



The County of San Diego

Planning Commission Hearing Report

Date:	January 21, 2022	Case/File No.:	Double Z Wedding Facility Major Use Permit; PDS2020-MUP-20-011, PDS2020-ER-20-01-001
Place:	No in Person Attendance Allowed – Teleconference Only – County Conference Center – 5520 Overland Avenue, San Diego, CA 92123	Project:	Major Use Permit for a wedding venue
Time:	9:00 a.m.	Location:	38149 De Luz Road, Fallbrook, CA 92028
Agenda Item:	#2	General Plan:	Rural Lands (RL-20)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Limited Agricultural (A70)
Applicant/Owner:	Double Z LLC	Community:	Pendleton-De Luz
Environmental:	§15301, §15303, §15304, §15311 Exemption	APN:	102-140-08-00

A. OVERVIEW

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 Double Z Wedding Facility project (Project), submitted in September of 2020, is a proposed event venue on 2.2 acres of an approximately 30-acre site in the Pendleton-De Luz Community Plan area. The requested MUP will allow the operation of an existing, unpermitted wedding venue. The existing wedding venue is not currently operating and will remain inactive until all required permits are obtained. The venue will be available to rent two days a week for weddings only, with a maximum capacity of 156 people for each event. The site is subject to the General Plan Regional Category Rural, Land Use Designation Rural Lands (RL-20). The property is zoned Limited Agriculture (A70). Wedding and 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 as laid out in Section 2705 of the Zoning Ordinance. The site is located on De Luz Road, a public road, 330 feet east of Supale Ranch Road and just north of the Marine Corps Base Camp Pendleton.

The sections of this report describe the following: development proposal, analysis and discussion, public input, CEQA compliance and the Planning & Development Services (PDS) recommendation.

The Planning Commission is asked to consider the Project and either approve it as submitted, approve it with modifications, or deny it. 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 (Attachment B). Based on staff's analysis, the findings can be made and PDS recommends approval of the project with the conditions noted in the MUP Form of Decision.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the proposed MUP for a wedding venue, determine if the required findings can be made and, if so, take the following actions:

- Adopt the Environmental Findings, which conclude the Project is exempt from further environmental review in accordance with sections 15301, 15303, 15304, 15311 of the California Environmental Quality Act (Attachment D).
- Grant MUP PDS2020-MUP-20-011, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a MUP to allow the operation of an existing, unpermitted wedding venue on 2.2 acres of an approximately 30-acre site. The subject site is located at 38149 De Luz Road in the Pendleton-De Luz Community area within the unincorporated County (Figure 1).

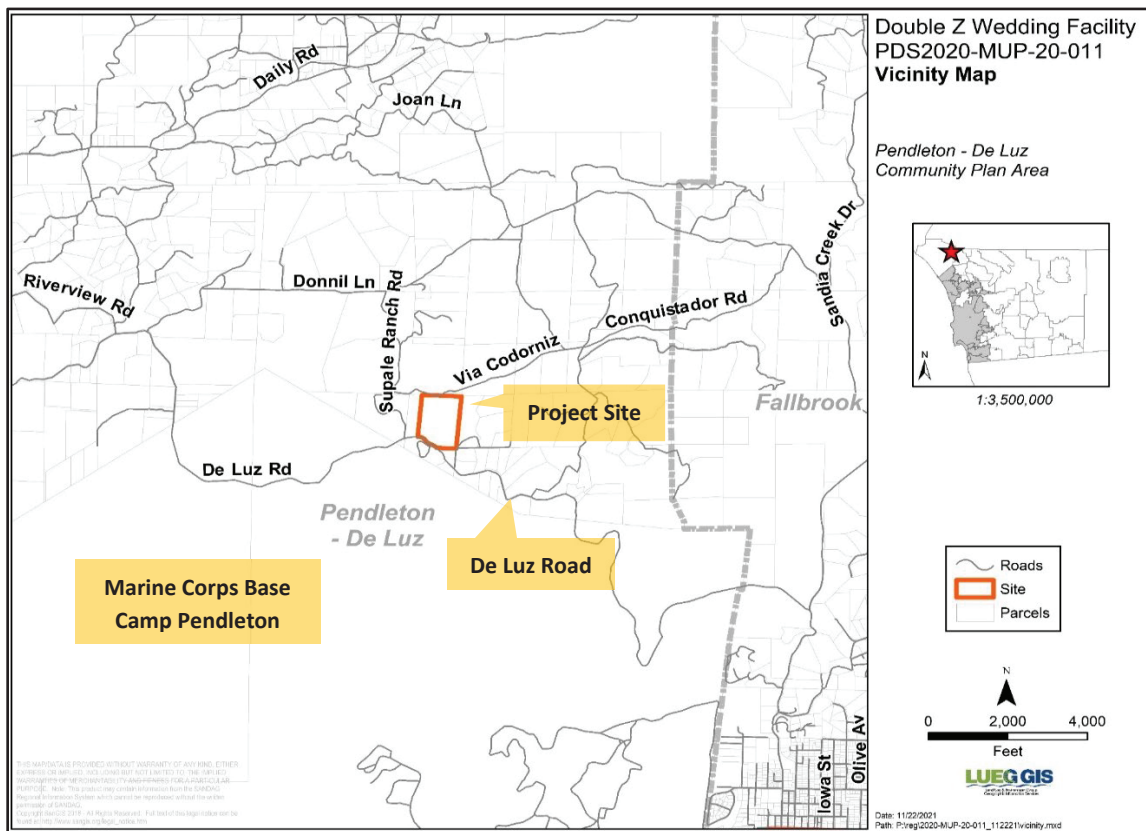


Figure 1: Vicinity Map

The project site includes an existing commercial agricultural operation consisting of an avocado orchard. The project site has an active code violation for operating a wedding venue without a permit, which this MUP seeks to resolve. There are multiple un-permitted structures on-site including a single-family dwelling (SFD), agricultural storage sheds, an open-sided patio cover used as a bar (drink cabana), and a permitted barn with un-permitted interior alterations. The MUP will be conditioned to require building and grading permits to be obtained for all unpermitted work. The SFD and agricultural operations, which include the avocado orchard and agricultural storage sheds, will remain and are located outside the proposed MUP boundaries. The drink cabana and barn are proposed to be used as part of the wedding venue in addition to existing outdoor hardscape space (Figures 2, 3, and 4). The barn will consist of restroom facilities, a food preparation area, bride and groom changing rooms, and will also be used as the wedding venue during inclement weather.

The venue will only be used for weddings and will be available for rent two days per week from 6:00 PM to 11:00 PM. The venue will have a maximum capacity of 156 people for each event, including guests, employees, and staff. Only one wedding will take place on the property at any given time and only one wedding will occur each day for a maximum of two per week. All food and alcohol for weddings will be prepared off-site and catered by a third-party vendor, and mobile food trucks will not be used. The Project will be conditioned to require the project specifics mentioned above for the duration of the MUP.

In accordance with Zoning Ordinance parking requirements and based on the County's standard practice of requiring one parking space per every three guests for event and wedding venues, the Project requires 50 on-site parking spaces. A total of 62 parking spaces on a decomposed granite (DG) surface, including three accessible spaces, will be provided on-site for guests and employees, therefore exceeding the requirement by 12 spaces. The accessible parking spaces, access aisles, and accessible routes will be compacted DG to ensure the surface is stable, firm, and slip-resistant. Venue employees will manage the parking lot during weddings.

Earthwork will consist of balanced cut and fill of 470 cubic yards, which will require a grading permit since it exceeds the 200 cubic yards allowed without a permit. Most of the earthwork will be used to widen the existing driveways, fire turn-around, and parking areas (see Figure 4).

No new structures are proposed to be built as part of the MUP; work consists of grading for the parking area, as well as repurposing and permitting existing structures. Water for the project will be provided by the Fallbrook Public Utility District, and sewer disposal is proposed using on-site septic systems. The Project will be conditioned to obtain required septic permits from the Department of Environmental Health and Quality. Please refer to Attachment A – Planning Documentation, to view the Plot Plan, floor plan, elevations, and Preliminary Grading Plan.



Figure 2: Outdoor Ceremony Area



Figure 3: Outdoor Reception Area and Drink Cabana

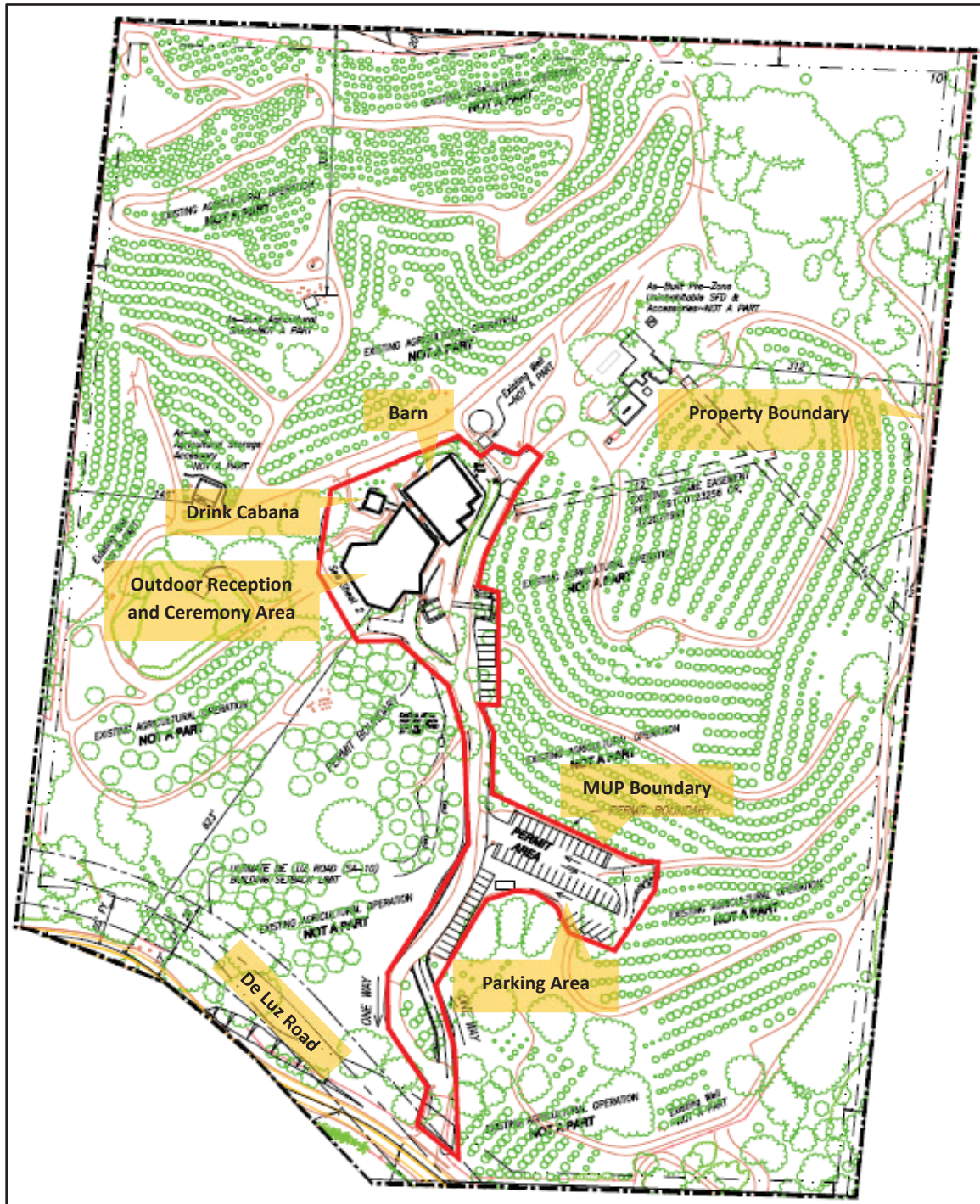


Figure 4: Plot Plan

2. Subject Property and Surrounding Land Uses

Land uses surrounding the project site are primarily rural residential, and agricultural uses. South of the site, across De Luz Road, is the Marine Corps Base Camp Pendleton. The project site is approximately 6.6 miles west of Interstate 15, and 2.5 miles south of the Riverside County line. The topography of the project site is sloped, as is the surrounding land (Figure 5).

