



The County of San Diego

Planning Commission Hearing Report

Date:	October 21, 2022	Case/File No.:	KQ Ranch RV Park; PDS2021-MUP-82-081W3, PDS 2021-ER-89-10-009A
Place:	County Operations Center 5520 Overland Avenue San Diego, CA 92123	Project:	Major Use Permit Modification for an RV park.
Time:	9:00 a.m.	Location:	449 KQ Ranch Road, Julian
Agenda Item:	#3	General Plan:	Rural Lands (RL-40)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Limited Agricultural (A70)
Applicant/Owner:	KQ Ranch and Campground, LLC	Community:	Julian Community Plan Area
Environmental:	15164 Addendum	APN:	294-011-17

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to approve, approve with modifications, or deny the proposed KQ Ranch Recreational Vehicle (RV) Park (Project). Discretionary actions required for the Project consist of a Major Use Permit (MUP) Modification.

The Project is a request to continue the operation of a 250-space recreational campground (as previously approved) and to allow for the installation of a seasonal inflatable pool cover for the existing pool. The Project is located on a 103.3-acre site connecting to State Route 79 via private easement road within the Julian Community Planning area.

This report describes the Planning & Development Services (PDS) recommendation, proposed MUP Modification, analysis and discussion, and community planning group recommendation. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies, and ordinances, and reviewed the project's potential impacts on the environment in accordance with the California Environmental Quality Act (CEQA). Based on staff's analysis, as further described in this report, PDS recommends approval of the MUP Modification, with the conditions noted in the attached Form of Decision.

B. STAFF RECOMMENDATIONS

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

1. Adopt the Environmental Findings included in Attachment A, which include a finding that the project is exempt from CEQA.
2. Adopt the Form of Decision for Major Use Permit Modification PDS2021-MUP-82-081W3, which includes those requirements and conditions necessary to ensure that the Project is implemented in a manner consistent with State law and County of San Diego (County) Regulations (Attachment D).

C. PROJECT BACKGROUND

The existing recreational campground, known as KQ Ranch, was originally established in 1971 as a 148-space recreational campground pursuant to MUP 71-94. In 1982, a request to expand the existing recreational campground was proposed under MUP 82-081. The subsequent MUP was approved to allow a total of 250 spaces, additional buildings, and signage. This MUP was granted for a period of 15 years. A subsequent Modification was approved to the project in 1990, which allowed changes to the water usage restrictions and occupancy of the recreational campground. Another subsequent Modification was approved in 1999 to allow the use to continue for another 15 years, through February 19, 2014. Since that time, the recreational campground has continued operating under the conditions of the previous MUP modification. The currently proposed MUP Modification is required to remove the expiration date on the MUP to allow continued operation of the recreational campground. Although the MUP has expired, since there has been no change to the use and the permit has not been revoked pursuant to Section 7382 of the Zoning Ordinance, the Project can still rely on the MUP.

The site is subject to the Julian Community Plan, and the General Plan Category Rural, Land Use Designation Rural Lands 40 (RL-40). Zoning for the site is Limited Agricultural (A70). Access will continue to be provided from State Route 79 to a private easement road, KQ Ranch Road.

D. REGIONAL SETTING AND PROJECT LOCATION

The project site is located at 449 KQ Ranch Road in the Julian Community Plan area (Figures 1 and 2). Rural Residential housing is located to the north, west, east and south, and Public Agency Lands are located to the east. The site is comprised of one legal lot totaling 103.3 acres in size and contains the existing 250 space RV campground. Please refer to Attachment B – Planning Documentation, for maps of surrounding land uses and zoning designations.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Rural Lands-40	Limited Agriculture (A70)	KQ Ranch Road	Rural Residential and Vacant
East	Rural Lands-40/Public Agency Lands	Limited Agriculture (A70)	N/A	Rural Residential, Public Agency Lands, and Vacant
South	Rural Lands-40	General Rural (S92)	Cuyamaca Meadows Road	Rural Residential and Vacant

Location	General Plan	Zoning	Adjacent Streets	Description
West	Rural Lands-40	Limited Agriculture (A70)	State Route 79	Rural Residential and Vacant

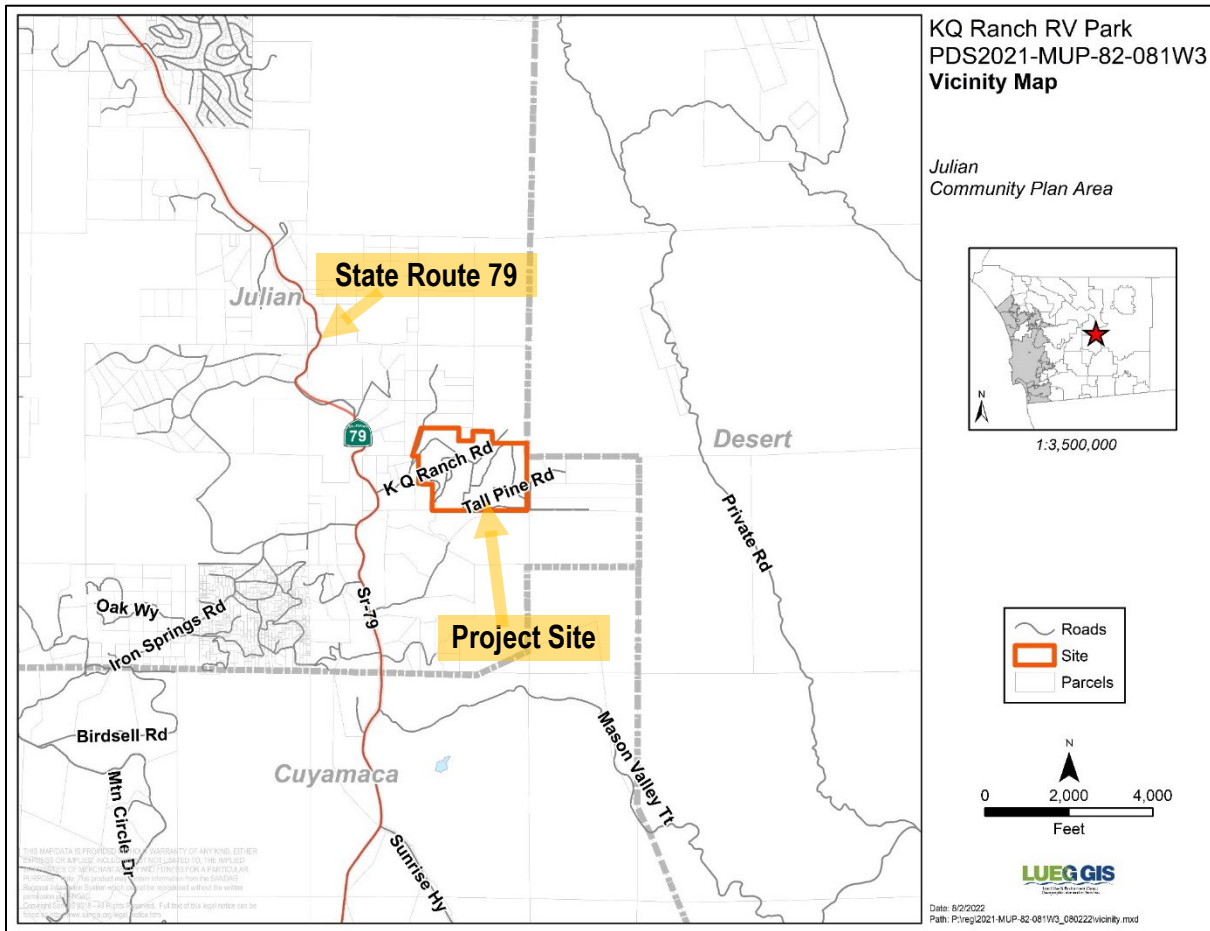


Figure 1: Vicinity Map

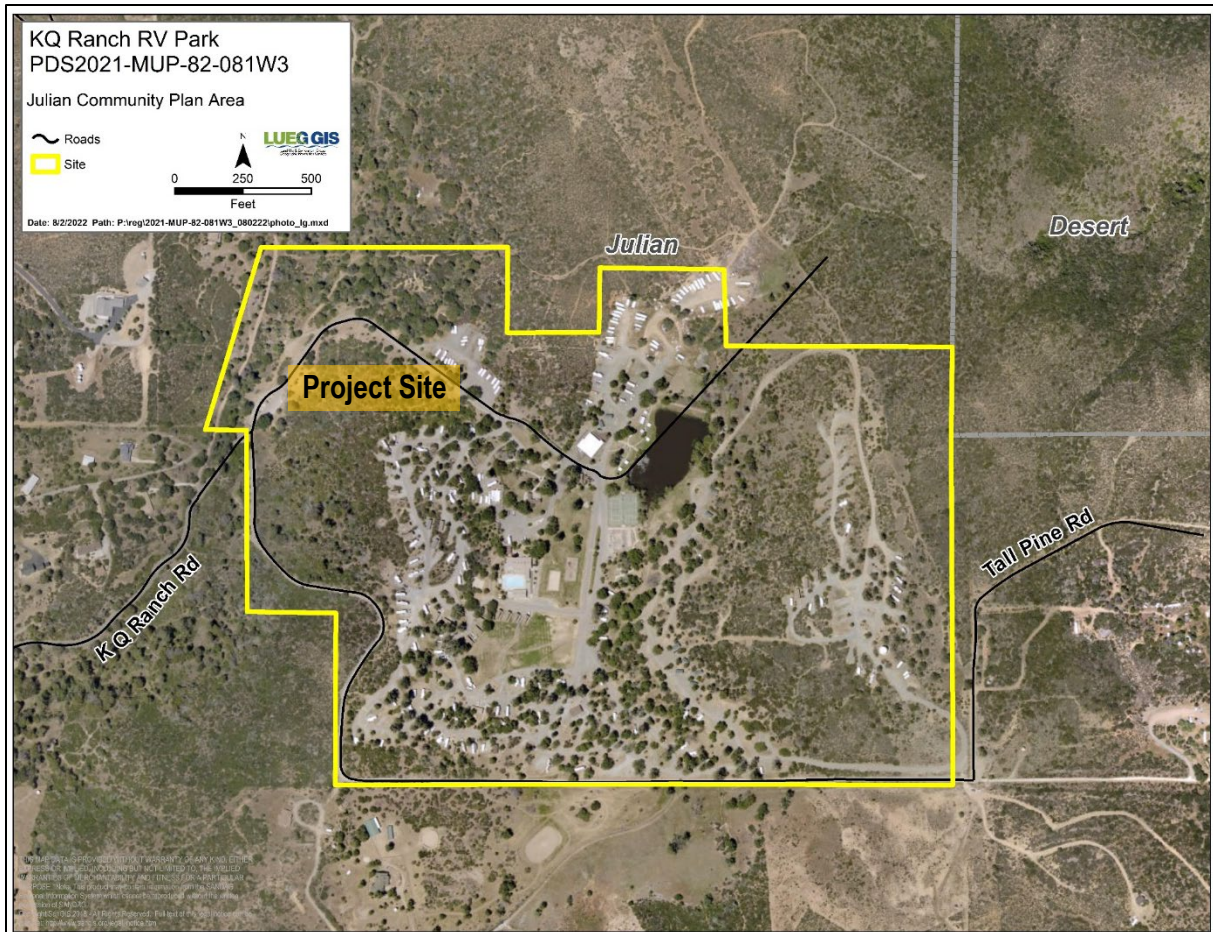


Figure 2: Aerial of Existing Site

E. DEVELOPMENT PROPOSAL

1. Project Description

The KQ Ranch RV Park (Project) is a MUP Modification request to continue the operation of a 250-space recreational campground (as previously approved) and to allow for the installation of a seasonal inflatable pool cover for the existing swimming pool. Figure 3 shows the existing swimming pool, and Figure 4 shows the proposed pool cover, also referred to as a dome, which is an inflatable, removable cover that the park will install during the winter months. The existing Project site includes ten separate structures related to operation and maintenance of the park; no changes to these structures are proposed.

The project site is located at 449 KQ Ranch Road in the Julian Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Rural, and Land Use Designation Rural Lands-40. Zoning for the site is Limited Agriculture (A70).



Figure 3: Proposed Project Area

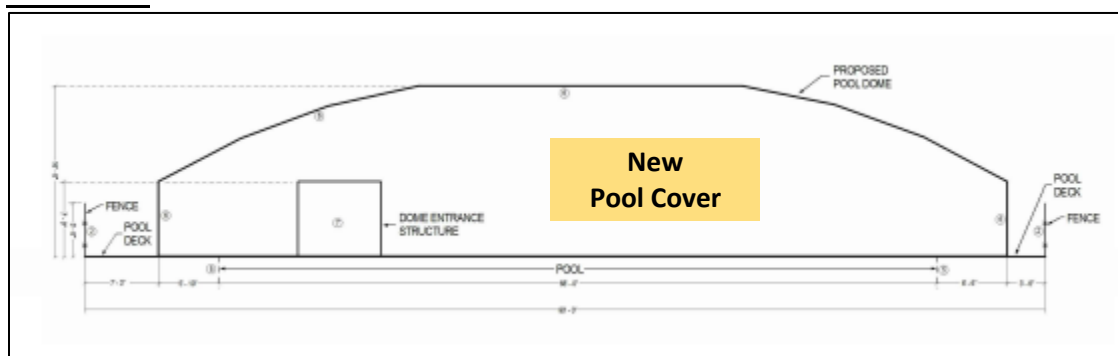


Figure 4: Proposed Project

Municipal Services

The Project will continue to be served by San Diego County Fire Protection District. The Project has demonstrated that all necessary services and facilities are available as required by the General Plan and Board of Supervisors Policy I-84 (Project Facility Availability Forms for School and Fire Services). Project Facility Availability Forms have been provided for all services and are included in Attachment F. The site relies on groundwater and on-site septic. There are no plans for increased usage that would change the water usage or add a need for more septic capacity.

F. ANALYSIS AND DISCUSSION

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the Julian Community Plan, the County Zoning Ordinance, the County Subdivision 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

- a. Is the Project consistent with the vision, goals, and policies of the General Plan?
- b. Does the Project comply with the policies set forth under the Julian Community Plan?
- c. Is the Project consistent with the County's Zoning Ordinance?
- d. Is the Project consistent with other applicable County regulations?
- e. Does the Project comply with CEQA?

