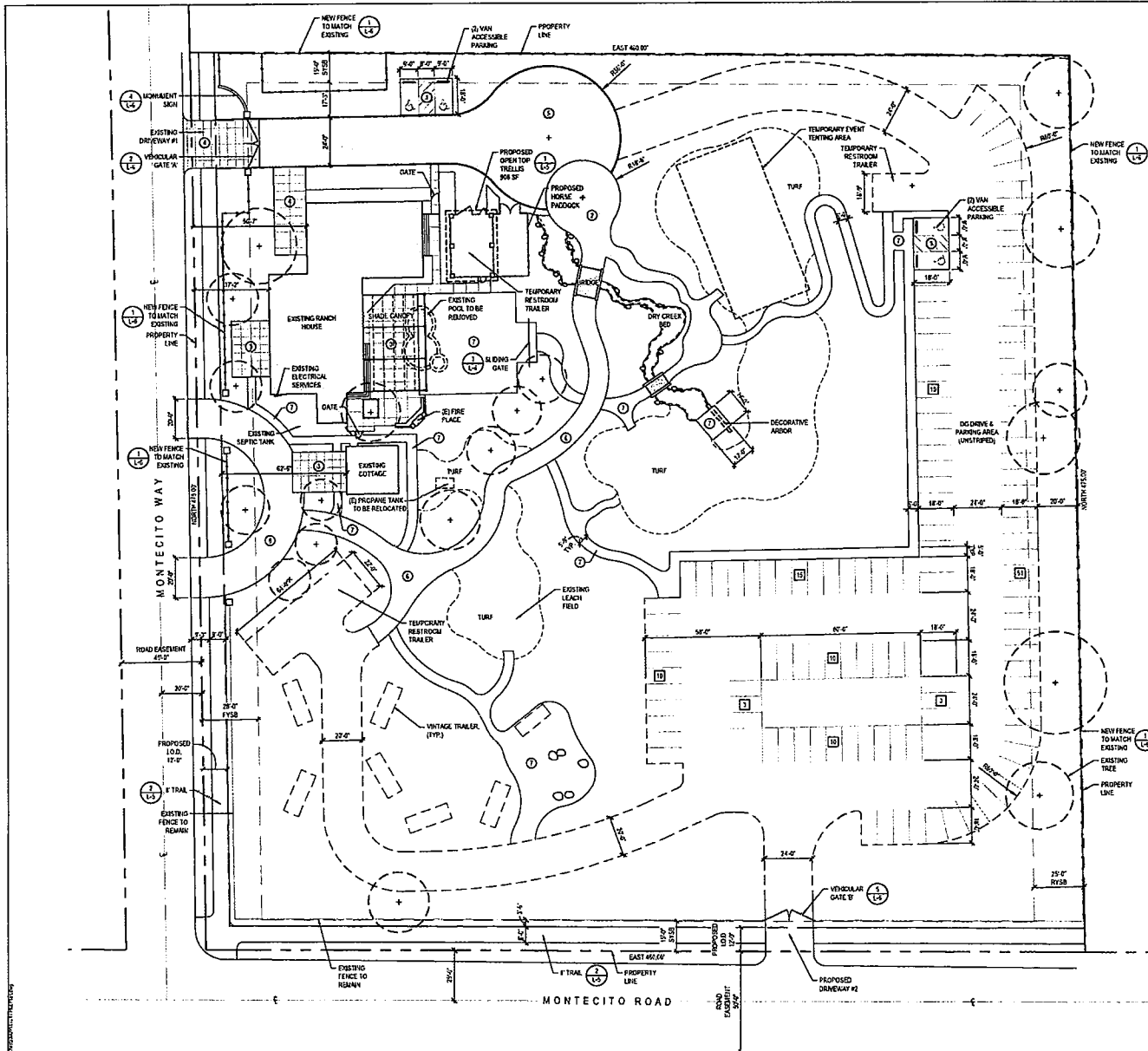


Conditions for Water Availability Letter (In District)

- a. Water facilities are reasonably expected to become available within five (5) years, if the following conditions are met:

A water commitment agreement is signed by the owner/developer and approved by the District that the owner/developer will assure the district that all actual costs of the facilities required by the project, including, but not limited to, administrative costs, design costs, and construction costs will be paid solely by the owner/developer in a timely fashion. The agreement shall state that the facilities required by the project will need to be completed before any connections shall be made.