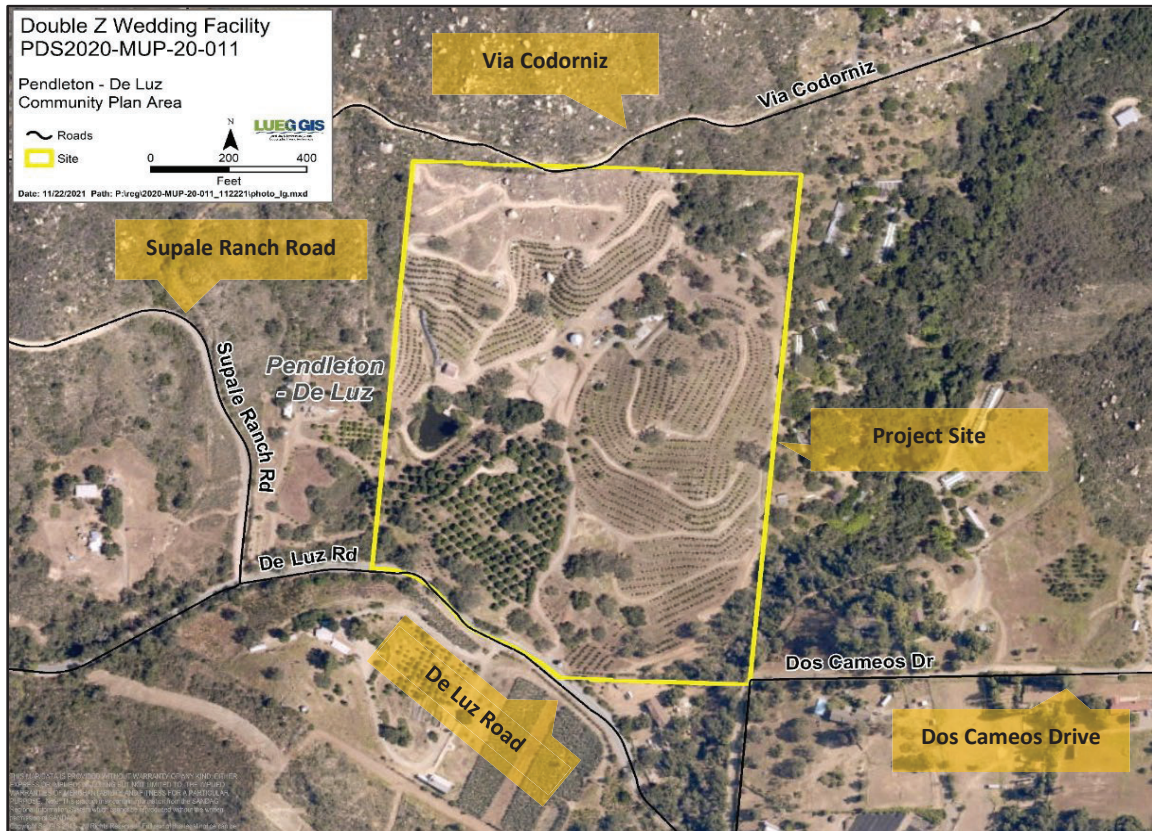


Figure 5: Aerial Photograph

The General Plan Regional Category for the site is Rural, and the General Plan Land Use Designation is Rural Lands (RL-20), 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.

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

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Rural Lands (RL-20)	A70	Via Codorniz	Residential
East	Rural Lands (RL-20)	A70	Dos Cameos Drive	Commercial Agriculture/ Residential

Location	General Plan	Zoning	Adjacent Streets	Description
South	Public Agency Lands	RR	De Luz Road	Marine Corps Base Camp Pendleton
West	Rural Lands (RL-20)	A70	Supate Ranch Road	Commercial Agriculture/Residential

D. ANALYSIS AND DISCUSSION

The project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General 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.

1. Key Requirements for Requested Actions

- Is the Project consistent with the vision, goals, and policies of the General Plan?
- Is the Project consistent with the County's Zoning Ordinance?
- Is the Project consistent with other applicable County Regulations?
- Does the Project comply with CEQA?

2. Project Analysis

Air Quality and Greenhouse Gas

The Project would generate 46 average daily trips per week and 162 total trips per wedding event. Based on the County's guidelines, operational air quality impacts are predominantly the result of vehicular traffic associated with projects. The County's screening-level threshold for air quality emissions for commercial projects is a generation of over 2,000 daily trips. Anything at or above 2,000 daily trips would be considered as generating a significant impact and would require mitigation. The wedding venue is anticipated to generate no more than 162 trips per day which does not exceed the 2,000 daily trips threshold. In addition, the Project does not require significant construction activities as all structures are existing and only minor grading is required for the widening of roads and parking lot improvements. Therefore, Project operations would not result in significant air quality emissions.

For greenhouse gas (GHG) emissions, the Project was compared to the approved Fallbrook Hacienda Winery (PDS2018-MUP-18-003) which had similar trip generation. The Fallbrook Hacienda Winery was analyzed for GHG impacts and was found to generate roughly 170 metric tons of emissions per year which was determined to be a less than significant impact. This Project would generate even less emissions than Fallbrook Hacienda Winery since there will be little to no construction emissions since all the structures are already existing. The Project will be installing four electric vehicle charging spaces, which when considered together, the Project would qualitatively yield a less than significant impact of GHG emissions.

Noise

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 weddings which use amplified music. The proposed project is conditioned to allow weddings only during the hours of 6PM to 11PM, with amplified music ending at 10PM. The amplified music is proposed to be located adjacent to or within the existing barn, making the nearest property line approximately 350 feet away. This location is also approximately 650 feet east of the nearest neighboring residence, buffered by the existing on-site residence. Based on the sound level measurements taken during an onsite wedding event, 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 found that the project's noise levels will not exceed County Noise Standards during the daytime hours (7AM to 10PM). However, if weddings were to occur into the nighttime (10PM – 7AM) the project will not meet the nighttime dBA requirement of 45 dBA. As such, the project has been conditioned to require amplified music for the weddings to end at 10PM. Noise conditions also include limiting operation of the venue to one wedding per day, with a maximum of two weddings per week.

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.

Traffic and Transportation

The Project completed a traffic and transportation analysis which determined the wedding venue would generate an average of 46 average daily trips (ADT) based on two events per week that generate 162 ADT each. On September 15, 2021, the Board of Supervisors (Board) rescinded the current Transportation Study Guide (TSG) for Vehicle Miles Traveled (VMT) and projects now have to develop a project specific threshold of significance for transportation impacts in accordance with the CEQA Guidelines or follow recently updated guidance provided by the Office of Planning and Research (OPR). The OPR Technical Advisory recommends that projects that generate less than 110 ADT should be considered as "small projects" having a less than significant impact. This project is anticipated to generate 46 ADT and therefore is considered a small project, with a less than significant traffic and transportation impact.

Venue staff will be responsible for traffic circulation before and after events and will ensure the gate at the entrance of the property is opened at least two hours before any event so as to avoid backup onto De Luz Road.

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 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 agricultural areas. 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, nurseries, and commercial agriculture. The proposed project will not significantly alter the landscape, will not include construction of new buildings, and will retain 16 acres of avocado orchard surrounding the wedding venue; 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.

3. General Plan Consistency

The site is subject to the General Plan Regional Category Rural and Land Use Designation RL-20. The proposed project is consistent with the following relevant General Plan goals, policies, and actions as described in Table C-1.

Table D-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, however, the Project is conditioned to obtain as-built building permits for all non-permitted structures. Work consists primarily of grading and repurposing of existing structures. The Project will require ongoing compliance with the County Noise Ordinance. Through project design and conditions of approval, the proposed Project will not have a significant impact to surrounding areas.
Policy LU-5.3 Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations.	The proposed Project will be restricted to using 2.2 acres of the 30-acre site. The remaining 27.8 acres will remain an active avocado orchard, therefore preserving the rural area.
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.	The proposed Project is required to comply with resource avoidance measures during the bird nesting season.

General Plan Policy	Explanation of Project Conformance
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.	The proposed Project has incorporated required stormwater management features in accordance with the County's LID Handbook.
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.	The proposed Project is compatible with the rural nature of the surrounding community as it is utilizing existing structures and only proposes to utilize 2.2 of the 30 acres for the wedding venue. The 27.8 acres will remain an active avocado orchard, therefore conserving compatibility with the rural character of the community.
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: vegetation management and fuel modification within 100 feet around all structures. These measures will reduce the risk of structure and human loss due to wildfire. The County Fire Protection District reviewed and approved the proposed Project as designed, with incorporation of the fire protection measures mentioned above.

4. Community Plan Consistency

The proposed Project is located within the Pendleton-De Luz Community Plan Area which does not have an adopted Community Plan.

5. 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 D-2).

Table D-2: 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:	4 Acre	Yes
Building Type:	C	Yes
Max. Floor Area	-	N/A
Floor Area Ratio	-	N/A
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Table D-3: 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 private wedding venue which is 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"/>

6. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA and qualifies for a categorical exemption under CEQA sections 15301, 15303, 15304, and 15311. Section 15301 consists of minor alterations of existing public or private structures or facilities involving negligible or no expansion of existing or former use. It is appropriate for the Project as it entails minor alterations of an existing facility

including the permitting of unpermitted interior alterations of an existing barn and permitting an existing unpermitted drink cabana on existing outdoor hardscape space. No new structures or exterior expansions to structures are proposed. Section 15303 consists of the conversion of existing small structures from one use to another. It is appropriate for the Project as it entails the conversion of the existing outdoor hardscape space, drink cabana and barn into a wedding venue area. Section 15304 consists of minor alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Section 15304 is appropriate for the Project because the entire site was previously graded and only minor expansions to existing driveways are required. The minor expansion work requires removal of approximately 15 avocado trees and 1 old citrus tree from the existing 30-acre avocado orchard. The trees to be removed are sick or dying, thus are not considered healthy, mature, and scenic. Section 15311 consists of construction or placement of minor structures accessory to existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs, small parking lots, or placement of seasonal or temporary use items. This section is appropriate for the Project as it includes improvements and expansion of an existing parking lot for the commercial wedding venue. It has been determined that the Project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway. These Project elements, when considered together, do not change the applicability of the categorical exemptions. Therefore, the Project is consistent with Sections 15301, 15303, 15304, 15311 and may rely on the categorical exemption for the reasons documented above and outlined in the Notice of Exemption (Attachment C).

7. Applicable County Regulations

Table D-4: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. County Consolidated Fire Code	The Project has been reviewed by the County Fire Protection District has been found to comply with the County Consolidated Fire Code. A Fire Protection Plan (FPP) was prepared in accordance with County guidelines. The FPP identifies design features such as defensible space through a permanently irrigated landscaped zone that consists of hardscape and fire-resistant plantings, adequate emergency access, interior sprinklers and ignition resistive construction standards and adequate water supplies via storage tanks.
b. 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.
c. Light Pollution Code	The Project will implement outdoor lighting and glare controls to ensure compliance with the Light Pollution Code.
d. Watershed Protection Ordinance (WPO)	A Stormwater Quality Management Plan (SWQMP) was prepared for the Project in compliance with the WPO.

E. COMMUNITY PLANNING GROUP (CPG)

The Project site is located within the boundary of the Pendleton-De Luz Community which does not have an adopted Community Plan or an associated Community Planning or Sponsor Group.

F. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to 24 property owners located within a 500-foot radius of the project site. As a result of the notices, one neighbor reached out with questions regarding proposed operating hours, noise allowances, parking, and guest capacity. Staff responded to all questions and no further comments or concerns were received.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D, which includes the finding that the Project is exempt from CEQA.
2. Grant MUP PDS2020-MUP-20-011, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:

Rachael Lindebrekke, Project Manager
619-323-7872

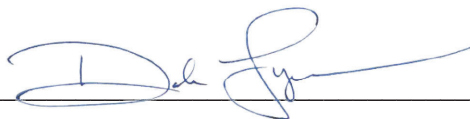
Rachael.Lindebrekke@sdcounty.ca.gov

Report Approved By:

Dahvia Lynch, Director
858-694-2962

Dahvia.Lynch@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:



DAHVIA LYNCH, DIRECTOR

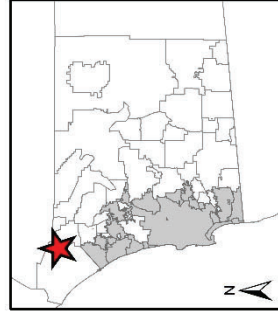
ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2020-MUP-20-011
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Service Availability Forms
- Attachment G – Ownership Disclosure

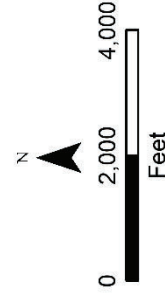
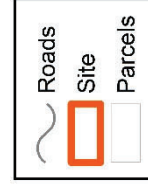
Attachment A – Planning Documentation

Double Z Wedding Facility PDS2020-MUP-20-011 Vicinity Map

Pendleton - De Luz
Community Plan Area

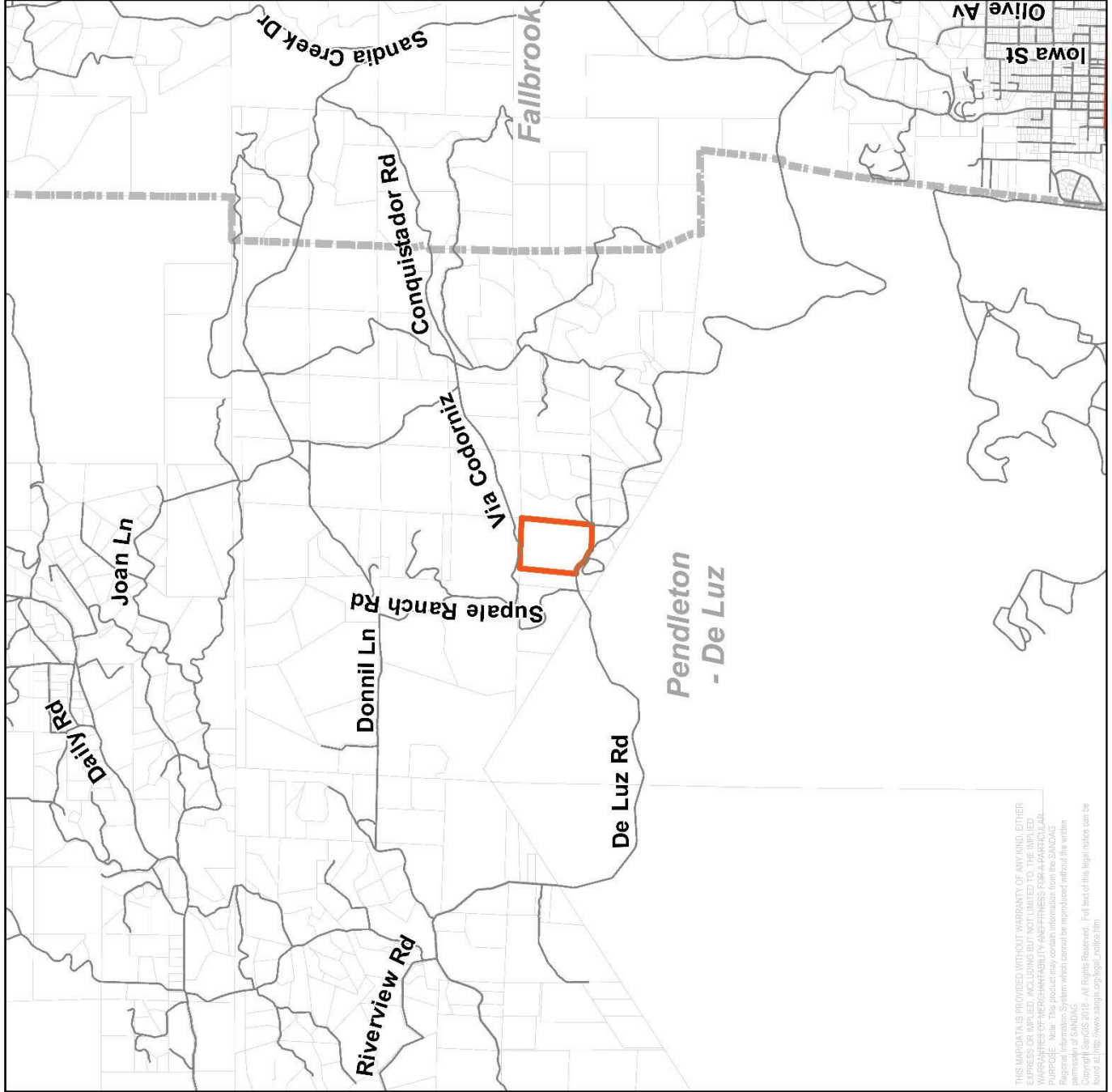


1:3,500,000



WUEGIS
WUEGIS INC.
2020-2021

Date: 11/22/2021
Path: P:\reg2020-MUP-20-011_112221\vicinity.mxd



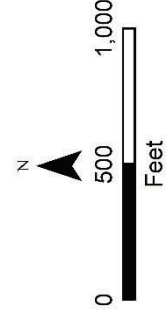
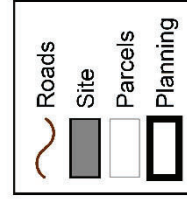
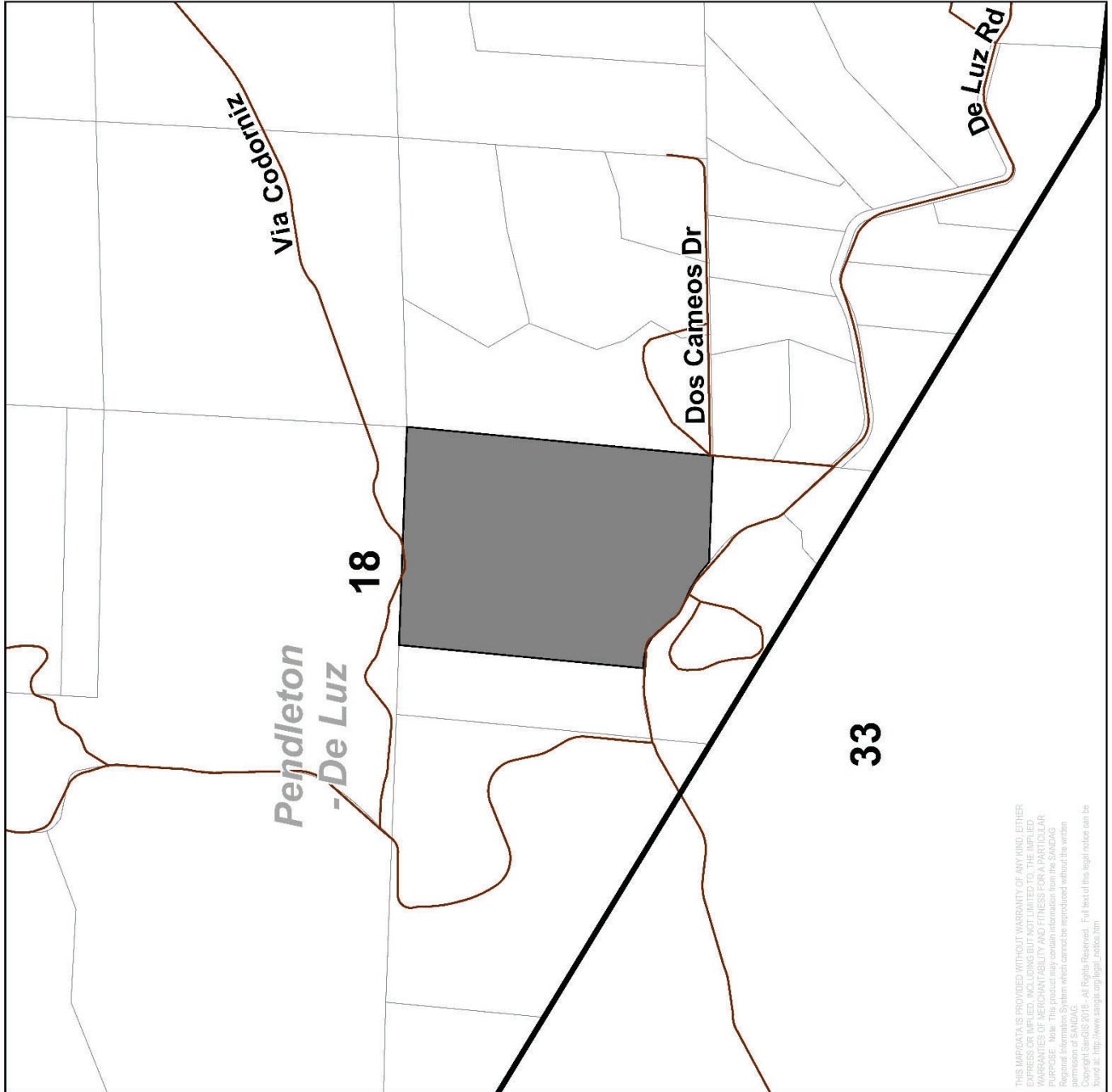
THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note: This product may contain information from the SANDAG Geographic Information System which cannot be reproduced without the written permission of SANDAG. Copyright SANDAG 2018 - All Rights Reserved. Full text of this legal notice can be found at: http://www.sandag.org/legal_notices.htm

Double Z Wedding Facility PDS2020-MUP-20-011 General Plan

Pendleton - De Luz
Community Plan Area

(18) Rural Lands (RL-20)

(33) Public Agency Lands



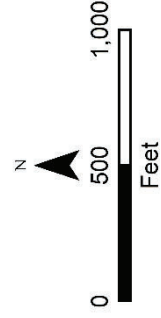
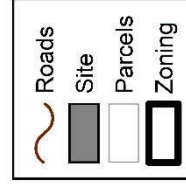
Date: 11/22/2021
Path: P:\reg\2020-MUP-20-011_112221plan.mxd

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note: This product may contain information from the SANDAG Geographic Information System (GIS) which cannot be reproduced without the written permission of SANDAG. Copyright SANDAG 2018. All Rights Reserved. Full text of this legal notice can be found at: http://www.sandag.org/legal_notice.htm