2. Project Analysis

Land Use / Density

The Project is a request to continue the use of a 250-space recreational campground (as previously approved) and to allow for the installation of a seasonal/temporary inflatable pool cover/dome for the existing pool. The existing and proposed land use is considered Transient Habitation: Campground, which includes RV parks. A MUP Modification is required for reinstating an expired use permit for a Transient Habitation: Campground Use in the A70 zone, which is not considered a residential use type, and therefore not subject to density regulations.

Major Use Permit (MUP) Findings

The discussion below covers scale, bulk and coverage, availability of services, effects upon neighborhood character, and suitability of the site for the Project which are all required findings for granting of a MUP. Staff has analyzed the Project in relation to each of these.

The Project is a request to continue the use of a 250-space recreational campground (as previously approved) and to allow for the installation of a seasonal/temporary inflatable pool cover/dome for the existing pool. The transient habitation campground on a 103.3-acre site is harmonious with the surrounding undeveloped rural area. The project is screened from State Route (SR) 79 by a stand of Coulter pines and a series of low ridges and hills (Figure 5). The topography on the east is a ridge which screens the development from Chariot Canyon to the east. The existing dense vegetation on-site together with the "bowl-like" topography screen the site from public view.

No additional structures or uses are proposed by this Modification.

The site currently receives public services, and the Project has been reviewed by the San Diego County Fire Protection District to ensure it will continue to receive adequate services.



Figure 5. Street view from SR-79

3. General Plan Consistency

The site is subject to the Rural General Plan Regional Category and Rural Lands-40 (RL-40) Land Use Designation. The proposed project is consistent with the following relevant General Plan goals, policies, and actions as described in Table F-1.

Table F-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
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. <i>Open space and rural lands are primary areas that provide carbon sequestration benefits for the Region</i>	The Project does not propose any additional development to the existing area. The continued use of the project area as a campground will allow the area to remain a rural area.
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 Project is compatible with the rural nature of the surrounding community as it is reinstating an expired permit and does not involve the addition of new structures and is not visible from nearby residences. Therefore, the Project will conserve the unique natural features and maintain the rural character of the community.
Policy COS-4.1 – Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's	The Project has been conditioned to monitor groundwater level of wells for drought conditions. The determination of drought conditions are made from well

dependence on imported water and conserve groundwater resources.	measurements and are reported to the Department of Planning & Development Services and the Julian Planning Group via a semi-annual written report prepared by a California Professional Geologist and approved by the Director, Planning & Development Services. These reports include all data collected from the monitoring program.
<p>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.</p>	<p>The Project has completed a Fire Protection Plan that incorporates the following measures: a wildland fire hazard rating assessment and expected fire behavior of both on-site and off-site native vegetative fuels, a long-term perimeter vegetative fuel modification treatment and maintenance plan to minimize the potential loss of any structure due to wildland fires, a long-term interior open space fuel modification treatment plan and “Firewise Landscaping” criteria to be utilized around the planned structures, “Ignition Resistant Building Features” that will be required for all structures, a review of existing structures and building features, community protection systems (e.g., water and access), and specifications to assure these structures, features and systems adequately protect life and property. These measures will reduce the risk of structure and human loss due to wildfire. The County Fire Authority reviewed and approved the Project as designed, with incorporation of the fire protection measures mentioned above.</p>

4. Julian Community Plan Consistency

The Project is consistent with the following relevant Julian Community Plan goals, policies, and actions as described in Table F-2.

Table F-2: Julian Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
Water Goal Policy 1 Groundwater levels should be monitored in the public water system in the planning area	The Project has been conditioned to regularly monitor ground water levels in wells. The determination of drought conditions are made from well measurements and are reported to the Department of Planning & Development Services and the Julian Planning Group via a semi-annual written report prepared by a California Professional Geologist and approved by the Director, Planning & Development Services. These reports include all data collected from the monitoring program.
Vegetation and Wildlife Goal Policy 2 Recommend that owners of public and private lands manage vegetation to decrease fire hazard. Fire Protection Goal Policy 1 Vegetation clearance and management around structures and fuel breaks to protect subdivisions should be constructed and maintained.	The Project has completed a Fire Protection Plan that incorporates the following measures: a wildland fire hazard rating assessment and expected fire behavior of both on-site and off-site native vegetative fuels, a long-term perimeter vegetative fuel modification treatment and maintenance plan to minimize the potential loss of any structure due to wildland fires, a long-term interior open space fuel modification treatment plan and "Firewise Landscaping" criteria to be utilized around the planned structures, "Ignition Resistant Building Features" that will be required for all structures, a review of existing structures and building features, community protection systems (e.g., water and access), and specifications to assure these structures, features and systems adequately protect life and property.

5. Zoning Ordinance Consistency

The Project site is zoned Limited Agriculture (A70). The Project does not include changes to change the existing General Plan Land Use Designation and is consistent to the Zoning Use Regulations Compatibility Matrix (Zoning Ordinance Section 2050).

Table F-3: Zoning Ordinance Development Regulations

ZONING REGULATIONS	CURRENT	CONSISTENT?
Use Regulation:	A70	Yes Upon approval of MUP Modification
Animal Regulation:	L	Yes
Density:	-	N/A
Lot Size:	4 AC	Yes
Building Type:	C	Yes
Height:	G (35')	Yes
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Table F-4: Zoning Ordinance Development Regulations

Development Standard	Proposed/Provided	Complies?
Section 2705.c of the Zoning Ordinance allows for Transient Habitation: Campground within the A70 zone upon issuance of a MUP.	The Project is a request to continue the use of a 250-space recreational campground (as previously approved) and to allow for the installation of a seasonal/temporary inflatable pool cover/dome for the existing pool which is classified in the Zoning Ordinance as Transient Habitation: Campground. Therefore, the Project will comply with the A70 Use Regulations upon approval of a MUP Modification.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP Modification.
Section 4600 of the Zoning Ordinance requires that the project meet the "G" height requirement of 35 feet.	The proposed new inflatable pool cover/dome meet the 35-foot height requirement.	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 Project meets the setback requirements for front, side, and rear yards.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

6. Applicable County Regulations

Table F-5: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
1. Resource Protection Ordinance (RPO)	The Project is a request to continue the use of a 250-space recreational campground (as previously approved) and to allow for the installation of a seasonal/temporary inflatable pool cover/dome for the existing pool. The Project will not impact any wetlands, floodplains/floodways, steep slopes, cultural and historic resources, or sensitive habitat lands. Therefore, the Project is in conformance to the Resource Protection Ordinance.
2. County Consolidated Fire Code	The Project has been reviewed by the County Fire Authority and has been found to comply with the County Consolidated Fire Code. A Fire Protection Plan was prepared in accordance with County guidelines.
3. Noise Ordinance	The recreational campground has been in use since 1971, no new development is proposed that would create additional noise.
4. Light Pollution Code	The Project is a request to continue the use of a 250-space recreational campground (as previously approved) and to allow for the installation of a seasonal/temporary inflatable pool cover/dome for the existing pool, there are no changes to lighting proposed.
5. Watershed Protection Ordinance (WPO)	A Standard Project Stormwater Quality Management Plan (SWQMP) was prepared for the Project and is determined to be in compliance with the WPO.
6. Park Lands Dedication Ordinance (PLDO)	The Project is a request to continue the use of a 250-space recreational campground (as previously approved) and to allow for the installation of a seasonal/temporary inflatable pool cover/dome for the existing pool and not subject to the PLDO. The PLDO applies to projects that propose 50 homes or more. The Project is a campground and does not propose single or multi-family housing.
7. Multiple Species Conservation Program (MSCP)	The project site is not located within the boundaries of the County's Multiple Species Conservation Program (MSCP).

7. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA and qualifies for a categorical exemption under CEQA Section 15301 and 15303. Section 15301 exempts the operation of existing facilities involving negligible or no expansion of existing use. Section 15303 exempts the installation of small new equipment in small structures. The NOE is included in Attachment C.

G. COMMUNITY PLANNING GROUP

On September 13, 2021, the Julian Community Planning Group (CPG) considered the Project and recommend approval of the proposed MUP Modification 9-0-0-2 (9-Ayes, 0-Noes, 0-Abstain, 2-Vacant/Absent).

H. PUBLIC INPUT

At the time of application submittal on August 23, 2021, and in accordance with Board Policy I-49, public notices were sent to property owners within a radius of 300 feet of the project site until 23 different property owners were noticed. No comments or phone calls were received.

No public comments were made at the September 13, 2021 CPG meeting.

Notice of today's hearing was sent to 104 property owners, which includes all property owners within 4,500 feet of the project site. Notice of the Project was also posted at the site.

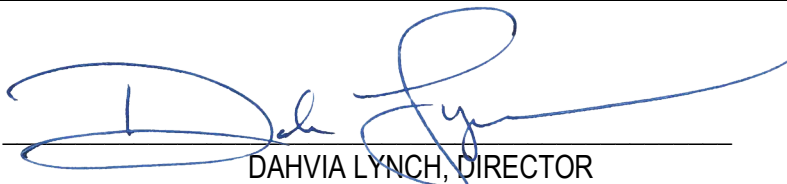
Report Prepared By:

Jae Roland-Chase, Project Manager
619-380-3130
jae.rolandchase@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 – Environmental Findings
Attachment B – Planning Documentation
Attachment C – Environmental Documentation
Attachment D – Form of Decision
Attachment E – Public Documentation
Attachment F – Service Availability Forms
Attachment G – Ownership Disclosure

**Attachment A –
ENVIRONMENTAL
FINDINGS**

ENVIRONMENTAL FINDINGS

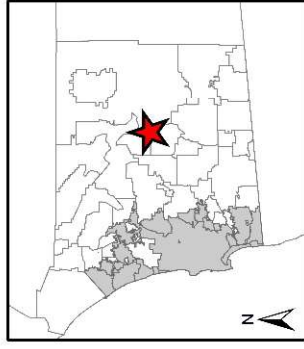
KQ Ranch RV Park
PDS2021-MUP-82-081W3, PDS2021-ER-89-10-009A
October 21, 2022

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15301 and 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that the project is located outside of the boundaries of the Multiple Species Conservation Plan (MSCP). Therefore, conformance with the MSCP and the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) is not required.

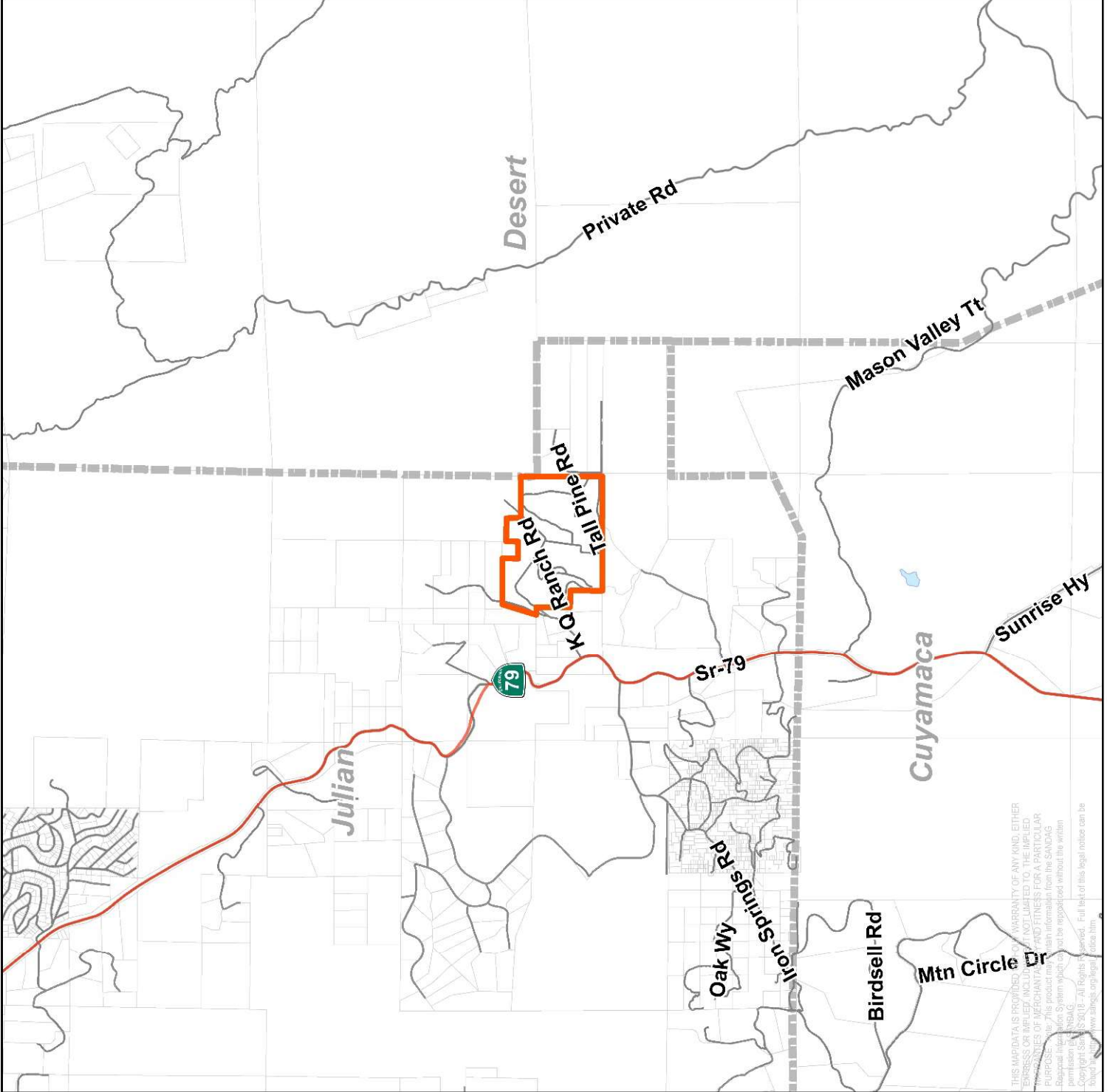
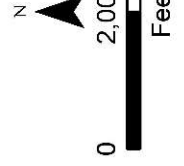
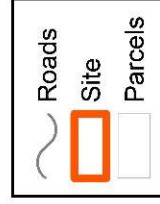
**Attachment B – PLANNING
DOCUMENTATION**