- b. Re-allocation and/or purchase of water EDUs and easements may be required for new parcels.
- c. Developer shall make a deposit (minimum of \$2,000) with the District to cover all costs for any planning and system evaluation required by the District for addressing the facilities needed to serve this project. The amount of the deposit may vary depending on the project scope and additional deposit may be needed depending on actual costs. System evaluations typically require 4 to 6 weeks to complete. ***The Water System Evaluation shall be completed and a Water Service Agreement or Pre-Annexation Agreement executed before the Draft California Environmental Quality Act (CEQA) documents are prepared and before the District will sign a "Project Facility Commitment Form."***
- d. Water availability and commitment letters are based on current ordinances, resolutions, rules, regulations, specifications, and guidelines of the District. **Should these ordinances, resolutions, rules, regulations, specification, guidelines, and system conditions change from time to time, the applicant shall be subject to the requirements in effect at the time of applying for water service.**



SUMMARY TABLE		
DESCRIPTION	AREA (SF)	
EXISTING RANCH HOUSE	5,171 SF	
EXISTING COTTAGE	624 SF	
PROPOSED OPEN TOP TRELLIS	995 SF	
PROPOSED LANDSCAPE AREA	14,655 SF	

PROJECT DATA

PROPERTY OWNER:
Ruth S. Hutton and Gordon Hutton, Trustees of the
Hutton Family Revocable Trust, dated September 19, 1997
613 Montecito Way
Ranoma, CA 92045
p156, 610-1675

APR: 2015-04-30-00 Parcel 17
Parcel Address: 633 Montecito Way, Ranoma, CA 92045
Zoning: A20
General Plan: 15 (General Residential)
Lot Size: 5.14 acres

CONTACT:
Howard Paul Enloe Vorters
1410 Main Street, Suite B
Ranoma, CA 92045
(760) 271-5005
Project Manager: Steve Powell

LANDSCAPE ARCHITECT:
Howard Paul Enloe Vorters
1410 Main Street, Suite B
Ranoma, CA 92045
(760) 271-5005
Principal: David Lutzman
Project Manager: Jennifer Doherty

Partial W Legal Description:
All that portion of the Ranoma Santa Monica, in the County of San Diego, State of California, as shown in the index map of the United States
System of Government Surveys and land located, bounded by the line between Section 17, Township 17 North, Range 1 East, San Bernardino State and
according to map filed No. 155, in the office of the county recorder of said county May 5, 1900 described as follows:

Beginning at a point 1815.00 feet due east of the west line of section 17, township 17 north, Range 1 east, San Bernardino State and
meridian, which point of beginning is 1320.00 feet due north of the north line of said section 17, thence north a distance of 475 feet, thence
west a distance of 465.00 feet, thence south a distance of 475.00 feet, thence west a distance of 460.00 feet to the point of beginning.

PROJECT DESCRIPTION
Lavender and Olive, LLC (L&O) is located at 633 Montecito Way, Ranoma, California and is 5.14 acres.
L&O will provide a public viewing space, available to rent seven (7) days a week from 10am to 10pm. Events held at L&O will include
weddings, corporate gatherings, birthday, community events, and various other social gatherings.

The project will be done in a two-phased approach. The first phase will be the major use of the site in its entirety except for the
existing ranch house and cottage. The second phase will be the renovation of the existing ranch house and cottage.
Events at L&O will allow a maximum capacity of 250 people, including employees and subcontractors. Up to 25 (14 male and 11 female)
people will have the option to stay in a temporary trailer or in a self-contained trailer as at the L&O, prior to or after the event, with
departure occurring the next day. All food will be prepared on-site and catered to a temporary vendor or prepared within a permitted mobile
food vehicle. All food will be prepared by a licensed food service provider. Employees will be on-site during the event, ranging
from 3-15 people. Owners will be responsible for day-to-day management of L&O, coordination of all temporary vendors, and manage all
L&O responsibilities.

Party equipment, including but not limited to chairs, tables, decorations, party tent (max. 47x50 feet used during maximum conditions), will
be rented from a third-party vendor and stored temporarily. These temporary mobile restroom facilities will be located near the
accommodate event restroom needs including ADA accessibility.

Access generating visitors (five miles, D.J. background music, etc.) will be in strict compliance with all local requirements of the
County of San Diego and will respect all applicable noise control laws.

A total of 100 parking spaces, including four (4) accessible spaces, will be located outside for all guests and employees. The main entrance
to the facility will be located on Montecito Way with secondary ingress/egress being accessed from Montecito Road.

All parking will be supplied by the Ranoma Municipal Water District; irrigation water will be supplied via an existing well located on the
subjected property with a 100-gallon-per-minute pump.

Sewer disposal for the STD (B&B) will be provided for by an on-site septic system.

Access required for all temporary events to be on-site will be provided for by an on-site septic system.