Double Z Wedding Facility PDS2020-MUP-20-011 Zoning

Pendleton - De Luz
Community Plan Area

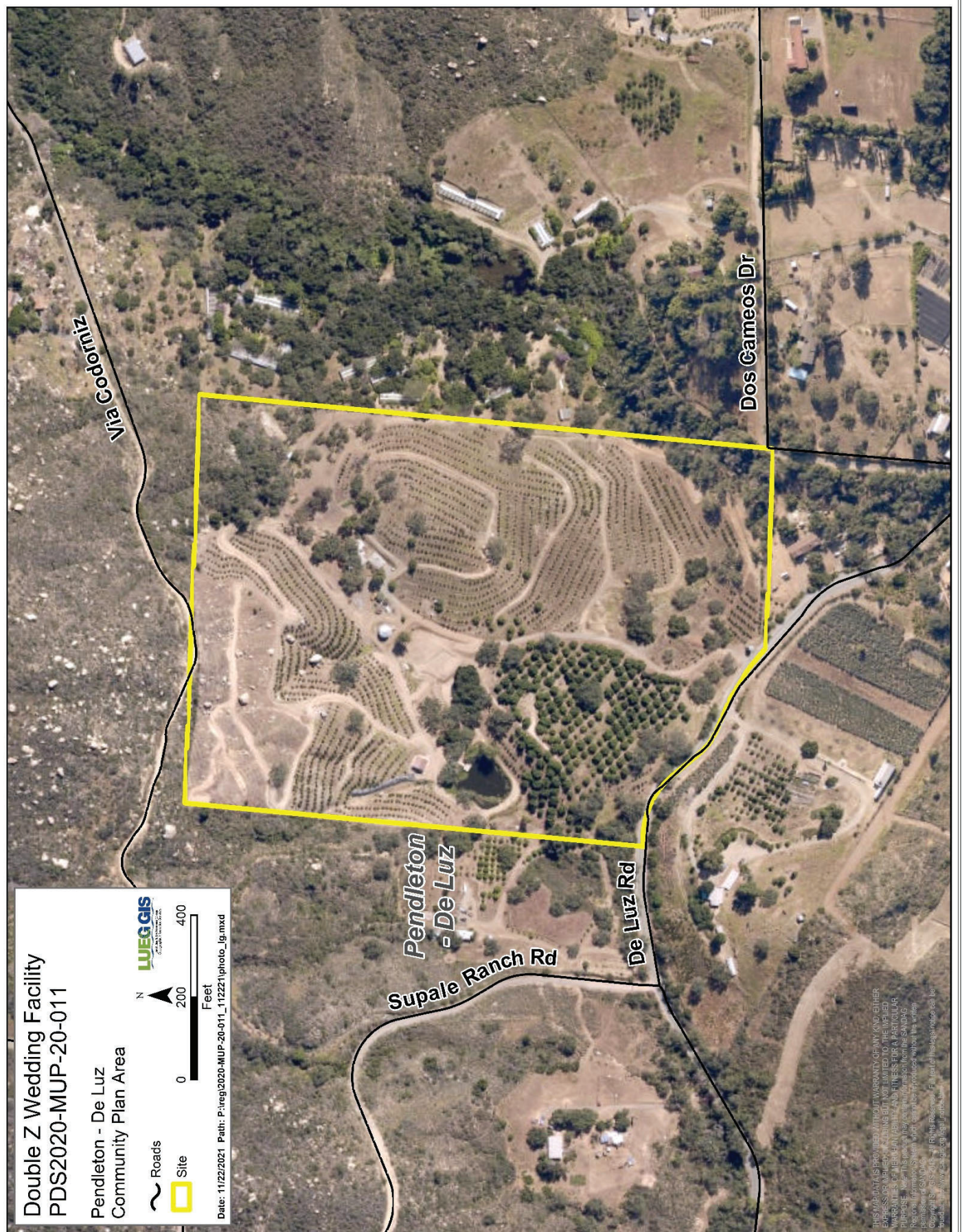
A70 - Limited Agricultural
RR - Rural Residential

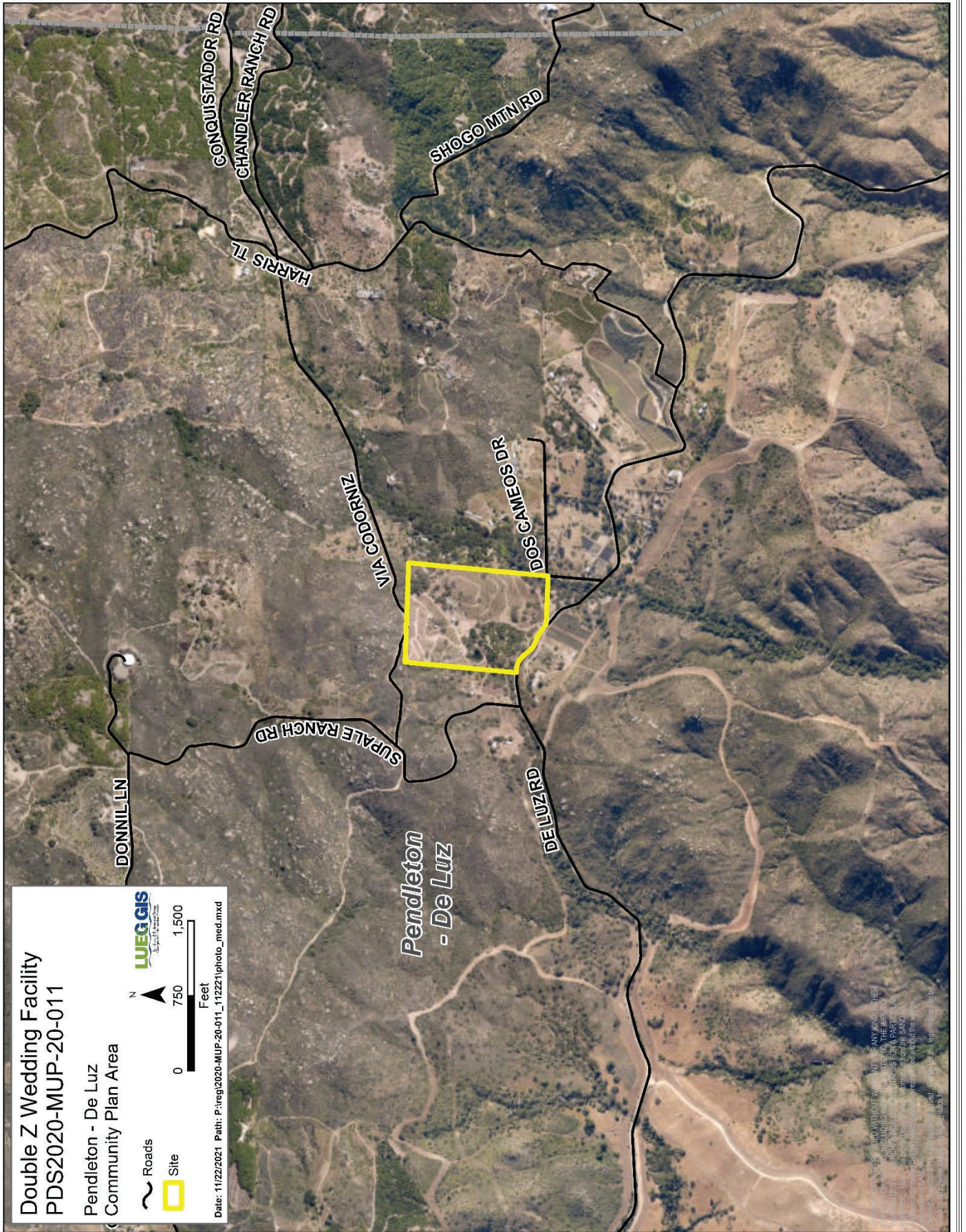


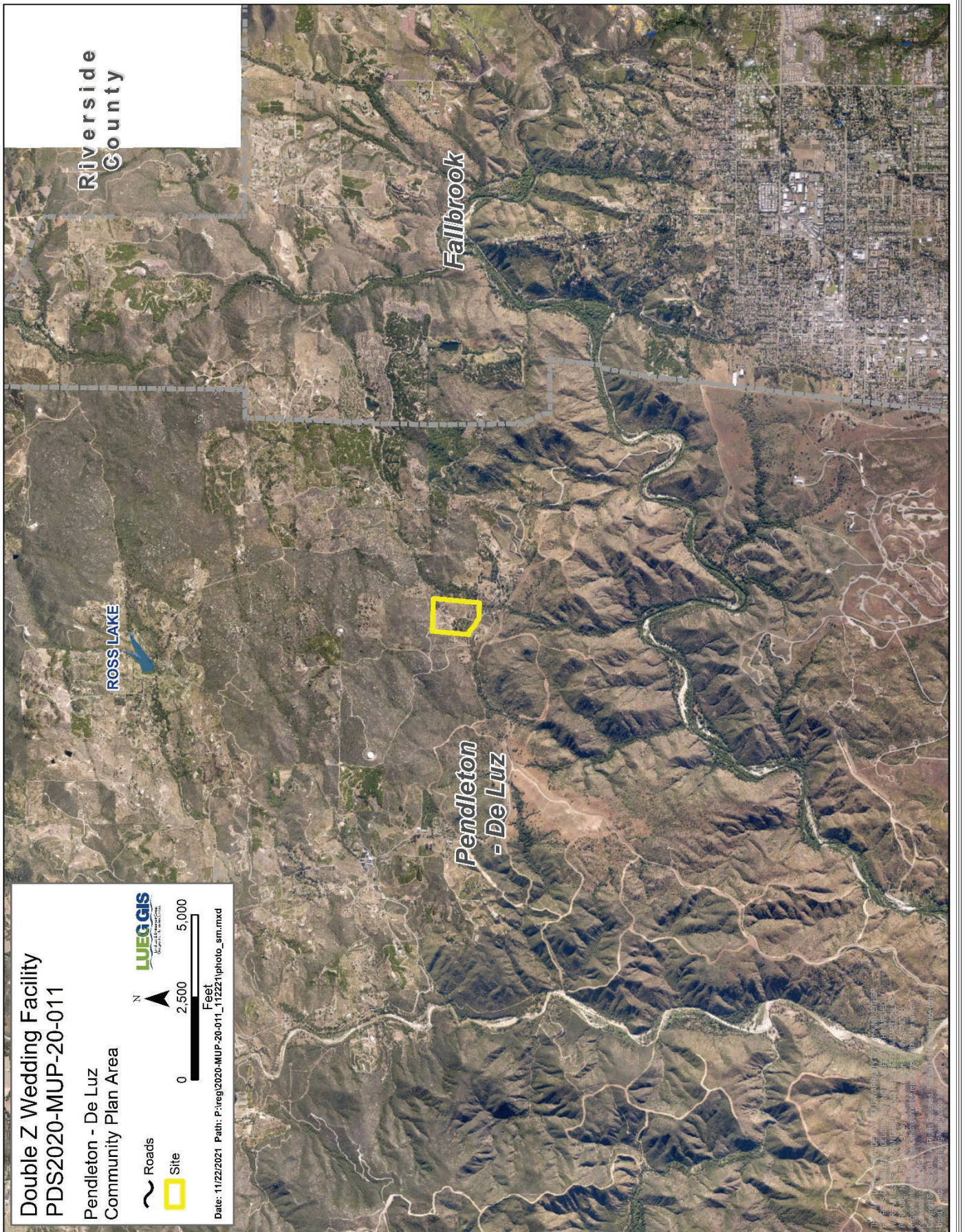
Date: 11/22/2021
Path: P:\reg\2020-MUP-20-011_112221\zoning.mxd