**KQ Ranch RV Park
PDS2021-MUP-82-081W3
Vicinity Map**

*Julian
Community Plan Area*



1:3,500,000



THIS MAP/DATA IS PROVIDED "AS IS" 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. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS MAP/DATA. The user shall not be responsible for any and all damages, including reasonable attorney's fees, arising from the use of this map/data. Copyright © 2022 LVEGIS. All Rights Reserved. Full text of this legal notice can be found at: <http://www.lvegis.com/legal/Disclaimer.htm>

KQ Ranch RV Park
PDS2021-MUP-82-081W3
General Plan

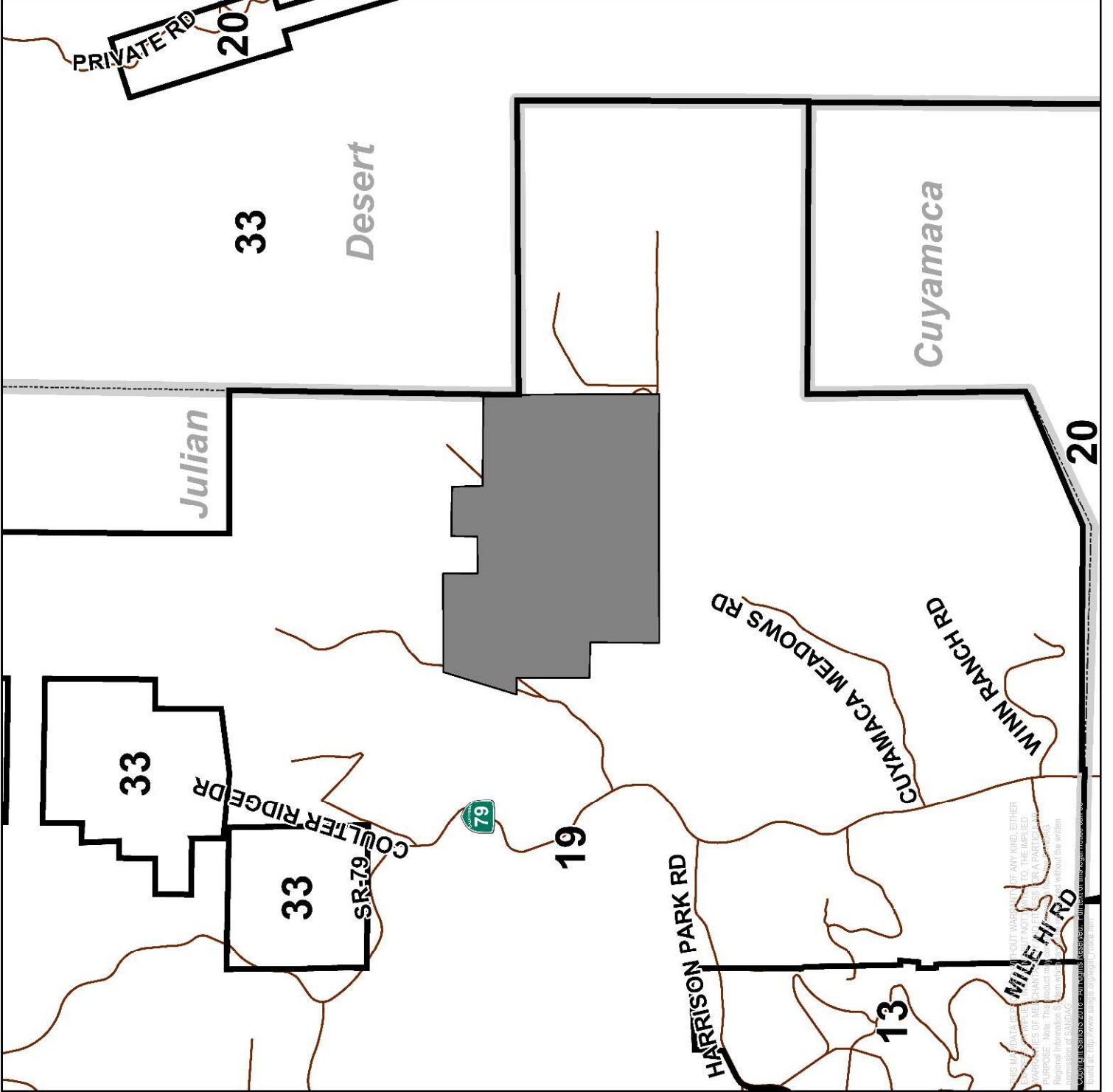
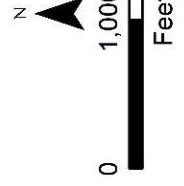
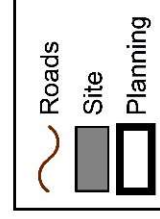
*Julian
Community Plan Area*

(13) Semi-Rural Residential (SR-4)

(19) Rural Lands (RL-40)

(20) Rural Lands (RL-80)

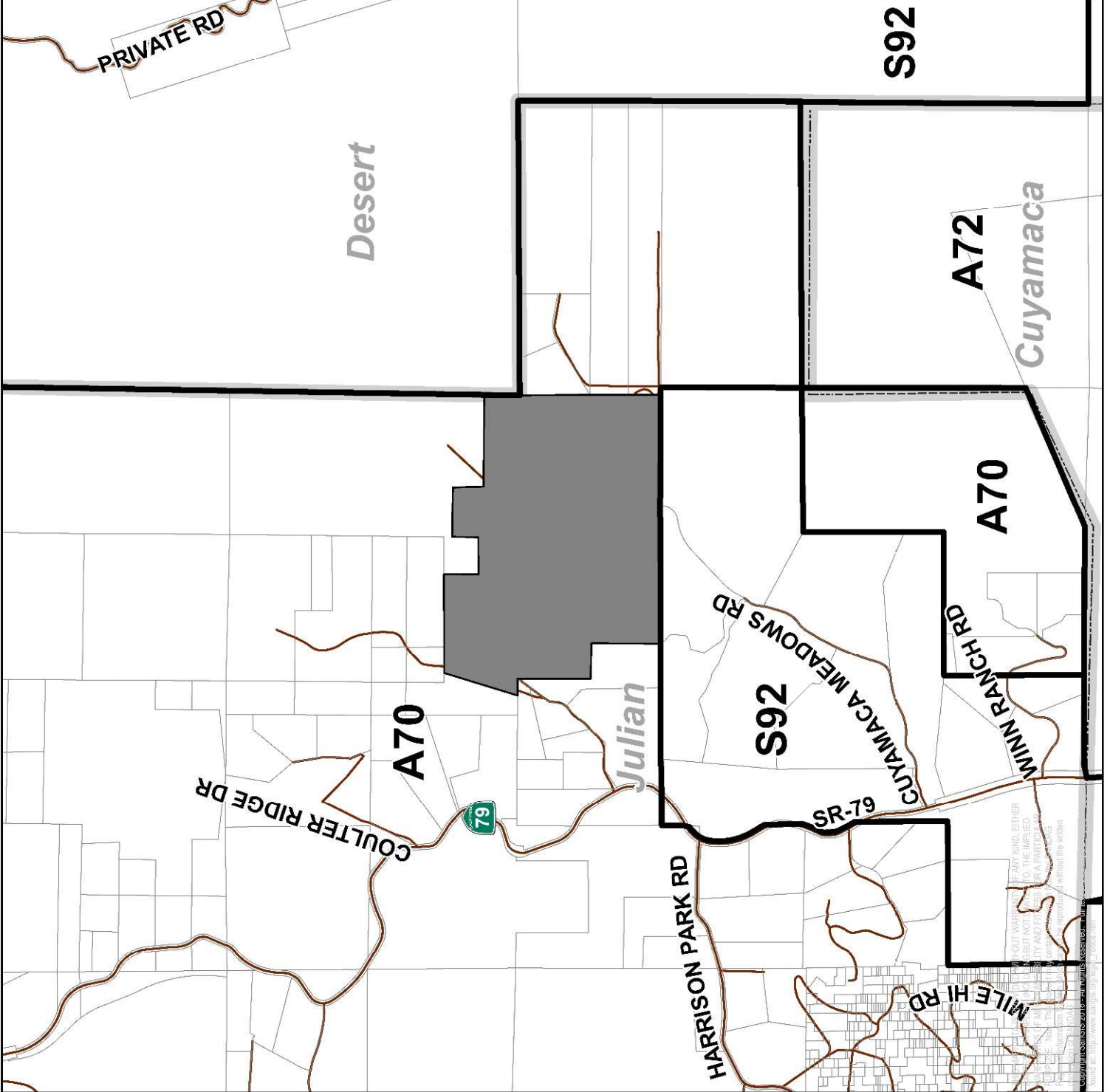
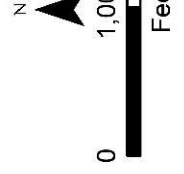
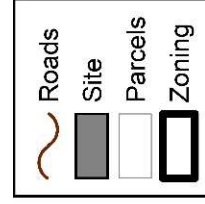
(33) Public Agency Lands



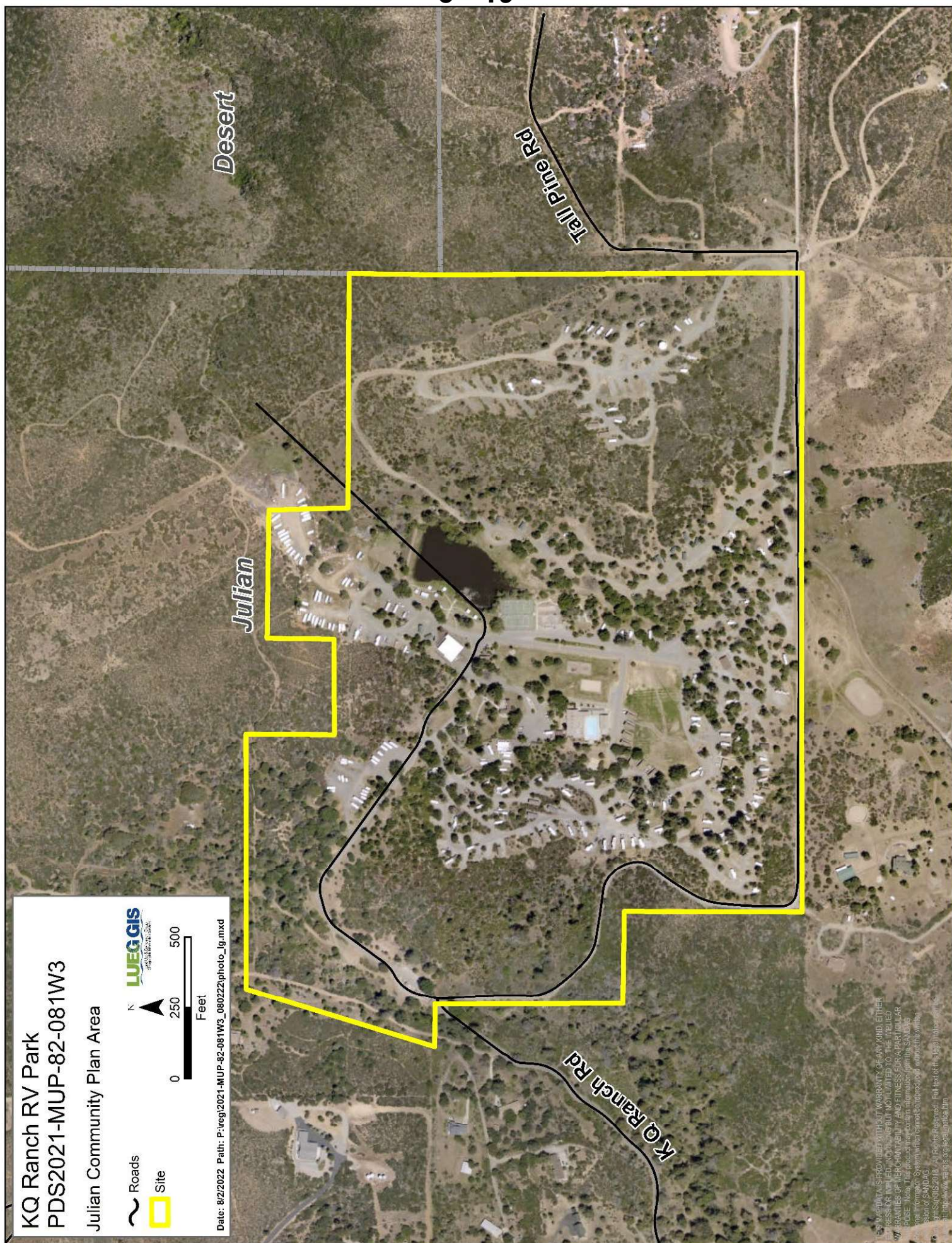
**KQ Ranch RV Park
PDS2021-MUP-82-081W3
Zoning**