Power will be supplied by San Diego Gas and Electric. Gas will be supplied from an on-site propane tank supplied by a local propane
company.

SHEET INDEX

NUMBER IN SET	SHEET NO.	SHEET TITLE
1 OF 10	1-1	SITE PLAN
2 OF 10	1-2	FIRE ACCESS PLAN
3 OF 10	1-3	CONCEPTUAL PLANNING PLAN
4 OF 10	1-4	PLANT MATERIAL LEGEND & NOTES
5 OF 10	1-5	OPEN TOP TRELLIS PLAN & ELEVATION
6 OF 10	1-6	FENCE & GATE ELEVATIONS
7 OF 10	1-7	EXISTING BUILDING PLAN & ELEVATION
8 OF 10	1-8	TITLE SHEET
9 OF 10	1-9	PRELIMINARY SURVEYING PLAN
10 OF 10	1-10	PROPOSED CONSTRUCTION SHIP PLAN

CONSTRUCTED IMPERVIOUS SURFACE AREA TABLE

SYMBOL	IMPERVIOUS ITEM	NEW AREA (SF)	EXISTING AREA (SF)
(1)	(1) RANCH HOUSE	0 SF	5,171 SF
(2)	(2) COTTAGE	0 SF	624 SF
(3)	(3) CONCRETE PAVING	933 SF	0 SF
(4)	(4) STONE PAVING	2,951 SF	0 SF
(5)	(5) CONCRETE PATIO	0 SF	2,576 SF
(6)	(6) CONCRETE DRIVEWAY	1,615 SF	0 SF
	TOTAL	4,812 SF	8,371 SF

CONSTRUCTED PERVIOUS SURFACE AREA TABLE

SYMBOL	PERVIOUS ITEM	NEW AREA (SF)	EXISTING AREA (SF)
(1)	(1) PERMEABLE FIRE-RATED HYDRANT DRIVE	6,338 SF	0 SF
(2)	(2) GRAVEL SURFACING	5,730 SF	0 SF
(3)	(3) DECOMPOSED GRANITE	12,157 SF	0 SF
	TOTAL	24,225 SF	0 SF

GROUNDLEVEL

Landmark
Architects
1410 Main Street, Suite B
Ranoma, CA 92045
(760) 271-5005

LAVENDER AND OLIVE - EVENT VENUE
633 MONTICITO WAY, RANOMA, CA 92045



2015-04-30
1:10 SCALE
11:00 PM

PLOT PLAN

L-1

1-152



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

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

Lavender and Olive, LLC 760-271-9400
 Owner's Name Phone

633 Montecito Way
 Owner's Mailing Address Street

Ramona CA 92065
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____

ELEMENTARY _____
 HIGH SCHOOL _____
 UNIFIED _____

Sc

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

A. **LEGISLATIVE ACT**
☐ Rezones changing Use Regulations or Development Regulations
☐ General Plan Amendment
☐ Specific Plan
☐ Specific Plan Amendment

B. **DEVELOPMENT PROJECT**
☐ Rezones changing Special Area or Neighborhood Regulations
☐ Major Subdivision (TM)
☐ Minor Subdivision (TPM)
☐ Boundary Adjustment
☒ Major Use Permit (MUP), purpose: Event Venue
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

C. ☒ Residential Total number of dwelling units 1
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

D. ☒ Total Project acreage 5.01 Total number lots 1

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

281-540-38-00	

Thomas Guide Page 1152 Grid C-6
 633 Montecito Way
 Project address Street
 Ramona, CA 92065
 Community Planning Area/Subregion Zip

Applicant's Signature: [Signature] Date: May 29, 2018
 Address: 1410 Main Street, Suite C, Ramona, CA 92065 Phone: 760-271-9400
 (On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District Name: Ramona Unified School District

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

Indicate the location and distance of proposed schools of attendance.

Elementary: Due to class- size reduction conditions, schools of attendance cannot be miles: _____

Junior/Middle: identified at this time. miles: _____

High school: _____ miles: _____

☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check)
☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
☒ Project is located entirely within the district and is eligible for service.
☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.
 Fees will be levied at the prevailing rates at the time of permit application

[Signature] Ana Machado
 Authorized Signature Print Name

Fiscal Service Manager 760-787-2024
 Print Title Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



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) _____

Assessor's Parcel Number(s) 281-540-38-00

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

Robin S. Hoffos

Carolyn Hope Hoffos

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

Robin S. Hoffos and Carolyn Hope Hoffos, Trustees of the Hoffos Family Revocable Trust, dated September 8th, 1997

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

Steve Powell

Print Name

06/11/2018

Date

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

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

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