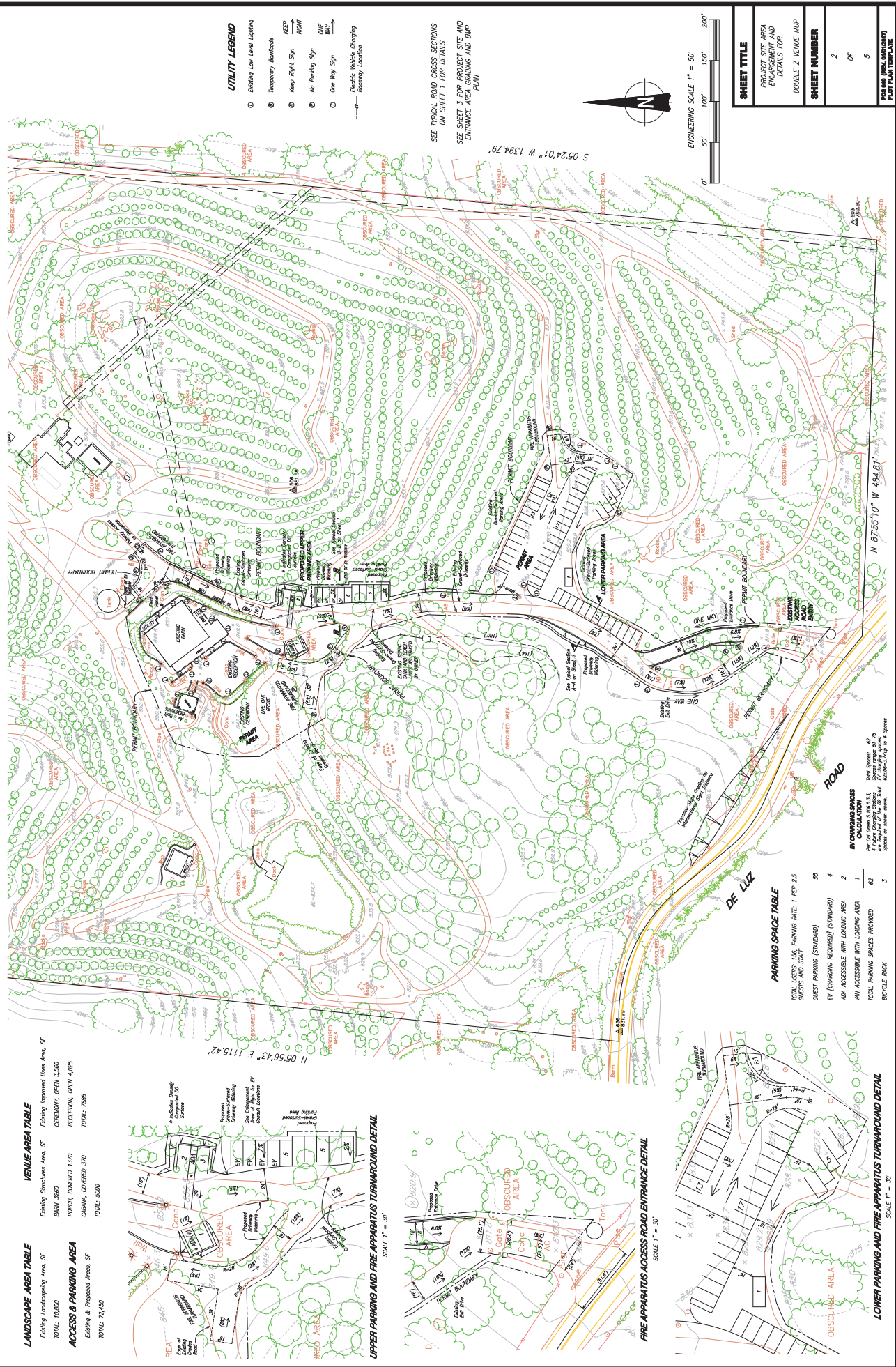


THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note: This product may contain information from the SANDAG Geographic Information System which cannot be reproduced without the written permission of SANDAG. Copyright SANDAG 2018. All Rights Reserved. Full text of this legal notice can be found at: http://www.sandag.org/legal_notice.htm









SCOPE OF GRADING WORK

THE PROPOSED GRADING WORK IS NECESSARY TO PROVIDE:

- (1) THE VENUE WITH AN OBLIQUE DRIVEWAY ACCESS HAVING MINIMUM UNOBSTRUCTED PARKING WIDTHS OF 16 AND 24 FEET AND APPROVED FIRE APPARATUS TURNAROUNDS.
- (2) ADEQUATE VENUE PARKING TO INCLUDE CLEAN AIR VEHICLES AND ADA ACCESSIBLE SPACES.
- (3) EXCAVATION TO IMPROVE INTERSECTION SIGHT DISTANCE TO THE NORTHWEST FROM THE EXISTING PROJECT ENTRANCE.

PRELIMINARY GRADING PLAN NOTE

This plan is provided to allow for full and adequate discretionary review of a proposed development project. The property owner acknowledges that acceptance or approval of this plan does not constitute an approval to perform any grading shown hereon, and agrees to obtain valid grading permissions before commencing such activity.

BMP LEGEND

4.3.2	CONSERVE NATURAL AREAS, SOILS, AND VEGETATION
4.3.3	MINIMIZE IMPROVISED AREA WITH PERVIOUS MATERIALS
4.3.4	IMPROVED AREA DRAINAGE
4.3.5	IMPROVED AREA WITH WATER OR SOILMAINT
4.3.7	IMPROVED AREA WITH WATER OR SOILMAINT TOOLKIT SPECIFIC & EFFICIENT IRRIGATION SYSTEMS
4.2.5	PROTECT TRASH STORAGE AREAS
4.2.6	
5.1	POOD SERVICE PLUMB TO SEPTIC SYSTEM
5.2	TRAIN OR RECRUIT WATER PLANTER WITH RAINWALL
5.3	PERFORM TEST WATER DRAIN TO PVIOUS AREA
5.3.1	BORED OR STABILIZED FIBER MATRICE (WINTER)
5.3.2	
5.3.3	
5.3.4	HYDROSEEDING (SUMMER)
5.3.5	STRAW OR WOOD MULCH
5.3.6	
5.3.7	
5.3.8	SELF FENCE
5.3.9	
5.3.10	FIBER POLLS
5.3.11	
5.3.12	GRAVEL OR SAND BAGS
5.3.13	
5.3.14	STABILIZED CONSTRUCTION ENTRANCE
5.3.15	
5.3.16	MATERIAL DELIVERED & STORAGE
5.3.17	SPILL PREVENTION AND CONTROL
5.3.18	CONCRETE TRAPPE MANAGEMENT
5.3.19	WATER MANAGEMENT
5.3.20	SANITARY WASTE MANAGEMENT
5.3.21	HAZARDOUS WASTE MANAGEMENT

EXISTING IMPERVIOUS SURFACE AREA TABLE

#	PLAN ITEM	AREA
1	BARN ROOF	3,260 SF
2	PORCH COVERED	1,370 SF
3	CABANA COVERED	370 SF
4	CERAMONY AREA, OPEN	3,560 SF
5	RECEPTION AREA, OPEN	4,025 SF
6	BARN DRIVEWAY	1,925 SF
7	BARN UTILITY AREA	835 SF
8	CABANA KITCHEN	400 SF
9	VENUE ENTRANCE & EXIT	4,075 SF

EXISTING PERVIOUS SURFACE AREA TABLE

#	PLAN ITEM	AREA
1	BASIN UTILITY PIPERS	485 SF
2	CABANA PIPERS	130 SF
3	LIVE OAK GROVE	5,065 SF
4	LANDSCAPING	10,809 SF
5	DRIVEWAY & PARKING	39,200 SF
TOTAL =		55,689 SF

PROPOSED PERVIOUS SURFACE AREA TABLE

#	PLAN ITEM	AREA
1	VENUE ENTRANCE	1,970 SF
2	ROAD WIDENING+PARKING	14,205 SF
		TOTAL = 16,175 SF

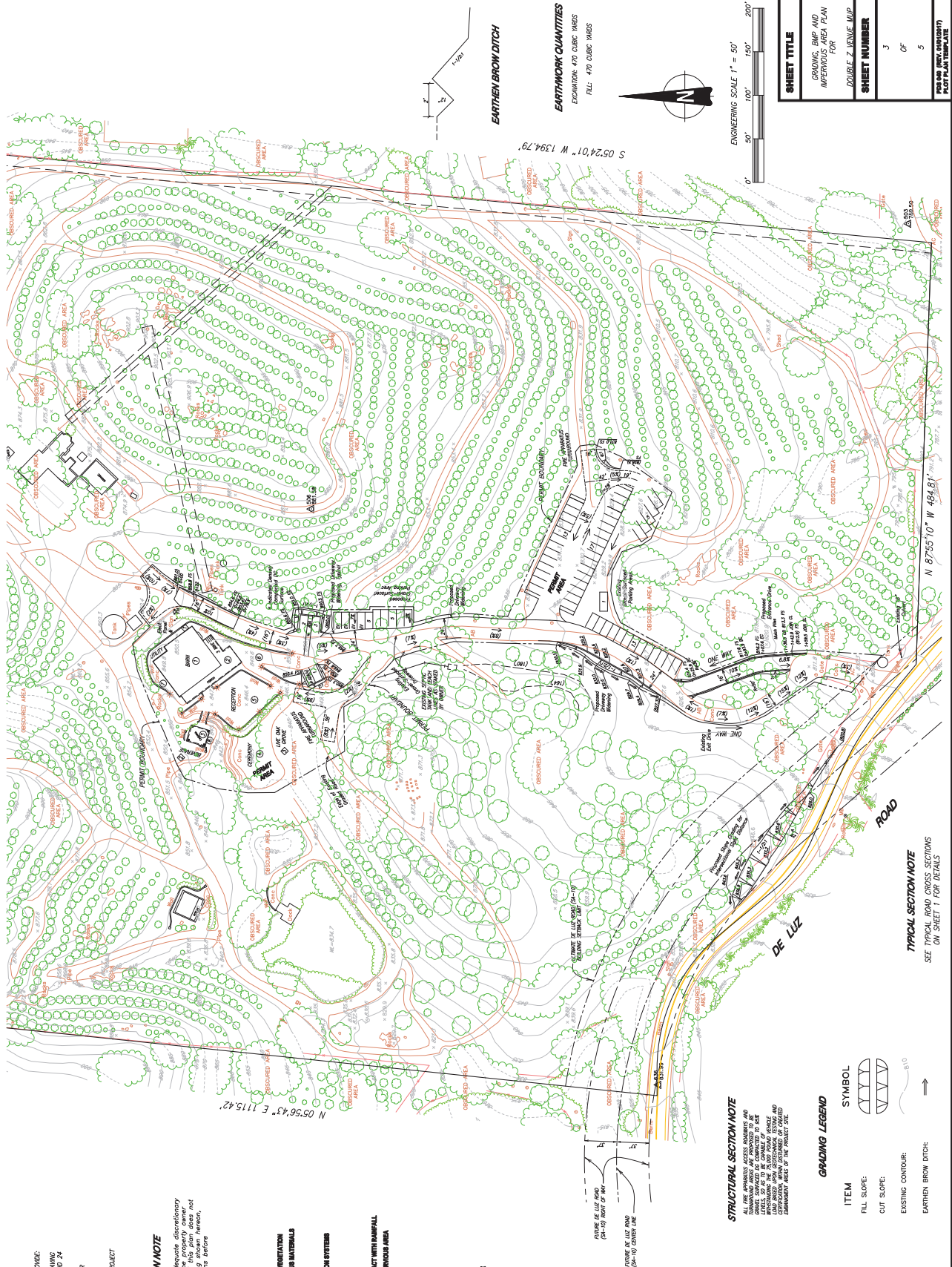
STRUCTURAL SECTION NOTE

ALL FIRE APPARATUS ACCESS ROADS AND TURNAROUND AREAS ARE PROPOSED TO BE GRAVEL SURFACED DG COMPACTED TO 95% LEVELS, SO AS TO BE CAPABLE OF WITHSTANDING THE 75,000 POUND WHEEL LOAD BASED UPON GEOTECHNICAL TESTING AND CERTIFICATION, WITHIN DISTURBED OR CREATED EMBANKMENT AREAS OF THE 400-FOOT SIZE

GRADING / LEGEND

ITEM	SYMBOL
1. SLOPE:	
2. SLOPE:	
EXISTING CONTOUR:	
ARTERIAL BROW DITCH:	

TYPICAL SECTION NOTE
SEE TYPICAL ROAD CROSS SECTIONS
ON SHEET 1 FOR DETAILS



EARTHWORK QUANTITIES

EXCAVATION: 470 CUBIC YARDS

FILL: 470 CUBIC YARDS

SHEET TITLE

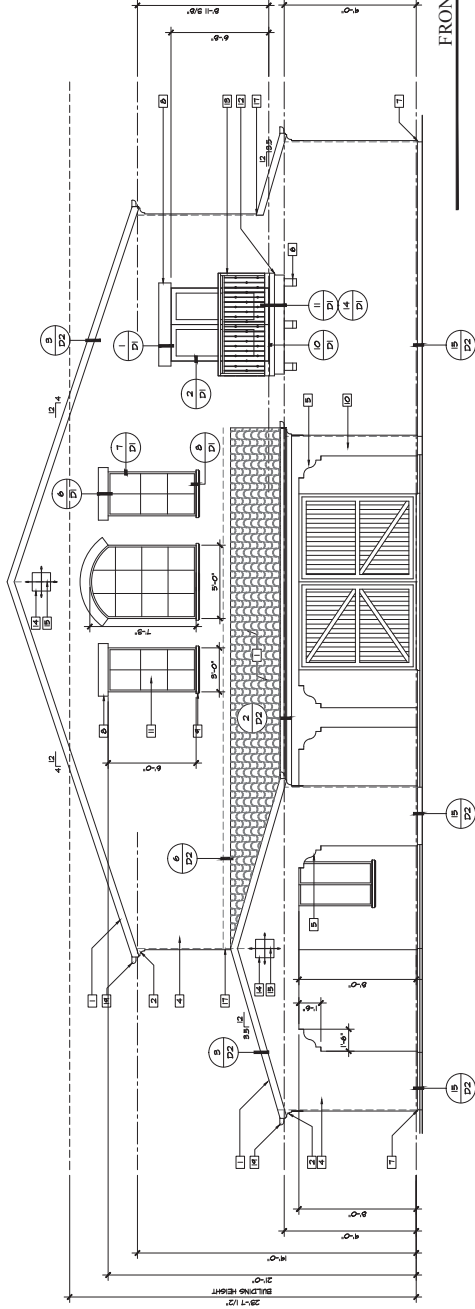
GRADING, BMP AND
IMPERVIOUS AREA PLAN
FOR