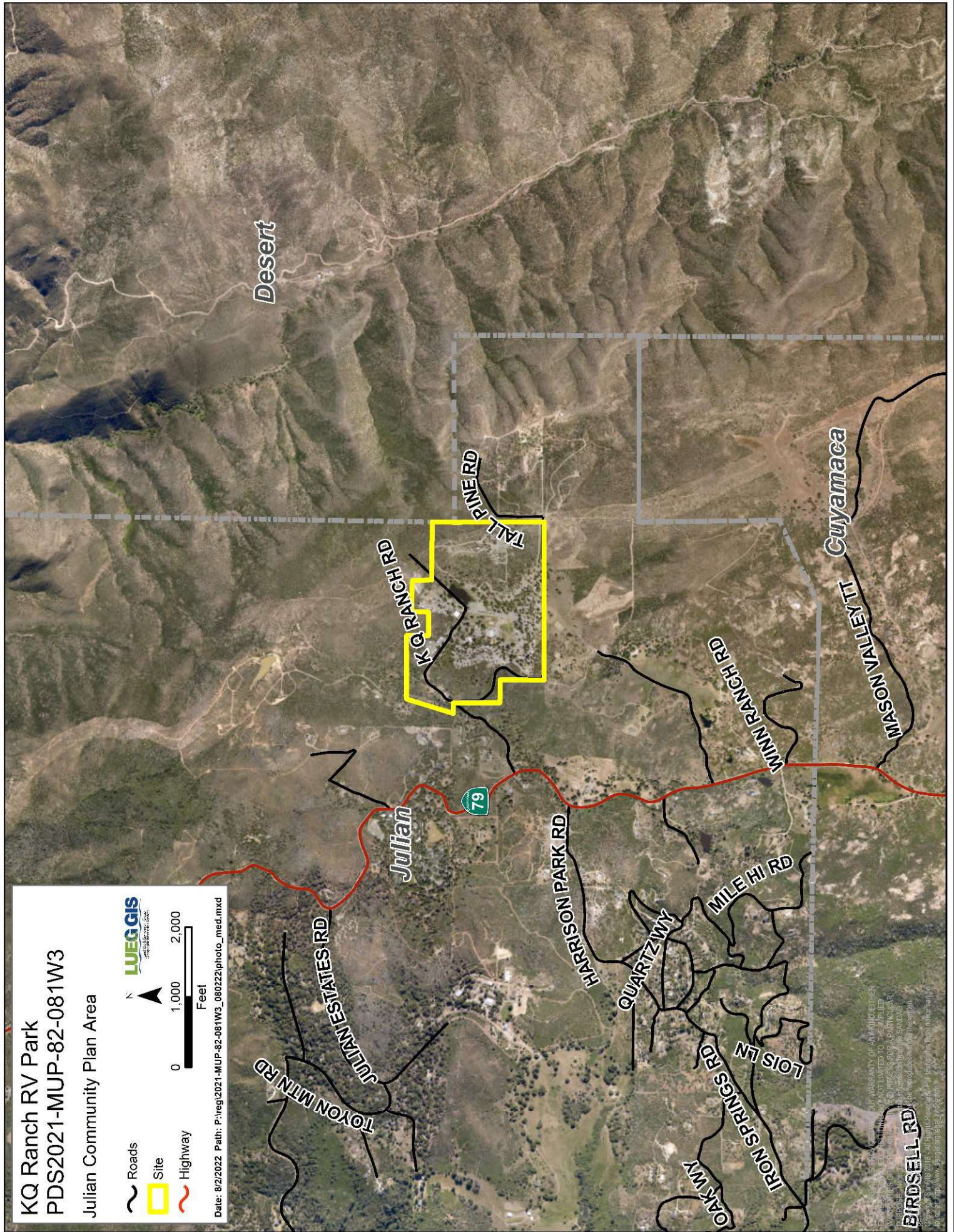
*Julian
Community Plan Area*

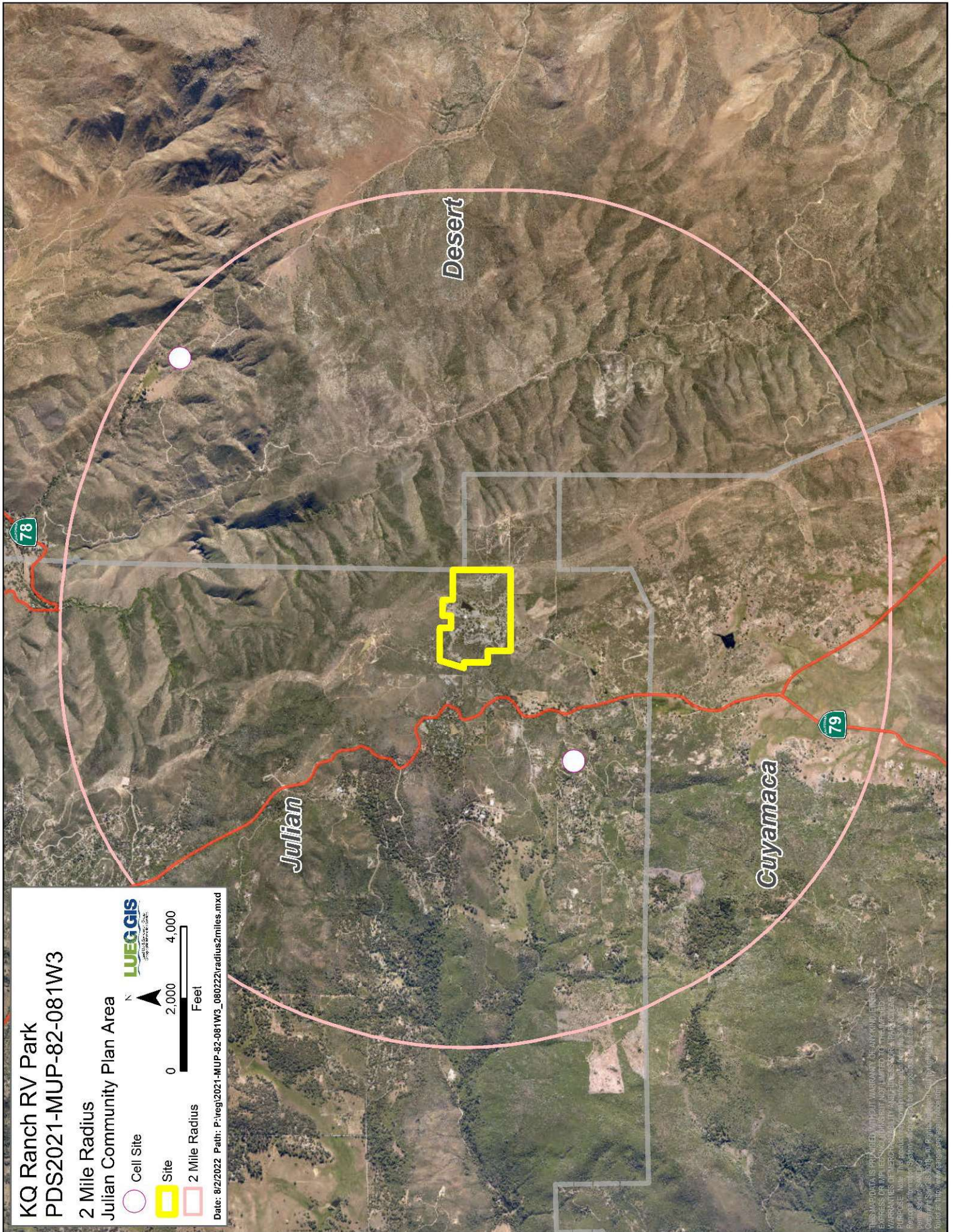
A70 - Limited Agricultural
A72 - General Agricultural
S92 - General Rural

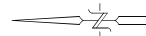


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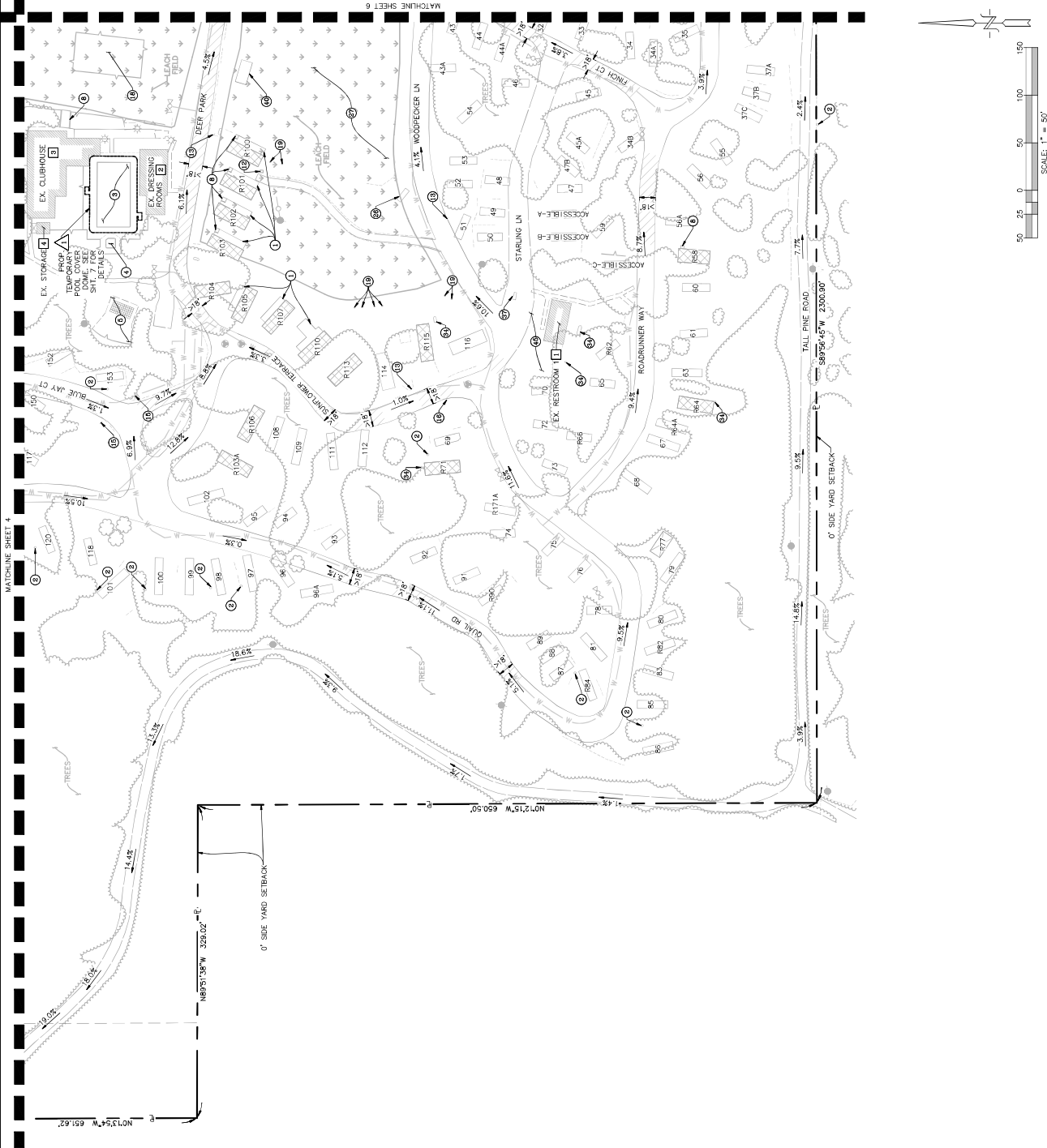
KQ RANCH RV RESORT
449 KQ RANCH RD
JULIAN, CA 92036

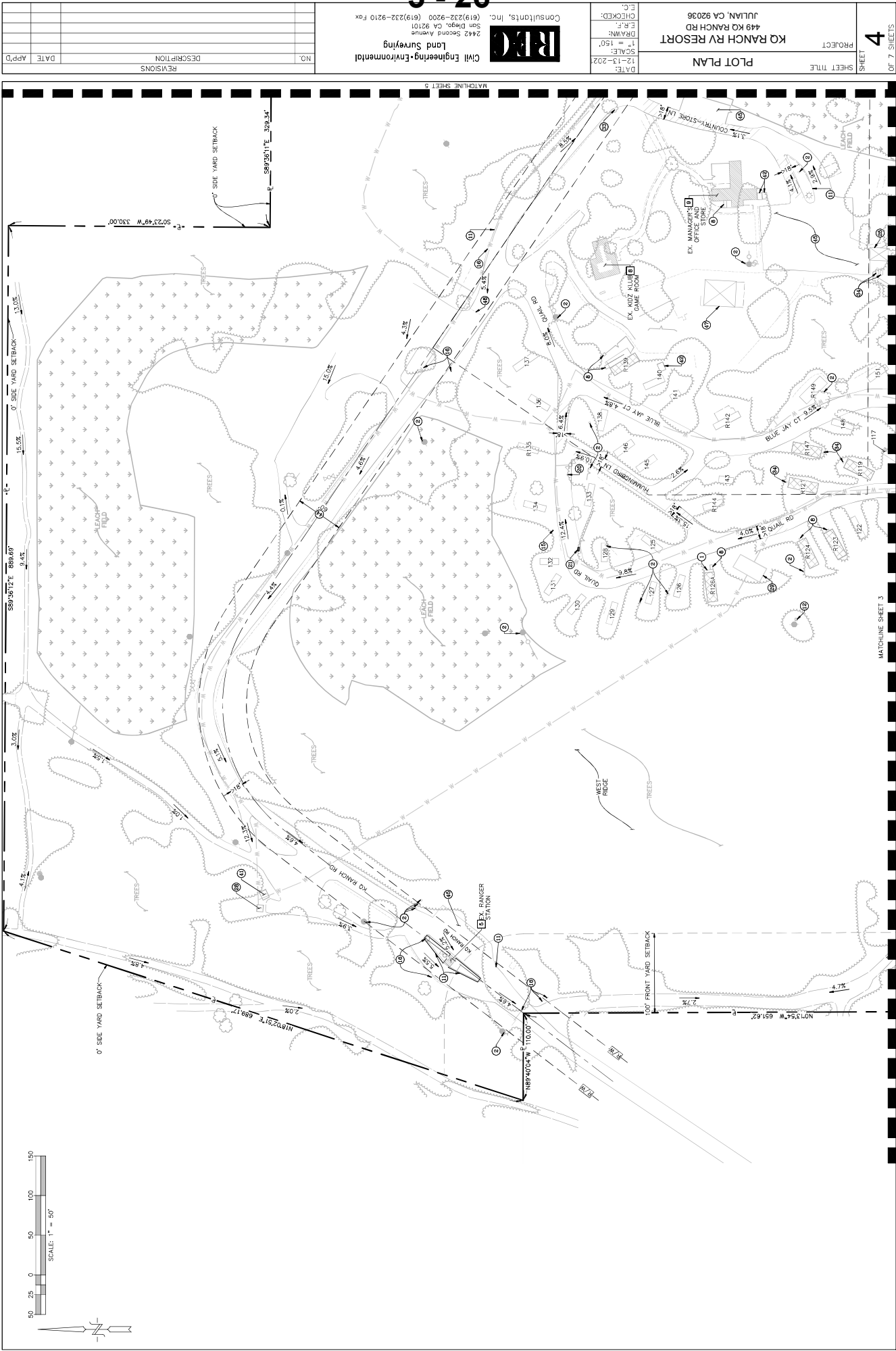
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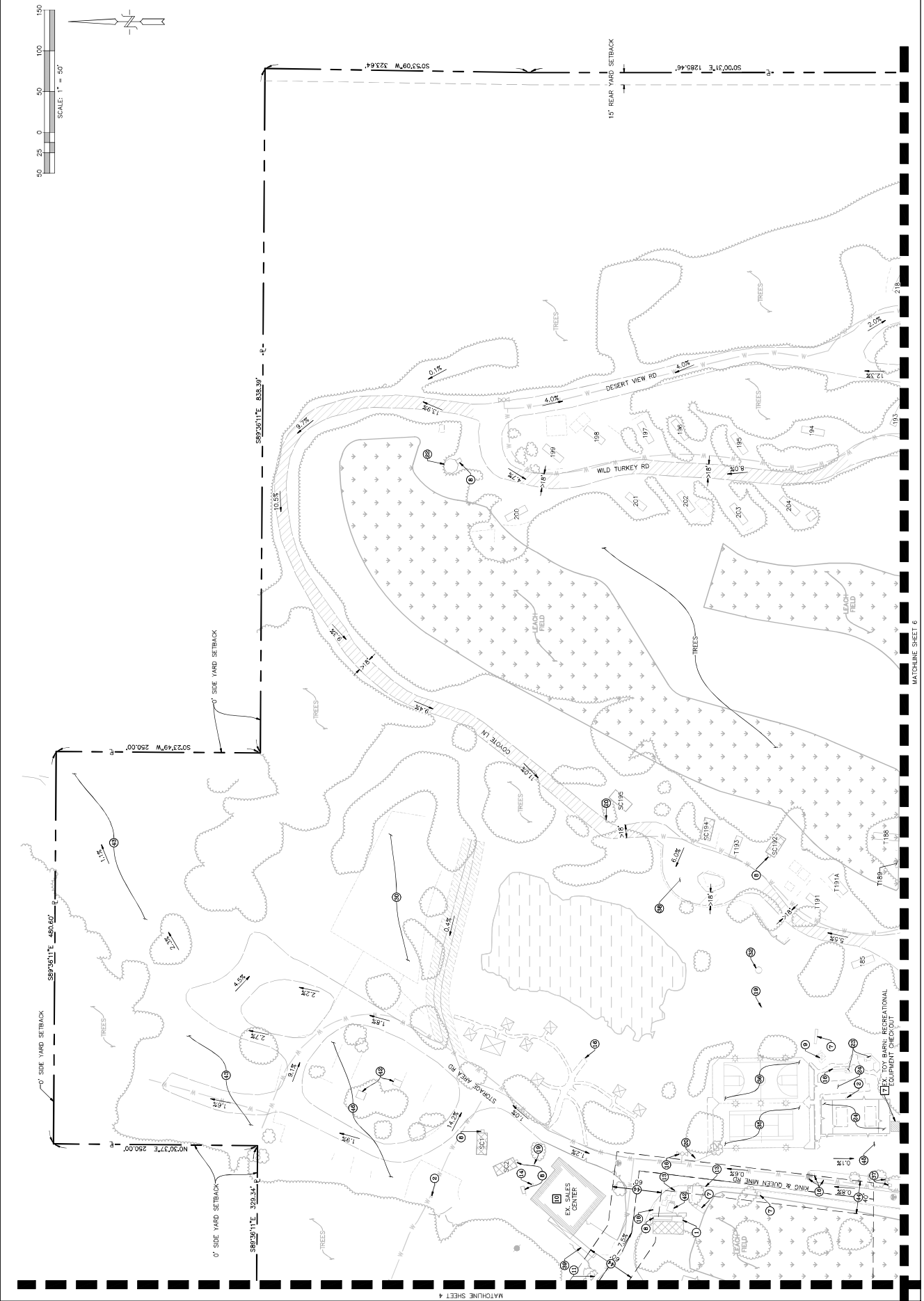
**Civil Engineering • Environmental
Land Surveying**
2442 Second Avenue
San Diego, CA 92101
Consultants, Inc.
(619)232-9200 (619)232-9210 Fax