DOUBLE Z VENUE MUP

3

50

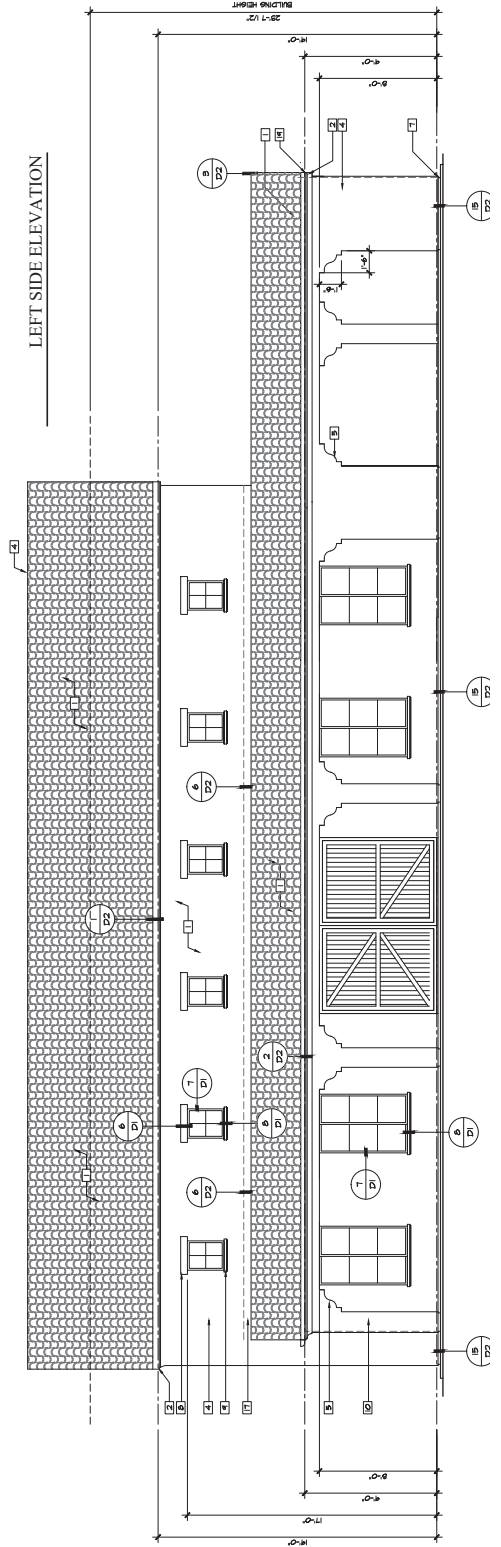
CV CHAGIN FIRE AND EMBER RESISTANT ICC-ES E-4450-A "B" TILE ROOF VENTS
MIN 1/8" & 1. WIRE MESH.



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

FIRE AND EMBER RESISTANT ROOF VENT LEGEND

CV CHAGIN FIRE AND EMBER RESISTANT ICC-ES E-4450-A "B" TILE ROOF VENTS
MIN 1/8" & 1. WIRE MESH.



ROOFING:

EUR-ICC, MOO CONCRETE TILE ROOF BY "EAGLE"
MODEL "CARPENTER" BROWN GLAZED
GLASS TILE TO ROOFING DETAILS. ROOF TILE SHALL
BE A MIN. CLASS "A" FIRE RATING PER EFCM
GIRC LEAVE PER OWNER - REFER TO ELEVATIONS
AND DETAILS. ENDS SHALL COMPLY WITH CHAPT "A"

FASCIA:

PROVIDE VAPOR BARRIER AROUND ALL
HORIZONTAL PENETRATIONS

VAPOR BARRIER:

PROVIDE VAPOR BARRIER AROUND ALL
PENETRATIONS

[illegible]

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

1. ROOFING MATERIAL SHALL BE MIN CLASS "A" NO LAIVE OR CORNICE VENTS.
2. PROTECTED EAVES/IGNITION RESISTANT OR NON COMBUSTIBLE.
3. EXTERIOR WALL COVERINGS NON-COMBUSTIBLE.
4. EXTERIOR GLAZING ONE TEMPERED PANE OR 20 MIN RATED.
5. EXTERIOR DOORS 20 MIN RATED.

NEW BUILDINGS LOCATED IN HIGH FIRE AREA SHALL COMPLY WITH REQUIREMENTS OF CRC 2018, SEC R302. EXPOSED WOOD STRUCTURAL MEMBERS SHALL BE MINIMUM NOMINAL SIZE OF 4X FOR ADDITIONAL REQUIREMENTS FOR ROOFS AND DECKS, SEE CRC 2018, SEC R303T.

CV CHAGIN FIRE AND EMBER RESISTANT ICC-ES E-650-A 1/8" TILE ROOF VENTS
MIN 1/8" 61 WIRE MESH.

**Attachment B – Form of Decision Approving
PDS2020-MUP-20-011**



DAHVIA LYNCH
Director
KATHLEEN A. FLANNERY
Assistant Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

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 Edwards (Chair)
David Pallinger (Vice Chair)
Douglas Barnhart
Ginger Hitzke
Ronald Ashman
Tommy Hough
Yolanda Calvo

January 21, 2022

PERMITEE: DOUBLE Z LLC
MAJOR USE PERMIT: PDS2020-MUP-20-011
E.R. NUMBER: PDS2020-ER-20-01-001
PROPERTY: 38149 DE LUZ ROAD, FALLBROOK
APN: 102-140-08-00

DECISION OF THE PLANNING COMMISSION

Grant, as per plot plan and elevations dated July 30, 2021 consisting of three (3) sheets, a Major Use Permit, for the operation and maintenance of a wedding event venue on 2.2 acres of an approximately 30-acre site. The wedding event venue will be available to rent two (2) days per week between the hours of 6:00 PM to 11:00 PM with a maximum capacity of 156 people including guests, employees, and subcontracted staff. No new buildings are proposed as part of this permit. This permit authorizes the proposed use pursuant to Sections 2705 and 7350 of the Zoning Ordinance.

The granting of this permit also approves the Preliminary Grading Plan dated July 30, 2021 consisting of two (2) 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 January 21, 2024, 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 (Mitigation Measures when applicable) 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. **BLD#1-BUILDING PERMIT APPLICATION**

INTENT: In order to ensure all as-built structures and work is permitted. **DESCRIPTION OF REQUIREMENT:** The applicant shall submit building permit applications and any required plans to the Building Counter. **DOCUMENTATION:** A building permit applications shall be submitted to the Building Division. **TIMING:** Within 60 days of MUP approval and prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, building permit applications shall be submitted. **MONITORING:** The PDS Building Division shall verify that the building permit application has been submitted for the as-built structures and work.

4. **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 for the events would be limited to 6:00 pm to 10:00 pm, where no music, live or recorded, would occur after 10:00 pm”.
- b. Add a note on the plot plan indicating the noise generated from the wedding venue would not exceed the allowable noise level limit per Noise Ordinance, Section 36.404 of 50 dBA daytime and 45 dBA nighttime limit.
- c. The DJ speakers shall be orientated to the north and east per the project design within the designated DJ location.
- d. The DJ speaker shall only be located outside during the events and in the designated area identified in Figure 2 of the Noise Report prepared by Ldn Consulting, Inc. dated October 8, 2021. If the weather does not permit outdoor events, then the DJ will be located within the Barn.
- e. In no case would there be more than two events a week and, in no instance, will there ever be more than one event at a time.
- f. 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.

5. DEHQ#1–SEPTIC SYSTEM REVIEW

INTENT: In order to ensure that the on-site subsurface sewage treatment system (Septic System) is adequate and complies with the [County Regulatory Code Section 68.311](#), Details of the onsite septic system’s construction (approximate date of install, who installed the system, what structures it serves, etc.) must be provided. **DESCRIPTION OF REQUIREMENT:** The septic system as shown on the plot plans along with the septic system details previously noted shall be reviewed for compliance with the Local Agency Management Program (LAMP) requirements [DEHQ, LWQ]. Should the existing septic tank or any portions of the existing leach lines be determined to not comply with the LAMP requirements, they shall not be considered for use as part of the onsite wastewater treatment system. This could require that a new 1500-gallon septic tank and the entire 692’ of leach line be installed in compliance with the LAMP requirements. **DOCUMENTATION:** The applicant shall apply for and receive approval for a septic permit to the system referenced above. The applicant shall contract with a licensed septic contractor or equivalent to complete the septic permit to the satisfaction of the *[DEHQ,*

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

6. **ROADS#1– ROW CONSTRUCTION PERMIT**

INTENT: In order to ensure that the proposed Curb Markings within the County Public Right-Of-Way comply with the [County of San Diego Public Road Standards, and the California Manual on Uniform Traffic Control Devices](#) an encroachment permit from the Department of Public Works shall be obtained and implemented. **DESCRIPTION OF REQUIREMENT:** A permit shall be obtained from the County for the proposed slope grading, fence removal, and tree trimming/ removal to be made within the public right-of-way as recommended by the Engineer of Record in the ***Sight Distance Letter*** dated December 21, 2021, prepared by **Gary, Szytel, PE**. A copy of this letter and analysis can be found within the County's Electronic File system, CARA, for the project's Major Use Permit file, PDS2020-MUP-20-011. A copy of the ROW construction 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 ROW construction permit and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [*PDS, LDR*]. The developer shall obtain a ROW Construction permit from DPW authorizing such improvements. The applicant should contact the Land Development Permit Office for additional details. **TIMING:** Prior to the approval of any plan, issuance of any County permit, and prior to occupancy or use of the premises in reliance of this permit, the encroachment permit shall be obtained. **MONITORING:** The [*PDS, LDR*] shall review the permit for compliance with this condition and the applicable improvement plans and implement any conditions of the permit in the County improvement/ grading plans.

7. **ROADS#2–CLEAR SPACE EASEMENT**

INTENT: In order to maintain adequate unobstructed sight distance, and to comply with the County of San Diego Public Road Standards, an onsite clear space easement shall be granted to the County of San Diego. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego by separate document, a clear space easement over those portions of the lot(s) subject to obstructing the project driveway's line of sight, as indicated on the sight distance exhibit for the sight distance letter dated December 21, 2021 prepared by Gary Szytel, PE. 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. The legal description and plat should also include access to the lot portions that require maintenance. **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 easement(s) shall be 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, O&M, DPW*] shall review the easements for compliance with this condition.

8. ROADS#3–IRREVOCABLE OFFER OF DEDICATION

INTENT: In order to promote orderly development and to comply with the [Centerline Ordinance 9974 \(Amended by Ord. 10224\)](#), [County Code Section 51.301 et seq.](#), [County of San Diego Board Policy I-18](#), the [County of San Diego Public Road Standards](#), and the [Community Trails Master Plan](#), an irrevocable offer of dedication (IOD) for road purposes shall be granted to the County. **DESCRIPTION OF REQUIREMENT:**

- a. Execute an Irrevocable Offer to Dedicate (IOD) real property along **De Luz Road** at the project frontage, for future public road purposes, to the County of San Diego. The IOD shall provide a one-half right-of-way width of fifty-nine feet (64') from the ultimate centerline. In accordance with a 2.2.E Light Collector Mobility Element Road, thirty-two foot (32') radius corner rounding(s) at street intersections, drainage easements for Woodside Avenue, if applicable, along the frontage of the project.
- b. The IOD shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required and shall be accepted in the future for public use as determined by the Director of Planning & Development Services. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the County of San Diego, Director of Planning & Development Services.

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, DPW Field Engineering] for review and approval. **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 IOD shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare and finalize approval of the IOD documents for recordation, and forward the recorded copies to [PDS, LDR], for filing. The [PDS, LDR] shall review the IOD to assure compliance with this condition.

9. ROADS#4–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 _____feet of unobstructed intersectional sight distance in both directions from the proposed driveway along **De Luz Road** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____as described in Table 5 based on a speed of _____, 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. 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. *This condition may also be satisfied by submitting an approved Design Exception request and sight distance certification that analyzes sight distance requirements in both directions. If work is required to meet sight distance requirements, then a “final” sight distance certification will be required upon completing the proposed ROW grading and documenting the clear space easement. This will allow the EOW to verify that the sight distance conditions were maintained as previously analyzed.* **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

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.

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

11. PLN#1-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.

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

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

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

13. PLN#2-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 and driveways and installing all required design features.; **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.

14. BLD#2–BUILDING PERMIT

INTENT: In order to ensure all as-built structures and work is permitted. **DESCRIPTION OF REQUIREMENT:** The applicant shall pass final inspections and finalize the building permits for as-built structures, work and any required site improvements. **DOCUMENTATION:** Evidence that building permits have been issued. **TIMING:** Prior to occupancy of the first structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the building permits for the as-built structures and work shall be finalized and final inspections shall be passed. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with the approved Building Plans.

15. DEHQ#2 – SALE AND CONSUMPTION OF PRE-PACKAGED FOOD

INTENT: The sale and consumption of pre-packaged food is allowed on the premises if applicable permit(s) are obtained from the Department of Environmental Health and Quality (DEHQ). A permit is not required when the premises is serving less than 25 square feet of pre-packaged, non-perishable food items (as long as it is consistent with California Retail Food Code section 113789(11)(c)(5)). **DESCRIPTION OF REQUIREMENT:** A Public Health Permit is required for on-site food service that would be serving more than 25 square feet of pre-packaged, non-perishable food items. An application and fee must be submitted to DEHQ. **DOCUMENTATION:** The applicant shall provide verification that a Public Health Permit has been issued by DEHQ. **TIMING:** Prior to the occupancy of the premises or providing food service(s) to the general public. **MONITORING:** The applicant shall obtain a Public Health Permit from [Food and Housing Division, DEHQ] and submit proof of permit issuance to the PDS Zoning Counter.

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

16. PLN#3–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 building plans, and plot plans. This includes, but is not limited to maintaining the following:

- a. Maintaining all approved parking 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 6:00PM to 11:00PM, with music ending at 10PM;

- f. Limiting the number of people per event to 156, including employees and subcontracted staff;
- g. Operating not more than two events per week and not more than one event at a time;
- h. Allowing only off-site prepared food with no food preparation or commercial food trucks being permitted on-site.

Failure to conform to the approved plot plans 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.

17. NOISE#2–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 ([County of San Diego Noise Ordinance](#)), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4, therefore, may result in citations from the Code Compliance Division until the noise levels from the operations comply with the Noise Ordinance Section 36.404. **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.

18. DEHQ#3 – CATERED FOOD SERVICE

INTENT: On-site catered food service is allowed by a Department of Environmental Health and Quality (DEHQ) permitted Caterer or Direct Sales Caterer. If using a Director Sales Caterer, the premises must obtain applicable permit(s) from the DEHQ. **DESCRIPTION OF REQUIREMENT:** A Host Facility Permit is required if a Direct Sales Caterer will be providing catering service at the premises. An application and fee must be submitted to DEHQ and approved to their satisfaction. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** This condition shall apply during the term of this permit upon the establishment of use or occupancy of the premises. **MONITORING:** The [PDS, Code Compliance Division] and [DEHQ, Food and Housing Division] are responsible for enforcing this condition.

19. ROADS#3–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](#), and to the Satisfaction of the Director of Public Works, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance per County Requirements in both directions along Woodside Avenue from the project driveway opening for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight distance as approved by the Department of Public Works 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.

.....

MAJOR USE PERMIT FINDINGS

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 permitting of an existing, unpermitted wedding venue 2.2 acres of an approximately 30-acre site in the Pendleton-De Luz Community Plan area. The site is currently developed with an existing commercial agricultural operation consisting of an avocado orchard. There are multiple un-permitted structures on-site including a single-family dwelling (SFD), agricultural storage sheds, an open-sided patio cover used as a bar (drink cabana), and a permitted barn with un-permitted interior alterations. The MUP is conditioned to require building and grading permits to be obtained for all unpermitted work. The SFD and agricultural operations, which include the avocado orchard and agricultural storage sheds, will remain and are located outside the proposed MUP boundaries. The drink cabana and barn are proposed to be used as part of the wedding venue in addition to existing outdoor hardscape space. The barn will consist of restroom facilities, a food preparation area, bride and groom changing rooms, and will also be used as the wedding venue during inclement weather. No new structures are proposed to be built as part of the project. Work consists primarily of grading and repurposing and permitting 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 30-acres with 27.8 acres currently developed and being used a commercial avocado orchard. The wedding venue will cover the remaining 2.2 acres of the site and the avocado orchard will 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 agricultural operations, such as orchards and plant nurseries. 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 Fallbrook Public Utility District for water service. Fire service will be provided by the County Fire Protection District. 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 and operation of a wedding event venue on a parcel in the Pendleton-De Luz community. The site is located on De Luz Road, 330 feet east of Supale Ranch Road and just north of the Marine Corps Base Camp Pendleton 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, by maintaining the existing avocado orchard, and not proposing any new structures 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 De Luz Road, is the Marine Corps Base Camp Pendleton. 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 Traffic and Transportation analysis 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 amplified music for events only during the hours of 6PM 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 Traffic and Transportation analysis was prepared and concluded that the wedding venue would result in an additional 46 average daily trips (ADT)s to nearby roads and will not have a significant impact to surrounding roads. Venue staff will be responsible for traffic circulation before and after events and will ensure the gate at the entrance of the property is opened at least two hours before any event so as to avoid backup onto De Luz Road. Therefore, the increase in trips due to proposed events will not significantly impact any road segments or intersections nearby.

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 Rural, Land Use Designation Rural-Lands (RL-20). The project is consistent with the Rural General Plan Land Use Designation because it proposes a venue that will provide event space for the Pendleton/De Luz 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:*

Pursuant to Sections 15301, 15303, 15304, and 15311 of the State CEQA Guidelines, the project is exempt from CEQA for the following reasons. Section 15301 consists of minor alterations of existing public or private structures or facilities involving negligible or no expansion of existing or former use. It is appropriate for the Project as it entails minor alterations of an existing facility including the permitting of unpermitted interior alterations of an existing barn and permitting an existing unpermitted drink cabana on existing outdoor hardscape space. No new structures or exterior expansions to structures are proposed. Section 15303 consists of the conversion of existing small structures from one use to another. It is appropriate for the Project as it entails the conversion of the existing outdoor hardscape space, drink cabana and barn into a wedding venue area. Section 15304 consists of minor alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Section 15304 is appropriate for the Project because the entire site was previously graded and only minor expansions to existing driveways are required. The minor expansion work requires removal of approximately 15 avocado trees and 1 old citrus tree from the existing 30-acre avocado orchard. The trees to be removed are sick or dying, thus are not considered healthy, mature, and scenic. Section 15311 consists of construction or placement of minor structures accessory to existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs, small parking lots, or placement of seasonal or temporary use items. This section is appropriate for the Project as it includes improvements and expansion of an existing parking lot for the commercial wedding venue. It has been determined that the Project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway. These Project elements, when considered together, do not change the applicability of the categorical exemptions.

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

NOISE ORDINANCE COMPLIANCE: In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plans, specific permit conditions and approved building plans associated with this permit. No noise generating equipment and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

COMPLIANCE INSPECTION

In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater 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

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.sdcountry.ca.gov/dplu/docs/LID-Handbook.pdf>

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. 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 lighting. No additional lighting is permitted. 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.

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#) (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [Section 87.201 of Grading Ordinance](#).

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.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] 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, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, <http://www.fws.gov/>.

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.: U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; <http://www.usace.army.mil/>; Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; <http://www.waterboards.ca.gov/sandiego/>; and California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; <http://www.dfg.ca.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.

NOTICE: To comply with State law, the applicant/owner must file the Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk's Office within five (5) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

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

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
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 and Quality (DEHQ)			
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
DAHVIA LYNCH, DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

cc: Double Z LLC, 4235 Citrus Circle, Yorba Linda, CA 92886
Jim Chagala, 555 West Country Club Drive, #254, Escondido, CA 92026

email cc:

Ed Sinsay, Team Leader, Land Development/Engineering, PDS

Denise Russell, Project Planning, PDS

This page is intentionally blank.

Attachment C – Environmental Documentation

2-47 NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

SUBJECT: **FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152**

Project Name: Double Z Wedding Facility; PDS2020-MUP-20-011, PDS2020-ER-20-01-001

Project Location: 38149 De Luz Road, Pendleton-De Luz Community Planning Area, within the unincorporated San Diego County, CA 92028; APN: 102-140-08-00

Project Applicant: Double Z LLC, 4235 Citrus Circle, Yorba Linda, CA 92886; (714) 336-0737

Project Description: The applicant requests a Major Use Permit (MUP) to permit the operation of an existing, unpermitted event venue on 2.2 acres of an approximately 30-acre site. The project site includes an existing commercial agricultural operation consisting of an avocado orchard and has an active code violation for the operation of a wedding venue without a permit, which the MUP seeks to resolve. The MUP will be conditioned to require building and grading permits to be obtained for all unpermitted work. A drink cabana and barn are proposed to be used as part of the wedding venue in addition to existing outdoor hardscape space. The venue will only be used for weddings, with a maximum capacity of 156 people, and will be available for rent two days per week from 6:00 PM to 11:00 PM. Earthwork will consist of balanced cut and fill of 470 cubic yards, which will be used to widen the existing driveways, add a fire turn-around, and widen the existing parking area. Water for the project will be provided by the Fallbrook Public Utility District, and sewer disposal is proposed using on-site septic systems.

Agency Approving Project: County of San Diego County Contact Person: Rachael Lindebrekke, (619) 323-7872

Date Form Completed: December 29, 2021

This is to advise that the County of San Diego Director of Planning & Development Services has approved the above-described project on January 21, 2022/Item #2 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☐ Statutory Exemption. C Section:
 - ☒ **Categorical Exemption. G Section: 15301, 15303, 15304, 15311**
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - ☐ G 15182 – Residential Projects Pursuant to a Specific Plan
 - ☐ G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Statement of reasons why project is exempt:

Section 21084 of the Public Resources Code requires the CEQA Guidelines to include a list of classes of projects which have been determined to not have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. PDS Staff has determined the project is categorically exempt pursuant to 15301 Class 1, 15303 Class 3, 15304 Class 4, and 15311 Class 11, for the reasons described below.

Categorical Exemption: Section 15301 – Existing Facilities

Section 15301 of the CEQA Guidelines, Existing Facilities, details the exemption that falls under Class 1. According to Section 15301, Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

This exemption is appropriate for Double Z Wedding Facility, as it entails the minor alteration of the existing facility. Examples provided in the CEQA Guidelines under Section 15301 include (a) interior alterations involving such things as interior partitions, plumbing, and electrical conveyances and (e) additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

The applicant proposes to permit unpermitted interior alterations of an existing permitted barn as well as an existing unpermitted drink cabana on an existing outdoor hardscape space for the purposes of a wedding facility. No new structures or exterior expansions to structures are proposed. The barn is an existing permitted structure with proposed unpermitted interior alterations. Proposed changes on the project site include widening the existing driveway and providing a fire turnaround consistent with fire code regulations and widening an existing parking area and placing decomposed granite for stability. These minor expansions require minimal grading of 470 cubic yards, balanced onsite, and would occur on previously disturbed soil where the avocado orchard exists.