NO.	REVISIONS	DATE	APP'D





SHEET 4		7 SHEETS	
PROJECT		KQ RANCH RV RESORT	
SHEET TITLE		PLOT PLAN	
DATE: 12-13-2021		SCALE: 1" = 150'	
DRAWN: E.R.F.		CHECKED: E.C.	
JULIAN, CA 92036		449 KQ RANCH RD	

[illegible]

**Attachment C –
ENVIRONMENTAL
DOCUMENTATION**

3-31 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: PDS2021-MUP-82-081W3, KQ Ranch RV Park Major Use Permit Modification

Project Location: 449 KQ Ranch Road, Julian, CA 92040 (APN: 294-011-17-00)

Project Applicant: KQ Ranch & Campground LLC, PO Box 1088, Parker, AZ 85344

Project Description: The Project is a request to continue the operation of a 250-space recreational campground (as previously approved) and to allow for the installation of a seasonal inflatable pool cover for the existing pool. The Project is located on a 103.3-acre site connecting to State Route 79 via private easement road within the Julian Community Planning area.

Agency Approving Project: County of San Diego

County Contact Person: Jae Roland-Chase Telephone Number: (619) 380-3180

Date Form Completed: September 29, 2022.

This is to advise that the County of San Diego Planning & Development Services Director has approved the above-described project on June 9, 2022 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 and 15303
 - ☐ 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.

Statement of reasons why project is exempt: Pursuant to Section 15301, the project is exempt from CEQA because of the project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use and pursuant to Section 15303, the project is exempt from CEQA because the project consists of the installation of small new equipment and facilities in an accessory structure.

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

Signature:  Telephone: (619) 380-3130

Name (Print): Jae Roland-Chase Title: Land Use and 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.

Attachment D – DECISION

SAN DIEGO COUNTY PLANNING COMMISSION

5201 Ruffin Road

San Diego, CA 92123

October 21, 1983

Decision of the Planning Commission
On the Application of The Great Outdoor American Adventure
Application Number P82-081

GRANT, for a period of 15 years, a major use permit, pursuant to Sections 2705c and 6450 of The Zoning Ordinance, for the expansion of an existing 148 space recreational campground to a total of 335 spaces together with attendant uses, building and signs.

Also granted is a modification of the Development Criteria of Section 6458 pursuant to Section 6460 of The Zoning Ordinance to waive conditions relating to fences and walls, landscaping, interior roadways, undergrounding and storage facilities due to the size and location of the site.

The following conditions are imposed with the granting of this major use permit:

- A. Prior to obtaining any building or other permit pursuant to this major use permit, and prior to commencement of construction or use of the property in reliance on this major use permit, the applicant shall:
1. Make application to Department of Planning and Land Use for a compliance survey inspection of all structures on the property in order to determine what additions, alterations, or modifications will be necessary for the structures to conform to building regulations for the proposed new use. The owner shall thereafter make application to Department of Planning and Land Use for building, plumbing, and electrical permits for all additions, alterations, and modifications to the structures.
 2. Have a civil engineer provide the necessary hydrology and hydraulics to define the 100-year floodplain limits and annotate the limits on the revised plot plan.
 3. Demonstrate that each campsite is outside of the defined floodplain and is safe from the flood flow peak of a 100-year frequency storm to the satisfaction of the Department of Public Works.
 4. Provide documentation from CALTRANS authorizing access into State Highway 79 for the increased use from the existing 108 campsites to 275 campsites.
 5. Obtain a Fire Service Commitment from the Julian/ Cuyamaca Fire Protection District. (EIR)

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6. Submit for the approval of the Director of Planning and Land Use six (6) copies of a revised plot plan, showing the following revisions:
 - a. Buildings, structures and roadways shall be in substantially the same locations as shown on "Figure 5-Proposed" prepared by New Horizons which was submitted at the September 8, 1983 PERB hearing.
 - b. The number of campsites shall be reduced to a total of 335 with emphasis upon eliminating campsites located nearest to external property lines particularly near the east boundary.
 - c. The existing 40 foot wide private road easements shall be shown on the revised plot plan and no campsites shall take access from these easements.
 - d. All campsites near the periphery of the site shall be screened by native plant materials so as to minimize visual impact upon surrounding properties.
7. Satisfy the fire protection requirements of the County Fire Marshal and the Julian/Cuyamaca Fire Protection District, as follows: (EIR)
 - a. Location, number and type of fire hydrants shall be installed as required by the County Fire Marshal.
 - b. Each fire hydrant shall be approved for size of barrel and minimum number of outlets with National Standard thread.
 - c. Each fire hydrant shall meet minimum water flow requirements as required by the County Fire Marshal.
 - d. Water velocity shall not exceed 16' (feet) per second as per the Hazin Williams formula.
 - e. Provide and improve fire access with an all-weather driving surface capable of supporting the imposed loads of fire apparatus.

The driving surface shall not be less than 20' (feet) of unobstructed width, with adequate roadway turning radius and having a minimum of 13' (feet) 6" (inches) of vertical clearance.
 - f. Fuelbreaks are required by the County Fire Marshal.
8. Submit all building plans to the County Fire Marshal for approval. Buildings shall comply with State, County and local Fire Codes.

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9. Recondition Well #2, located near the lake to the satisfaction of the Director of the Department of Planning and Land Use and the County Hydrologist. This shall include the installation of a submersible pump and an airline to monitor water levels. If production from the well is less than ten (10) gallons per minute, the well shall be deepened, if construction allows, to produce additional groundwater. (EIR).
 10. Reduce the areas to be landscaped and irrigated to a total area of 3.0 acres to the satisfaction of the Director of Planning and Land Use and the County Hydrologist. This total area shall include all shrubbery and lawns which required artificial irrigation. (EIR)
 11. Decrease the surface area of the on-site pond to no more than 1.5 acres. The narrow portion of the pond to the southwest shall be filled to lower pond area to the satisfaction of the Director of Planning and Land Use and the County Hydrologist. (EIR)
 12. Obtain a waste water discharge permit from the Regional Water Quality Control Board.
 13. Have the water supply system re-evaluated by a Registered Civil Engineer in accordance with the "Water Well Standards: State of California, Bulletin 74-81" and submit all data to the satisfaction of the Department of Health Services.
 14. Grant to the County of San Diego an open space easement over the three acres located along the central western boundary except that portion encompassing an existing road easement. This open space easement area shall remain undisturbed to assure continuity of habitat for the Mountain Kingsnake and the Largeblotched Ensatina. No tree removal, brushing or other developmental activities shall be allowed except those required by the local fire district, upon written order for fire protection purposes. (EIR)
 15. Obtain the approval of the County Fire Marshal for all existing and proposed hazardous materials such as propane tanks to be utilized onsite.
 16. Construct a five strand, barbed-wire fence with posts spaced at 15-foot intervals along the southerly boundary of the project site extending from the southwest corner to the fuel break so as to deter trespassing of campers on property to the south. Said fencing shall be located to the south and outside of the road easement of record.
- B. Prior to any occupancy or use of the premises pursuant to this major use permit, the applicant shall:

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1. Improve the access road from Highway 79 to the project to a minimum of 24' of AC over approved base. All fill must be compacted to 90%.

Submit a sketch of the road improvements prepared by a registered civil engineer to the Department of Public Works. The sketch shall show the graded width required, all drainage improvements with their approximate locations, signed calculations and a copy of a topo map with the drainage areas outlined.

Forward to the Department of Public Works a deposit of \$300, two prints of the Plot Plan and a copy of the Resolution approving this permit along with the above sketch and drainage calculations. The deposit is to cover the cost of a County inspection of the required road improvements. The applicant shall reimburse the Department of Public Works for any costs in excess of the deposit prior to notification of Planning by Public Works of the completion of the road improvements. Any unused portion of the deposit will be refunded.

A grading permit will be required prior to commencement of the grading if the grading meets the criteria of Section 87.201 of the County Code. The above sketch and \$300 deposit will not be required if a grading permit is obtained.

2. Obtain an encroachment permit from Caltrans for improvements to be made within the public right-of-way. (EIR)
3. Improve the intersection at State Route 79 and K-Q Ranch Road, including increased sight distance, a left-turn pocket and additional shoulder widths, to the satisfaction of Caltrans. (EIR)
4. Submit to the Department of Public Works a copy of the Caltrans permit and evidence that all requirements of the permit have been met.
5. Remove all buildings and structures as indicated for removal on the plot plan and remove all other buildings and structures not shown on the plot plan.
6. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use.
7. Construct all restrooms shown on the plot plan to the satisfaction of the Department of Health Services and make available for use prior to occupancy of any spaces.
8. Plant young oak and pine trees, in a ratio of 4 trees to 1, to replace those trees removed during the campground expansion, 4 inches in diameter at 5 feet height. In the course of project implementation, no oak or pine trees 7 inches in diameter at height of 5 feet shall be removed. (EIR)

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9. Demonstrate to the satisfaction of the Environmental Analysis Coordinator down-shielded outdoor lighting of the low pressure sodium type and rules to turn-off night lighting at 11:00 p.m., except safety lighting. (EIR)
10. Provide common storage enclosures for garbage and trash. Such enclosures shall be of sturdy construction and designed to screen trash and garbage receptacles from public view.
11. Install all screening for storage areas and campsites as shown on the approved plot plan using native plant materials.

Upon certification by the Director of Planning and Land Use for occupancy or establishment of use allowed by this major use permit, the following conditions shall apply:

- C. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Section 6324 of The Zoning Ordinance. (EIR)
- D. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance.
- E. The parking areas, landscaping, driveways and facilities shall be well maintained at all times.
- F. No person or group of persons shall occupy any of the campground spaces "as a primary residence." No person shall occupy one or more campground spaces anywhere within said facility for more than a total of ninety (90) days in any twelve (12) month period, nor shall the cumulative occupancy by any person of different campground spaces anywhere within the facility exceed a total of 90 days in any 12-month period.
- G. Persons occupying tents or vehicles with less than total hook-up capacity shall not occupy any campground space in a recreational vehicle park for a period exceeding 30 days in any 12 month period, nor shall the cumulative occupancy by such persons of different campground spaces anywhere in the facility exceed a total of 30 days in any 12 month period.
- H. Recreational vehicles using camper spaces shall be limited to those types of vehicles defined in Section 1110 of the Zoning Ordinance as follows:

"Recreational Vehicles: A motorhome, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy, with a living area less than 200 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, bath and toilet rooms."

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- I. All buildings, structures and other improvements be installed at locations shown on the plot plan, and substantially conforming to other plans and elevations submitted.
- J. Occupancy of campground spaces shall be limited to one recreational vehicle or two tents in each campground space.
- K. The Zoning Enforcement Officer shall visit the subject premises on an annual basis to insure compliance with all provisions of the County's Zoning Ordinance and Uniform Building Code.
- L. On-site records shall be maintained for instantaneous and cumulative production amounts to the satisfaction of the Director of the Department of Planning and Land Use and the County Hydrologist. The records shall also include static and production water levels in all on-site wells. The record shall be maintained by on-site personnel and will consist of at least five measurements per week. The record shall also include electric power measurements recorded from the on-site power meter at each well site. (EIR)
- M. The operation of the resort shall be limited during drought conditions to the satisfaction of the Director, Department of Planning and Land Use and the County Hydrologist. Drought conditions are defined as: moderate drought having between 23 and 27 inches of precipitation and severe drought having less than 23 inches of precipitation. Precipitation measurements will be used from the Cuyamaca Lake recording station.
 - a. During a moderate drought the resort shall be limited to a seven (7) day average occupancy of 76 spaces. During such drought periods, the applicant shall provide photo copies of the daily attendance records to the County Hydrologist on a monthly basis. Also during a moderate drought no water shall be added to the lake from onsite wells.
 - b. During a severe drought (less than 23 inches of precipitation) all public and membership sites shall be closed. No water shall be added to the lake and irrigation shall be restricted to the minimum level. All water use shall be restricted to just on-site maintenance and security personnel.
 - c. The determination of drought conditions shall be made from rainfall records and will be reported to the Department of Planning and Land Use via written report. The report shall be written by a qualified independent consulting firm. The report shall include the previous year rainfall record, July 1 to June 30, and all data collected from on-site monitoring (see Condition L). The report shall be filed with the County on or before July 21. If a drought condition exists the resort shall decrease occupancy to the corresponding drought level by August 1 of the same year. Restricted occupancy shall remain in

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effect until written permission is received from the Director of the Department of Planning and Land Use. The occupancy restriction will be lifted when the Director receives written evidence that the drought condition has ended. This will have occurred when rainfall as recorded at Cuyamaca Lake exceeds the drought level of 27 inches of precipitation. (EIR)

- N. Install and maintain perimeter signs alerting patrons that the campground property ends there and that movement beyond that point would represent trespassing upon private property.
- O. A ranger whose major duty shall be to enforce the prohibition of trespassing on private offsite properties shall be available at all times that the campground facilities are available to members and/or the public.
- P. An ongoing educational program shall be provided to alert patrons that surrounding private properties are not associated with the campground site and that no trespassing, vandalism or other activities which infringe upon the rights of surrounding property owners will be tolerated.
- Q. An off-premise sign shall be erected and maintained in accordance with the County Zoning Ordinance at the intersection of Highway 79 and K-Q Ranch Road to direct patrons to the campground and to specify that residences along K-Q Ranch Road are not associated with the campground.
- R. This major use permit expires on October 21, 1985 at 5:00 p.m. (or such longer period as may be approved by the Planning and Environmental Review Board, Planning Commission or Board of Supervisors 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. Completion of A and B Conditions shall constitute use and reliance. Upon establishment of use and reliance this permit shall expire on September 8, 1998.

Pursuant to Sections 7358 and 6460 of The Zoning Ordinance, the following findings in support of the granting of the major use permit are made:

- (a) The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with consideration given to

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

The fact (facts) supporting Finding (a-1) is (are) as follows:

A transient habitation campground on a 105 acre site is harmonious with the surrounding, undeveloped rural area. The project is screened

from State Highway 79 by a stand of Coulter Pines and a series of low ridges and hills. The topography on the east is a ridge which screens the development from Chariot Canyon to the east. The existing dense vegetation onsite together with the "bowl-like" topography screen the site.

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

The fact (facts) supporting Finding (a-2) is (are) as follows:

Adequate public facilities, services and utilities will be available for this project.

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

The fact (facts) supporting Finding (a-3) is (are) as follows:

No harmful effects upon desirable neighborhood character are anticipated since a campground is compatible with the surrounding rural uses.

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

The fact (facts) supporting Finding (a-4) is (are) as follows:

Conditions imposed with the granting of this major use permit include improving K-Q Ranch Road as well as the intersection at State Route 79 so that these surrounding roads will be able to accommodate traffic generated by this project.

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

The fact (facts) supporting Finding (a-5) is (are) as follows:

As noted above, the site is suitable for the campground proposed. However, issues have arisen in regard to the intensity of use in terms of the number of spaces proposed.

However, conditions will be imposed with the granting of the permit for the facility to cut back operations during a moderate drought and to shut down during a severe drought.

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6. The harmful effect, if any, upon environmental quality and natural resources

The fact (facts) supporting Finding (a-6) is (are) as follows:

No harmful effects upon environmental quality or natural resources are anticipated due to the mitigation measures to be imposed in regard to hydrology, traffic circulation, biology, sewage disposal, fire protection and dark skies.

- (b) The impacts, as described in Findings (a) above, and the location of the proposed use will not adversely affect the San Diego County General Plan.

The fact (facts) supporting Finding (b) is (are) as follows:

The project site is designated Multiple Rural Use on the Julian Community Plan. The zoning on the proposed is A70(4) and a campground is a use which may be allowed by major use permit in this zone.

SAN DIEGO COUNTY PLANNING AND ENVIRONMENTAL REVIEW BOARD

5201 Ruffin Road

San Diego, CA 92123

~~December 7, 1983~~~~June 21, 1990~~December 20, 1990

Decision of the Planning and Environmental Review Board
On the Application of American Adventure, Inc.
Application Number P82-081W

GRANT, for a period of 15 years, a Major Use Permit, pursuant to Sections 2705c and 6450 of The Zoning Ordinance, for a 250 space recreational campground with attendant uses, building and signs.

Also granted is a modification of the Department Criteria of Section 6458 pursuant to Section 6460 of The Zoning Ordinance to waive conditions relating to fences and walls, landscaping, interior roadways, undergrounding and storage facilities due to the size and location of the site.

GRANT, a Major Use Permit Modification pursuant to Section 6450 and 2705c of The Zoning Ordinance, for a change in the definition of drought conditions and water usage restrictions. This action of December 20, 1990 limits occupancy of the campground to 148 spaces until Condition C is met to the satisfaction of Caltrans for increased occupancy. Note: New Condition C is previous Conditions B2, 3 and 4. *

The following conditions are imposed with the granting of this Major Use Permit:

- A. Prior to obtaining any building or other permit pursuant to this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:
1. Make application to Department of Planning and Land Use for a compliance survey inspection of all structures on the property in order to determine what additions, alterations, or modifications will be necessary for the structures to conform to building regulations for the proposed new use. The owner shall thereafter make application to Department of Planning and Land Use for building, plumbing, and electrical permits for all additions, alterations, and modifications to the structures.
 2. Have a civil engineer provide the necessary hydrology and hydraulics to define the 100-year floodplain limits and annotate the limits on the revised plot plan.
 3. Demonstrate that each campsite is outside of the defined floodplains and is safe from the flood flow peak of a 100-year frequency storm to the satisfaction of the Department of Public Works.

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~~December 7, 1983, June 21, 1990~~
December 20, 1990

4. Provide documentation from Caltrans authorizing access into State Highway 79 for the increased use from the existing 148 campsites to 250 campsites.
5. Obtain a Fire Service Commitment from the Julian/Cuyamaca Fire Protection District. (EIR)
6. Submit for the approval of the Director of Planning and Land Use six (6) copies of a revised plot plan, showing the following revisions:
 - a. Buildings, structures and roadways shall be in substantially the same locations as shown on "Figure 5-Proposed" prepared by New Horizons which was submitted at the September 8, 1983 PERB hearing.
 - b. The number of campsites shall be limited to a total of 250 with emphasis upon eliminating campsites located nearest to external property lines particularly near the east boundary.
 - c. The existing 40-foot wide private road easements shall be shown on the revised plot plan and no campsites shall take access from these easements.
 - d. All campsites near the periphery of the site shall be screened by native plant materials so as to minimize visual impact upon surrounding properties.
7. Satisfy the fire protection requirements of the County Fire Marshal and the Julian/Cuyamaca Fire Protection District, as follows: (EIR)
 - a. Location, number and type of fire hydrants shall be installed as required by the County Fire Marshal.
 - b. Each fire hydrant shall be approved for size of barrel and minimum number of outlets with National Standard thread.
 - c. Each fire hydrant shall meet minimum water flow requirements as required by the County Fire Marshal.
 - d. Water velocity shall not exceed 16' (feet) per second as per the Hazin Williams formula.
 - e. Provide and improve fire access with an all-weather driving surface capable of supporting the imposed loads of fire apparatus.

The driving surface shall not be less than 20' (feet) of unobstructed width, with adequate roadway turning radius and having a minimum of 13' (feet) 6" (inches) of vertical clearance.

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~~December 7, 1983, June 21, 1990~~
December 20, 1990

- f. Fuelbreaks are required by the County Fire Marshal.
8. Submit all building plans to the County Fire Marshal for approval. Building shall comply with State, County and local Fire Codes.
 9. Recondition Well #2, located near the lake to the satisfaction of the Director of the Department of Planning and Land Use and the County Hydrologist. This shall include the installation of a submersible pump and an airline to monitor water levels. If production from the well is less than ten (10) gallons per minute, the well shall be deepened, if construction allows, to produce additional groundwater. (EIR)
 10. Reduce the areas to be landscaped and irrigated to a total area of 3.0 acres to the satisfaction of the Director of Planning and Land Use and the County Hydrologist. This total area shall include all shrubbery and lawns which required artificial irrigation. (EIR)
 11. Decrease the surface area of the on-site pond to no more than 1.5 acres. The narrow portion of the pond to the southwest shall be filled to lower pond area to the satisfaction of the Director of Planning and Land Use and the County Hydrologist. (EIR)
 12. Obtain a waste water discharge permit from the Regional Water Quality Control Board.
 13. Have the water supply system re-evaluated by a Registered Civil Engineer in accordance with the "Water Well Standards: State of California, Bulletin 78-81" and submit all data to the satisfaction of the Department of Health Services.
 14. Grant to the County of San Diego an open space easement over three acres located along the central western boundary except that portion encompassing an existing road easement. This open space easement area shall remain undisturbed to assure continuity of habitat for the Mountain Kingsnake and the Largeblotched Ensatina. No tree removal, brushing or other developmental activities shall be allowed except those required by the local fire district, upon written order for fire protection purposes. (EIR)
 15. Obtain the approval of the County Fire Marshal for all existing and proposed hazardous materials such as propane tanks to be utilized on-site.
 16. Construct a five-strand, barbed-wire fence with posts spaced at 15-foot intervals along the southerly boundary of the project site extending from the southwest corner to the fuelbreak so as to deter trespassing of campers on property to the south. Said fencing shall be located to the south and outside of the road easement of record.

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~~December 7, 1983, June 21, 1990~~
December 20, 1990

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

1. Improve the access road from Highway 79 to the project to a minimum of 24' of Asphaltic Concrete (AC) over approved base. All fill must be compacted to 90%.

Submit a sketch of road improvements prepared by a registered civil engineer to the Department of Public Works. The sketch shall show the graded width required, all drainage improvements with their approximate locations, signed calculations and a copy of a topography map with the drainage areas outlined.

Forward to the Department of Public Works a deposit of \$300, two prints to the Plot Plan approving this permit along with the above sketch and drainage calculations. The deposit is to cover the cost of a County inspection of the required road improvements. The applicant shall reimburse the Department of Public Works for any costs in excess of the deposit prior to notification of Planning by Public Works of the completion of the road improvements. Any unused portion of the deposit will be refunded.

A Grading Permit will be required prior to commencement of the grading if the grading meets the criteria of Section 87.201 of the County Code. The above sketch and \$300 deposit will not be required if a Grading Permit is obtained.

- ~~2. Obtain an Encroachment Permit from Caltrans for improvements to be made within the public right of way. (EIR)~~
- ~~3. Improve the intersection at State Route 79 and K Q Ranch Road, including increased sight distance, a left turn pocket and additional shoulder width, to the satisfaction of Caltrans. (EIR)~~
- ~~4. Submit to the Department of Public Works a copy of the Caltrans permit and evidence that all requirements of the permit have been met.~~
- 5 2. Remove all buildings and structures as indicated for removal on the plot plan and remove all other buildings and structures not shown on the plot plan.
- 6 3. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use.
- 7 4. Construct all restrooms shown on the plot plan to the satisfaction of the Department of Health services and make available for use prior to occupancy of any spaces.

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December 20, 1990

- 8 5. Plant young oak and pine trees, in a ratio of 4 trees to 1, to replace those trees removed during the campground expansion, 4 inches in diameter at 5 feet height. In the course of project implementation, no oak or pine trees 7 inches in diameter at height of 5 feet shall be removed. (EIR)
- 9 6. Demonstrate to the satisfaction of the Environmental Analysis Coordinator, down-shielded outdoor lighting of the low pressure sodium type and rules to turn-off night lighting at 11:00 p.m., except safety lighting. (EIR)
- 10 7. Provide common storage enclosures for garbage and trash. Such enclosures shall be of sturdy construction and designed to screen trash and garbage receptacles from public view.
- 11 8. Install all screening for storage areas and campsites as shown on the approved plot plan using native plant materials.
- C. Prior to any occupancy or use of the premises in excess of 148 spaces pursuant to this Major Use Permit Modification, the applicant shall:
 - 1. Obtain an Encroachment Permit from Caltrans for improvements to be made within the public right-of-way.
 - 2. Improve the intersection at State Route 79 and K Q Ranch Road, including increased sight distance, a left turn pocket and additional shoulder widths, to the satisfaction of Caltrans. (EIR)
 - 3. Submit to the Department of Public Works a copy of the Caltrans permit and evidence that all requirements of the permit have been met.
- D. Within 30 days of the granting of this Major Use Permit Modification the operator shall erect temporary barricades in 102 campsites to prevent their use. These barriers shall remain in use until the CALTRANS requirements of Condition C are met. The operator shall maintain a map on site of the barricaded spaces.

Upon certification by the Director of Planning and Land Use for occupancy or establishment of use allowed by this Major Use Permit Modification, the following conditions shall apply:

- E. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Section 6324 of The Zoning Ordinance. (EIR)
- F. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance.