Categorical Exemption: Section 15303 – Small New Structures

Section 15303 of the CEQA Guidelines, New Construction or Conversion of Small Structures, details the exemption that falls under Class 3. According to Section 15303, Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another.

This exemption is appropriate for Double Z Wedding Facility, as it entails the conversion of existing small structures from one use to another. The applicant would convert the existing outdoor hardscape space, drink cabana and barn into a wedding facility area. No aesthetic or other types of physical impacts would occur as result of conversion. As such, the Double Z Wedding Facility qualifies as exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines due to the scope of the project.

Categorical Exemption: Section 15304 – Minor Alterations to Land

Section 15304 of the CEQA Guidelines, Minor Alterations to Land, details the exemptions that falls under Class 4. According to Section 15304, Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes.

This exemption is appropriate for Double Z Wedding Facility, as it entails a minor private alteration in the condition of the land without removal of healthy, mature, scenic trees. An example provided in the CEQA Guidelines under Section 15304 is (a) grading on land with a slope of less than 10 percent, except that grading shall not be exempt in a waterway, in any wetland, in an officially designated scenic area, or in officially mapped areas of severe geologic hazard such as an Alquist-Priolo Earthquake Fault Zone or within an official Seismic Hazard Zone.

Although the project site contains slopes that are greater than 10%, the site slopes have already been graded and only minor expansions to existing driveways are required. The widening of the existing driveway and providing a fire turnaround as well as widening the existing parking area and placing decomposed granite, would remove approximately 15 avocado trees and 1 old citrus tree of the approximate 30-acre avocado orchard. The trees are part of the existing commercial avocado operation in which many are sick or dying, thus are not considered healthy, mature and scenic. In addition, the trees are for agricultural purposes. The project site does contain oak trees that would be considered mature, healthy, and scenic, but the oak trees will remain untouched onsite. The project also site contains intermittent streams but are located outside of the MUP project boundary. No impacts would occur to any wetland due to the proposed project.

Categorical Exemption: Section 15311 – Accessory Structures

Section 15311 of the CEQA Guidelines, Accessory Structures, details the exemption that falls under Class 11. According to Section 15311, Class 11 consists of construction, or placement of minor structures accessory to existing commercial, industrial, or institutional facilities, including by not limited to on-premise signs, small parking lots, or placement of seasonal or temporary use items. This exemption is appropriate for Double Z Wedding Facility, as it entails the improvements and expansion of an existing parking lot.

Section 15300.2 – Exceptions

The proposed project has been analyzed pursuant to CEQA Guidelines, Appendix G, and CEQA Section 15300.2, Exceptions, and is detailed below. The proposed project does not pose any potentially significant impacts and additionally meets the criteria of the exceptions pursuant to CEQA Section 15300.2. The proposed project was reviewed for the exceptions outlined in the CEQA Guidelines, Section 15300.2 (a – f) for those reasons a project may not be considered categorically exempt under any of the following classes or projects (Section 15300 et al.). The following summarizes the reasons that the project would not trigger any of the exceptions, and the above categorical exemption would apply to the project.

15300.2(a) – Location: The CEQA categorical exemption identified for the proposed project is a Class 1, 3, 4 and 11 (Sections 15301, 15303, 15304, and 15311). Classes 3, 4, 5, 6 and 11 are qualified by consideration of where the project is to be located; a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. The proposed project would not be located within a particularly sensitive area and therefore would not result in a significant impact. The majority of the site has been previously cleared and graded for the purposes of planting the avocado orchard. The site does contain intermittent streams and oak trees; however, the oak trees would be preserved onsite, and the streams are located outside of the area of work.

15300.2(b) – Cumulative Impact: A categorical exemption may not be used where a project would have a cumulative impact as defined in Section 15300.2(b). The project is not associated with any major impacts and would be minimal in nature. No cumulative impacts would occur.

15300.2(c) – Significant Effect: The proposed project was reviewed for potential significant impacts under Appendix G of the CEQA Guidelines. Given the scope of the project, it was determined that there would be no significant impacts.

15300.2(d) – Scenic Highways: A categorical exemption may not be used when a project may result in damage to scenic resources as defined in Section 15300.2(d). The proposed project would expand the existing roadways and parking area on the site and permit the existing unpermitted structures. No prominent visual changes would occur. In addition, the site is not located on a scenic highway or a designated County of San Diego scenic roadway as determined by the General Plan. No impacts would occur to a scenic highway due to the proposed project.

15300.2(e) – Hazardous Waste Sites: A categorical exemption may not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. The project would be placed on a pre-established site and would not propose a use type which would authorize the handling of hazardous waste materials. No potential significant impacts due to hazardous waste sites would occur due to the proposed project.

15300.2(f) – Historic Resources: A categorical exemption may not be used for a project which may cause a substantial adverse change in the significance of a historical resource. No historic resources have been identified on the project site location. Therefore, no substantial adverse change would occur to a historical resource due to the proposed project.

The proposed project is consistent with Sections 15301 – Existing Facilities, 15303 – New Construction or Conversion of Small Structures, 15304 – Minor Alterations to Land, 15311 – Accessory Structures, and 15300.2 – Exceptions and Appendix G of the CEQA Guidelines. Therefore, the project may rely on the categorical exemption for the reasons documented above.

Signature: _____ Telephone: (619) 323-858

Name (Print): Jenna Roady Title: Land Use & Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF Double Z Wedding Facility Major Use Permit

January 21, 2022

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

The project will obtain its water supply from the Fallbrook Public Utility District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

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

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

Wetland and Wetland Buffers:

Even though wetlands and/or wetland buffer areas have been identified on the subject property, the project has been found to be consistent with Article IV of the Resource Protection Ordinance, due to the following reasons: a) the project would not result in the placement of any non-permitted uses within wetlands; b) the project would not result in grading, filling, construction, or placement of structures within identified wetlands; and c) the project would not result in any non-permitted uses within wetland buffer areas. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes:

Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO) unless the land has been substantially disturbed by previous legal grading. There are steep slopes on the property however, the entire property has been legally graded and disturbed for the existing commercial avocado orchard.

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

☐

Discussion:

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

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

YES

☒

NO

☐

NOT APPLICABLE

☐

Discussion:

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

Transportation (traffic, railroad, aircraft) noise levels at the project site are not expected to exceed Community Noise Equivalent Level (CNEL)=60 decibels (dB) limit because review of the project indicates that the project is not in close proximity to a railroad and/or airport. Additionally, the County of San Diego GIS noise model does not indicate that the project would be subject to potential excessive noise levels from circulation element roads either now or at General Plan buildout.

Noise impacts to the proposed project from adjacent land uses are not expected to exceed the property line sound level limits of the County of San Diego Noise Ordinance.

Staff has evaluated the Plot Plan and Noise Report prepared by Ldn Consulting, Inc. and dated October 8, 2021 for the Major Use Permit for the Wedding Z project. All previous noise comments have been addressed, the documentation and noise analysis are considered accepted. The Double Z Wedding Facility will provide a private event space, available to rent two (2) days a week from 6 pm to 11 pm. The project proposes to host weddings utilizing an outdoor reception area, ceremony area, and a gazebo of 400 square feet for dispensing drinks. Music will consist of a DJ that may be located inside or just outside the barn. The facility will be used only for weddings and will be available for rent two (2) days a week. In no case would there be more than two events a week and, in no instance, will there ever be more than one event at a time. The number of guests would be limited to 150. The project and surrounding uses are zoned Limited Agriculture (A70) and is subject to the most restrictive one-hour average nighttime sound level limit of 45 dBA and daytime of 50 dBA. The nearest property line is located approximately 350 feet from the proposed wedding venue location. Staff has final noise recommendation to ensure the project would comply with County noise standards, Section 36.404. The hours of operations would be limited to 6:00 pm to 11:00 pm, where no music, live or recorded would occur before 6:00 pm or after 10:00 pm. The DJ speakers were orientated to the north and east per the project design within the designated DJ location. The orientation of the speakers resulted in decreased sounds levels at the western and southern property lines. The highest noise level when this feature is incorporated is 50 dBA. Therefore, the limitations to the hours of operations and events occurring and orientation of the equipment, the operational noise generated from this proposal would be in compliance with the County noise standards, Section 36.404.

The project is not requesting for additional structures or grading, therefore, would not be subject to the Noise Ordinance, Section 36.408, 36.409, and 36.410. However, if the project was to propose any construction activities during any process of this project, noise from these sources would need to be evaluated at that time.

Furthermore, the project would not result in significant increase in traffic volume that would result in exposing the existing and future noise sensitive receptors to noise levels that exceed the County's noise standards. The Project is calculated to generate 46 average daily trips per week and 162 total trips per event. Typically, it requires a project to double (or add 100%) the traffic volumes to have a direct impact of 3 dBA CNEL or be a major contributor to the cumulative traffic volumes. The addition of the project traffic would result in an overall increase the day of the events of 0.7 dBA and will not result in a direct or cumulative impact.

Additional noise control measures would be a part of the conditions of approval to ensure noise ordinance compliance.

Attachment D – Environmental Findings

DOUBLE Z WEDDING FACILITY

**PDS2020-MUP-20-011;
PDS2020-ER-20-01-001**

**ENVIRONMENTAL FINDINGS
January 21, 2022**

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15301, 15303, 15304, and 15311 for the reasons stated in the Notice of Exemption.
2. 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

Attachment F – Service Availability Forms



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

Please type or use pen

Double Z LLC 714-336-0737
 Owner's Name Phone
 4235 Citrus Circle
 Owner's Mailing Address Street
 Yorba Linda, CA 92886
 City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

F

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: Wedding Facility
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☐ Other _____

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

102-140-08-00

- B. ☐ Residential Total number of dwelling units _____
☒ Commercial Gross floor area 5157 Square Feet
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- C. Total Project acreage 2.2 Total lots 1 Smallest proposed lot _____

Thomas Guide. Page Map 400 Grid _____

38149 De Luz Road

Project address Street

Pendleton/De Luz 92028

Community Planning Area/Subregion Zip

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

Applicant's Signature: James C. Bridges

Date: 1/04/22

Address: 4235 Citrus Circle, Yorba Linda, CA 92886

Phone: 714-336-0737

(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: San Diego County Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project:

39431 De Luz Road, Station 16, 4 miles away

- 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 7.45 minutes. RL20 = max 20 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: David Sibbet Print Name and Title: DAVID SIBBET, DEPUTY FIRE MARSHAL Phone: 619-672-7112 Date: 1/4/22

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 - WATER
ZONING DIVISION

Please type or use pen		W
Double Z LLC	714 336-0737	
Owner's Name	Phone	
4235 Citrus Circle		
Owner's Mailing Address	Street	
Yorba Linda, CA 92886		
City	State	Zip
		ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____
		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: Wedding Facility
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☐ Other _____
- B. ☐ Residential Total number of dwelling units _____
☒ Commercial Gross floor area 5157 Square Ft.
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____
- C. ☒ Total Project acreage 2.2 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

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

102-140-08-00	

 Thomas Guide Page Map 400 Grid _____
38149 De Luz Road
 Project address _____ Street _____
Pendleton/De Luz
 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: James Chirgale for Mike Bridges Date: 03/11/2020
 Address: 4235 Citrus Circle, Yorba Linda CA 92886 Phone: 714 336-0737

(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: Fallbrook Public Utility 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): _____
- C. ☐ District conditions are attached. Number of sheets attached: _____
☐ 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.

 Authorized Signature: Adel Develle Print Name: Adel Develle
 Print Title: ENGINEERING TECHN. Phone: 760 999 2717 Date: 3/13/2020

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, 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) PDS2020-MUP-20-011

Assessor's Parcel Number(s) 102-140-08-00

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.

Double 2 LLC

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.

Mike Bridges 100%

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

James Chagala
 Signature of Applicant Mike Bridges

Print Name

Mike Bridges

----- OFFICIAL USE ONLY -----

**SDC PDS RCVD 09-03-20
 MUP20-011**

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 694-8985 • (888) 267-8770
<http://www.sdcounty.ca.gov/pds>