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~~December 7, 1983, June 21, 1990~~
December 20, 1990

- G. The parking areas, landscaping, driveways and facilities shall be well maintained at all times.
- H. No person or group of persons shall occupy any of the campground spaces "as a primary residence." No person shall occupy one or more campground spaces anywhere within said facility for more than a total of ninety (90) days in any twelve (12) month period, nor shall the cumulative occupancy by an person of different campground spaces anywhere within the facility exceed a total of 90 days in any 12-month period.
- I. Persons occupying tents or vehicles with less than total hook-up capacity shall not occupy any campground space in a recreational vehicle park for a period exceeding 30 days in any 12-month period, nor shall the cumulative occupancy by such persons of different campground spaces anywhere in the facility exceed a total of 30 days in any 12-month period.
- J. Recreational vehicles using camper spaces shall be limited to those types of vehicles defined in Section 1110 of The Zoning Ordinance as follows:
- "Recreational Vehicles: A motorhome, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy, with a living area less than 200 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, bath and toilet rooms."
- K. All buildings, structures and other improvements be installed at locations shown on the plot plan, and substantially conforming to other plans and elevations submitted.
- L. Occupancy of campground spaces shall be limited to one recreational vehicle or two tents in each campground space.
- M. The Zoning Enforcement Officer may visit the subject premises on an annual basis as deemed necessary to insure compliance with all provisions of the County's Zoning Ordinance and Uniform Building Code.
- N. On-site records shall be maintained for instantaneous and cumulative well water production amounts to the satisfaction of the Director of the Department of Planning and Land Use and the County Hydrologist. The records shall also include static and production water levels in all on-site wells. The record shall be maintained by on-site personnel and will consist of at least five measurements per week. The record shall also include electric power measurements recorded from the on-site power meter at each well site. (EIR)
- O. The operation of the resort shall be limited during drought conditions to the satisfaction of the Director, Department of Planning and Land use and the County Hydrologist based on the following guidelines: ~~Drought conditions are defined as: moderate drought having between 23 and 27~~

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~~December 7, 1983, June 21, 1990~~
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~~inches of precipitation and severe drought having less than 23 inches of precipitation. Precipitation measurements will be used from the Cuyamaca Lake recording station.~~

~~a. During a moderate drought the resort shall be limited to a seven (7) day average occupancy of 76 spaces. During such drought periods, the applicant shall provide photo copies of the daily attendance records to the County Hydrologist on a monthly basis. Also during a moderate drought no water shall be added to the lake from on site wells.~~

~~b. During a severe drought (less than 23 inches of precipitation) all public and membership sites shall be closed. No water shall be added to the lake and irrigation shall be restricted to the minimum level. All water use shall be restricted to just on site maintenance and security personnel.~~

~~c. The determination of drought conditions shall be made from rainfall records and will be reported to the Department of Planning and Land Use via written report. The report shall be written by a qualified independent consulting firm. The report shall include the previous year rainfall record, July 1 to June 30, and all data collected from on site monitoring (see Condition L). If a drought condition exists, the resort shall decrease occupancy to the corresponding drought level by August 1 of the same year. Restricted occupancy shall remain in effect until written permission is received from the Director of the Department of Planning and Land Use. The occupancy restriction will be lifted when the Director receives written evidence that the drought condition has ended. This will have occurred when rainfall as recorded at Cuyamaca Lake exceeds the drought level of 27 inches of precipitation. (EIR)~~

1. In order to determine groundwater levels, the applicant shall implement the following testing program:

a. The groundwater level of Well 1 (Cuyamaca North #1) shall be monitored 5 out of every 7 days.

b. The groundwater level of Wells 3, 5, 6, 11, 21 and 24 shall be monitored monthly within the first seven days of each new month. Wells 4, 12, 13, and 14 shall be added to the monitoring program if owner permission can be obtained in the future. The applicant shall attempt to obtain owner permission to add these wells to the satisfaction of the County Hydrologist.

2. Groundwater use and campground occupancy shall be limited during drought conditions. Drought conditions are defined as follows:

a. Moderate Drought occurs when the groundwater level of Cuyamaca North #1 Well is more than 300 feet beneath the surface.

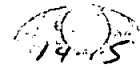
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- b. Severe Drought occurs when the groundwater level of Cuyamaca North #1 Well is more than 350 feet beneath the surface.
3. During the respective drought conditions, pumping at Well #1 (Cuyamaca North #1) and campground occupancy shall be limited as follows:
 - a. During a Moderate Drought the resort shall be limited to a maximum yearly withdrawal rate of 10 acre-feet, with a maximum withdrawal rate of 1.3 acre-feet in any one month. During such drought periods, the applicant shall provide a log of the well's production quantity to the County Hydrologist and the Julian Planning Group on a monthly basis. The log shall be due the seventh day of the following month.
 - b. During a Severe Drought all public and membership campground sites shall be closed. All water use shall be restricted to on-site maintenance and security personnel only.
4. The determination of drought conditions shall be made from well measurements and shall be reported to the Department of Planning and Land Use and the Julian Planning Group via a semi-annual written report prepared by a qualified registered geologist and approved by the Director, Department of Planning and Land Use. These reports shall include all data collected from the monitoring program.
 - a. A report for the testing period January 1 - June 30 shall be received by the Department of Planning and Land Use and Julian Planning Group no later than July 21.
 - b. A report for the period July 1 - December 31 shall be received no later than January 21.
5. If a semi-annual report indicates the groundwater level is within 10 feet of invoking the moderate or severe drought condition, reports of the well measurements must then be filed on a quarterly basis by a qualified registered geologist.
 - a. The due dates for the quarterly reports are as follows:
January 21, April 21, July 21 and October 21.
6. If a drought condition exists, the resort shall restrict pumping and occupancy as required by Condition M3a and b.
 - a. When a drought condition exists, reports on the well monitoring program shall be submitted to the Department of Planning and Land Use and the Julian Planning Group on a quarterly basis on the schedule set forth in Condition M5a.

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7. The pumping and occupancy restrictions shall be lifted when the Director of the Department of Planning and Land Use receives and approves written evidence that the drought condition has ended.
 - a. A Moderate Drought condition shall end when the groundwater level in the Cuyamaca North #1 Well is at or above 290 feet beneath the surface for a one-month period.
 - b. A Severe Drought condition shall end when the groundwater level in the Cuyamaca North #1 Well is at or above 330 feet beneath the surface for a one-month period.
8. If the reporting and monitoring schedule outlined above is not followed, the owner of the campground shall close all campsites and shall restrict water usage to that necessary for on-site maintenance and security personnel only. This restriction shall remain in effect until the monitoring report has been received and accepted by the County Hydrologist and written permission to re-open has been received by the owner of the campground from the Director of the Department of Planning and Land Use.
- P. The operator shall provide documentary evidence satisfactory to the Director, Department of Planning and Land Use that present and future members are informed that the campground is subject to closure during drought conditions.
- Q. Install and maintain perimeter signs alerting patrons that the campground property ends there and that movement beyond that point would represent trespassing upon private property.
- R. A ranger whose major duty shall be to enforce the prohibition of trespassing on private off-site properties shall be available at all times that the campground facilities are available to members and/or the public.
- S. An ongoing educational program shall be provided to alert patrons that surrounding private properties are not associated with the campground site and that no trespassing, vandalism or other activities which infringe upon the rights of surrounding property owners will be tolerated.
- T. An off-premise sign shall be erected and maintained in accordance with the County Zoning Ordinance at the intersection of Highway 79 and K-Q Ranch Road to direct patrons to the campground and to specify that residences along K-Q Ranch Road are not associated with the campground.
- (U.) ~~This Major Use Permit Modification expires on December 7, 1985 June 21, 1993 at 5:00 p.m. 4:00 p.m. (or such longer period as may be approved by the Board of Supervisors of the County of San Diego pursuant to Section 7376 of The Zoning Ordinance prior to said expiration date) unless~~

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December 20, 1990

construction or use in reliance on this Major Use Permit Modification has commenced prior to said expiration date. Completion of A and B Conditions shall constitute use and reliance. Implementation of the groundwater level monitoring and reporting program shall constitute use and reliance on this modification. Upon establishment of use and reliance this permit shall expire on December 7, 1998.

Pursuant to Sections 7358 and 6460 of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit Modification are made:

- (a) The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with consideration given to

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

The facts supporting Finding (a-1) are as follows:

A transient habitation campground on a 105-acre site is harmonious with the surrounding, undeveloped rural area. The project is screened from State Highway 79 by a stand of Coulter Pines and a series of low ridges and hills. The topography on the east is a ridge which screens the development from Chariot Canyon to the east. The existing dense vegetation on-site together with the "bowl-like" topography screen the site.

No additional structures or uses are proposed by this modification.

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

The facts supporting Finding (a-2) are as follows:

Adequate public facilities, services and utilities will be available for this project.

A Supplemental Environmental Impact Report has been prepared for this modification and determines the conditions under which water usage by the campground will not have any adverse impacts on the groundwater supply. Groundwater is available to serve the campground.

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

The facts supporting Finding (a-3) are as follows:

No harmful effects upon desirable neighborhood character are anticipated since a campground is compatible with the surrounding rural uses.

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Changing the method of defining drought conditions and restricting campground usage based on groundwater supplies will have no harmful effects on desirable neighborhood character.

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

The facts supporting Finding (a-4) are as follows:

Conditions imposed with the granting of this Major Use Permit include improving K-Q Ranch Road as well as the intersection at State Route 79 so that these surrounding roads will be able to accommodate traffic generated by this project.

No additional traffic will be generated by this modification.

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

The facts supporting Finding (a-5) are as follows:

As noted above, the site is suitable for the campground proposed. However, issues have arisen in regard to the intensity of use in terms of the number of spaces proposed.

However, conditions will be imposed with the granting of the permit for the facility to cut back operations during a moderate drought and to shut down during a severe drought.

This modification establishes an alternative and more accurate definition of drought conditions and, by restricting groundwater usage and campground occupancy based on groundwater levels, will ensure that the intensity of use remains suitable for the resources of the site.

6. The harmful effect, if any, upon environmental quality and natural resources

The facts supporting Finding (a-6) are as follows:

No harmful effects upon environmental quality or natural resources are anticipated due to the mitigation measures to be imposed in regard to hydrology, traffic circulation, biology, sewage disposal, fire protection and dark skies.

A Supplemental Environmental Impact Report has been prepared which demonstrates that changing Condition N (previously Condition M) to define drought conditions based on groundwater levels and restricting water usage and campground occupancy based on those levels will have no harmful effects on environmental quality and natural resources.

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December 20, 1990

- (b) The impacts, as described in Findings (a) above, and the location of the proposed use will not adversely affect the San Diego County General Plan.

The facts supporting Finding (b) are as follows:

The project site is designated Multiple Rural Use on the Julian Community Plan. The zoning on the proposed is A70(4) and a campground is a use which may be allowed by Major Use Permit in this zone.

The real property for which this Major Use Permit is granted is located in the County of San Diego, State of California, and more particularly described as follows:

PARCEL 1:

Those portions of the Northwest Quarter of the Northeast Quarter of Section 22 and the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 15, Township 13 South, Range 4 East, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to United States Government Survey, approved May 20, 1881, described as follows:

Beginning at a point on the North line of Section 22, bearing North 89°40'46" West, 302.32 feet from the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 22; thence South 55°40'11" East, 239.56 feet; thence South 83°06'17" East, 77.05 feet; thence South 6°53'43" West, 289.09 feet; thence North 34°19'49" East, 329.05 feet; thence South 55°40'11" East, 212.94 feet to the Point of Beginning.

PARCEL 2:

An Easement and right-of-way for ingress and egress, road and utility purposes, including but not limited to electric power, telephone, gas, water, sewer and cable television lines and appurtenances thereto, together with the right and power to convey the same to others over, under, along and across a strip of land, 60.00 feet in width lying within those portions of the Northwest Quarter of the Northeast Quarter of Section 22 and the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 15, Township 13 South, Range 4 East, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to United States Government Survey, approved May 20, 1881, the centerline being described as follows:

Beginning at the South Quarter corner of said Section 15; thence North 37°22'31" East, 378.91 feet to the beginning of a tangent 200.00 foot radius curve, concave Southerly; thence along the arc of said curve, 303.53 feet through a central angle of 86°57'18"; thence South 55°40'11" East, 861.13 feet; thence South 83°06'17" East, 77.05 feet to an angle point, at which point the width of said easement is reduced to 40.00 feet in width, 20.00 feet on each side of the centerline; thence South 6°53'43" West, 289.09 feet.

SAN DIEGO COUNTY PLANNING COMMISSION

5201 Ruffin Road

San Diego, CA 92123

December 20, 1990

February 19, 1999

Decision of the Planning and Environmental Review Board Commission
On the Application of American Adventure, Inc. K. Q. Ranch, Inc.
Application Number P82-081W¹²

GRANT, for a period of 15 years, a Major Use Permit, pursuant to Sections 2705c and 6450 of The Zoning Ordinance, for a 250 space recreational campground with attendant uses, building and signs.

Also granted is a modification of the Department Criteria of Section 6458 pursuant to Section 6460 of The Zoning Ordinance to waive conditions relating to fences and walls, landscaping, interior roadways, undergrounding and storage facilities due to the size and location of the site.

GRANT, a Major Use Permit Modification pursuant to Section 6450 and 2705c of The Zoning Ordinance, for a change in the definition of drought conditions and water usage restrictions. This action of December 20, 1990 limits occupancy of the campground to 148 spaces until Condition C. is met to the satisfaction of CalTrans for increased occupancy. Note: New Condition C. is previous Conditions B.2., 3. and 4.

Grant, a Time Extension for a period of 15 years, a Major Use Permit Modification pursuant to Sections 2705c and 6450 of The Zoning Ordinance, for a 250 space recreational campground with attendant uses, buildings and signs.

The following conditions are imposed with the granting of this Major Use Permit:

- A. Prior to obtaining any building or other permit pursuant to this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:
 - 1. Make application to Department of Planning and Land Use for a compliance survey inspection of all structures on the property in order to determine what additions, alterations, or modifications will be necessary for the structures to conform to building regulations for the proposed new use. The owner shall thereafter make application to Department of Planning and Land Use for building, plumbing, and electrical permits for all additions, alterations, and modifications to the structures.

2. Have a civil engineer provide the necessary hydrology and hydraulics to define the 100-year floodplain limits and annotate the limits on the revised plot plan.
3. Demonstrate that each campsite is outside of the defined floodplains and is safe from the flood flow peak of a 100-year frequency storm to the satisfaction of the Department of Public Works.
4. Provide documentation from CalTrans authorizing access into State Highway 79 for the increased use from the existing 148 campsite to 250 campsites.
5. Obtain a Fire Service Commitment from the Julian/Cuyamaca Fire Protection District. (EIR)
6. Submit for the approval of the Director of Planning and Land Use six (6) copies of a revised plot plan, showing the following revisions:
 - a. Buildings, structures and roadways shall be in substantially the same locations as shown on "Figure 5-Proposed" prepared by New Horizons which was submitted at the September 8, 1983 PERB hearing.
 - b. The number of campsites shall be limited to a total of 250 with emphasis upon eliminating campsites located nearest to external property lines particularly near the east boundary.
 - c. The existing 40-foot wide private road easements shall be shown on the revised plot plan and no campsites shall take access from these easements.
 - d. All campsites near the periphery of the site shall be screened by native plant materials so as to minimize visual impact upon surrounding properties.
7. Satisfy the fire protection requirements of the County Fire Marshal and the Julian/Cuyamaca Fire Protection District, as follows: (EIR)
 - a. Location, number and type of fire hydrants shall be installed as required by the County Fire Marshal.
 - b. Each fire hydrant shall be approved for size of barrel and minimum number of outlets with National Standard thread.

- c. Each fire hydrant shall meet minimum water flow requirements as required by the County Fire Marshal.
- d. Water velocity shall not exceed 16' (feet) per second as per the Hazin Williams formula.
- e. Provide and improve fire access with an all-weather driving surface capable of supporting the imposed loads of fire apparatus.

The driving surface shall not be less than 20' (feet) of unobstructed width, with adequate roadway turning radius and having a minimum of 13' (feet) 6" (inches) of vertical clearance.

- f. Fuelbreaks are required by the County Fire Marshal.
8. Submit all building plans to the County Fire Marshal for approval. Building shall comply with State, County and local Fire Codes.
 9. Recondition Well #2, located near the lake to the satisfaction of the Director of the Department of Planning and Land Use and the County Hydrologist. This shall include the installation of a submersible pump and an airline to monitor water levels. If production from the well is less than ten (10) gallons per minute, the well shall be deepened, if construction allows, to produce additional groundwater. (EIR)
 10. Reduce the areas to be landscaped and irrigated to a total area of 3.0 acres to the satisfaction of the Director of Planning and Land Use and the County Hydrologist. This total area shall include all shrubbery and lawns which required artificial irrigation. (EIR)
 11. Decrease the surface area of the on-site pond to no more than 1.5 acres. The narrow portion of the pond to the southwest shall be filled to lower pond area to the satisfaction of the Director of Planning and Land Use and the County Hydrologist. (EIR)
 12. Obtain a wastewater discharge permit from the Regional Water Quality Control Board.
 13. Have the water supply system re-evaluated by a registered civil engineer in accordance with the "Water Well Standards: State of California, Bulletin 78-81" and submit all data to the satisfaction of the Department of Health Services.

14. Grant to the County of San Diego an open space easement over three acres located along the central western boundary except that portion encompassing an existing road easement. This open space easement area shall remain undisturbed to assure continuity of habitat for the Mountain Kingsnake and the Largeblotched Ensatina. No tree removal, brushing or other developmental activities shall be allowed except those required by the local fire district, upon written order for fire protection purposes. (EIR)
 15. Obtain the approval of the County Fire Marshal for all existing and proposed hazardous materials such as propane tanks to be utilized on-site.
 16. Construct a five-strand, barbed-wire fence with posts spaced at 15-foot intervals along the southerly boundary of the project site extending from the southwest corner to the fuelbreak so as to deter trespassing of campers on property to the south. Said fencing shall be located to the south and outside of the road easement of record.
- B. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:
1. Improve the private access road from Highway 79 to the project to a minimum of 24' of Asphaltic Concrete (AC) over approved base per Section 3.1(c) of the County Standards for Private Streets. All fill must be compacted to 90%.
- Submit a ~~sketch~~ plan of private road improvements prepared by a registered civil engineer to the Department of Public Works. The ~~sketch~~ plan shall show the graded width required, all drainage improvements with their approximate locations, signed calculations and a copy of a topography map with the drainage areas outlined.
- Forward to the Department of Public Works a deposit of ~~\$300~~ \$1,100, two prints ~~to~~ of the plot plan approving this permit along with the above ~~sketch~~ plan and drainage calculations. The deposit is to cover the cost of a County inspection of the required private road improvements (\$800) and to cover the cost of checking the improvement plan (\$300). The applicant shall reimburse the Department of Public Works for any costs in excess of the deposit prior to notification of Planning by Public Works of the completion of the private road improvements. Any unused portion of the deposit will be refunded.

Forward to the Department of Environmental Health (DEH) a deposit of \$25 to cover the cost of checking the improvement plan by DEH staff.

A grading permit will be required prior to commencement of the grading if the grading meets the criteria of Section 87.201 of the County Code. The above ~~sketch plan~~ and the \$300 deposit will not be required if a grading permit is obtained.

2. Remove all buildings and structures as indicated for removal on the plot plan and remove all other buildings and structures not shown on the plot plan.
 3. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use.
 4. Construct all restrooms shown on the plot plan to the satisfaction of the Department of Health services and make available for use prior to occupancy of any spaces.
 5. Plant young oak and pine trees, in a ratio of 4 trees to 1, to replace those trees removed during the campground expansion, 4 inches in diameter at 5 feet height. In the course of project implementation, no oak or pine trees 7 inches in diameter at height of 5 feet shall be removed. (EIR)
 6. Demonstrate to the satisfaction of the Environmental Analysis Coordinator, down-shielded outdoor lighting of the low pressure sodium type and rules to turn-off night lighting at 11:00 p.m., except safety lighting. (EIR)
 7. Provide common storage enclosures for garbage and trash. Such enclosures shall be of sturdy construction and designed to screen trash and garbage receptacles from public view.
 8. Install all screening for storage areas and campsites as shown on the approved plot plan using native plant materials.
- C. Prior to any occupancy or use of the premises in excess of 148 spaces pursuant to this Major Use Permit Modification, the applicant shall:
1. Obtain an Encroachment Permit from CalTrans for improvements to be made within the public right-of-way.

2. Improve the intersection at State Route 79 and K. Q. Ranch Road, including increased sight distance, a left turn pocket and additional shoulder widths, to the satisfaction of CalTrans. (EIR)
 3. Submit to the Department of Public Works a copy of the CalTrans permit and evidence that all requirements of the permit have been met.
- D. Within 30 days of the granting of this Major Use Permit Modification the operator shall erect temporary barricades to the satisfaction of the Director of Planning and Land Use to prevent use in excess of 148 spaces. These barriers shall remain in use until the CalTrans requirements of Condition C. are met. The operator shall maintain a map on site of the barricaded spaces. If occupancy in excess of 148 spaces occurs the operator shall install permanent barricades to the satisfaction of the Director of Planning and Land Use to prevent use in excess of 148 spaces. Daily occupancy records shall be made available to the Department of Planning and Land Use on demand.

Upon certification by the Director of Planning and Land Use for occupancy or establishment of use allowed by this Major Use Permit Modification, the following conditions shall apply:

- E. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Section 6324 of The Zoning Ordinance. (EIR)
- F. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance.
- G. The parking areas, landscaping, driveways and facilities shall be well maintained at all times.
- H. No person or group of persons shall occupy any of the campground spaces "as a primary residence." No person shall occupy one or more campground spaces anywhere within said facility for more than a total of ninety (90) days in any twelve (12) month period, nor shall the cumulative occupancy by an person of different campground spaces anywhere within the facility exceed a total of 90 days in any 12-month period.
- I. Persons occupying tents or vehicles with less than total hook-up capacity shall not occupy any campground space in a recreational vehicle park for a period exceeding 30 days in any 12-month period, nor shall the cumulative occupancy by such persons of different campground spaces anywhere in the facility exceed a total of 30 days in any 12-month period.

- J. Recreational vehicles using camper spaces shall be limited to those types of vehicles defined in Section 1110 of The Zoning Ordinance as follows:

"Recreational Vehicles: A motorhome, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy, with a living area less than 200 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, bath and toilet rooms."

- K. All buildings, structures and other improvements be installed at locations shown on the plot plan, and substantially conforming to other plans and elevations submitted.
- L. Occupancy of campground spaces shall be limited to one recreational vehicle or two tents in each campground space.
- M. The Zoning Enforcement Officer may visit the subject premises on an annual basis as deemed necessary to insure compliance with all provisions of the County's Zoning Ordinance and Uniform Building Code.
- N. On-site records shall be maintained for instantaneous and cumulative well water production amounts to the satisfaction of the Director of the Department of Planning and Land Use and the County Hydrologist. The records shall also include static and production water levels in all on-site wells. The record shall be maintained by on-site personnel and will consist of at least five measurements per week. The record shall also include electric power measurements recorded from the on-site power meter at each well site. (EIR)
- O. The operation of the resort shall be limited during drought conditions to the satisfaction of the Director, Department of Planning and Land use and the County Hydrologist based on the following guidelines:
1. In order to determine groundwater levels, the applicant shall implement the following testing program:
 - a. The groundwater level of Well 1 (Cuyamaca North #1) shall be monitored 5 out of every 7 days.
 - b. The groundwater level of Wells 3, 5, 6, 11, 21 and 24 shall be monitored monthly within the first seven days of each new month. Wells 4, 12, 13, and 14 shall be added to the monitoring program if owner permission can be obtained in the future. The applicant

shall attempt to obtain owner permission to add these wells to the satisfaction of the County Hydrologist.

2. Groundwater use and campground occupancy shall be limited during drought conditions. Drought conditions are defined as follows:
 - a. Moderate Drought occurs when the groundwater level of Cuyamaca North #1 Well is more than 300 feet beneath the surface.
 - b. Severe Drought occurs when the groundwater level of Cuyamaca North #1 Well is more than 350 feet beneath the surface.
3. During the respective drought conditions, pumping at Well #1 (Cuyamaca North #1) and campground occupancy shall be limited as follows:
 - a. During a Moderate Drought the resort shall be limited to a maximum yearly withdrawal rate of 10 acre-feet, with a maximum withdrawal rate of 1.3 acre-feet in any one month. During such drought periods, the applicant shall provide a log of the well's production quantity to the County Hydrologist and the Julian Planning Group on a monthly basis. The log shall be due the seventh day of the following month.
 - b. During a Severe Drought all public and membership campground sites shall be closed. All water use shall be restricted to on-site maintenance and security personnel only.
4. The determination of drought conditions shall be made from well measurements and shall be reported to the Department of Planning and Land Use and the Julian Planning Group via a semi-annual written report prepared by a qualified registered geologist and approved by the Director, Department of Planning and Land Use. These reports shall include all data collected from the monitoring program.
 - a. A report for the testing period January 1 - June 30 shall be received by the Department of Planning and Land Use and Julian Planning Group no later than July 21.
 - b. A report for the period July 1 - December 31 shall be received no later than January 21.

5. If a semi-annual report indicates the groundwater level is within 10 feet of invoking the moderate or severe drought condition, reports of the well measurements must then be filed on a quarterly basis by a qualified registered geologist.
 - a. The due dates for the quarterly reports are as follows: January 21, April 21, July 21 and October 21.
 6. If a drought condition exists, the resort shall restrict pumping and occupancy as required by Condition M.3.a. and b.
 - a. When a drought condition exists, reports on the well monitoring program shall be submitted to the Department of Planning and Land Use and the Julian Planning Group on a quarterly basis on the schedule set forth in Condition M.5.a.
 7. The pumping and occupancy restrictions shall be lifted when the Director of the Department of Planning and Land Use receives and approves written evidence that the drought condition has ended.
 - a. A Moderate Drought condition shall end when the groundwater level in the Cuyamaca North #1 Well is at or above 290 feet beneath the surface for a one-month period.
 - b. A Severe Drought condition shall end when the groundwater level in the Cuyamaca North #1 Well is at or above 330 feet beneath the surface for a one-month period.
 8. If the reporting and monitoring schedule outlined above is not followed, the owner of the campground shall close all campsites and shall restrict water usage to that necessary for on-site maintenance and security personnel only. This restriction shall remain in effect until the monitoring report has been received and accepted by the County Hydrologist and written permission to re-open has been received by the owner of the campground from the Director of the Department of Planning and Land Use.
- P. The operator shall provide documentary evidence satisfactory to the Director, Department of Planning and Land Use that present and future members are informed that the campground is subject to closure during drought conditions.

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~~December 20, 1990~~ February 19, 1999

- Q. Install and maintain perimeter signs alerting patrons that the campground property ends there and that movement beyond that point would represent trespassing upon private property.
- R. A ranger whose major duty shall be to enforce the prohibition of trespassing on private off-site properties shall be available at all times that the campground facilities are available to members and/or the public.
- S. An ongoing educational program shall be provided to alert patrons that surrounding private properties are not associated with the campground site and that no trespassing, vandalism or other activities which infringe upon the rights of surrounding property owners will be tolerated.
- T. An off-premise sign shall be erected and maintained in accordance with the County Zoning Ordinance at the intersection of Highway 79 and K-Q Ranch Road to direct patrons to the campground and to specify that residences along K-Q Ranch Road are not associated with the campground.
- U. This Major Use Permit Modification expires on ~~June 21, 1993~~ February 19, 2002 at ~~5:00 p.m.~~ 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance prior to said expiration date) unless construction or use in reliance on this Major Use Permit Modification has commenced prior to said expiration date. Completion of A and B Conditions shall constitute use and reliance. Implementation of the groundwater level monitoring and reporting program shall constitute use and reliance on this modification. Upon establishment of use and reliance this permit shall expire on ~~December 7, 1998~~ December 7, 2013.

NOTICE - The 90 day period in which the applicant may file a protest of the fees, dedications or exactions required in Condition B.1 begins on February 19, 1999.

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: The applicant has complied with Fish and Game Code Section 711.4 which requires that certain projects pay fees for purposes of funding the California Department of Fish and Game. The Department of Planning and Land Use has determined that this project will have a de minimis impact on fish and wildlife resources and has, therefore, found this project to be exempt from Fish and Game fees pursuant

to Fish and Game Code Section 711.4(c)(2)(B) and Title 14, California Code of Regulations, Section 753.5(c).

DEFENSE OF LAWSUITS AND INDEMNITY: The applicant shall: (1) defend, indemnify, and hold harmless the County, its agents, officers, and employees, from any claim, action, or proceeding against the County, its agents, officers, or employees to attack, set aside, void, or annul this approval or any of the proceedings, acts of determination taken, done or made prior to this approval, if the action is brought within the time period specified in Government Code Section 66499.37; and (2) reimburse the County, its agents, officers, and employees for any court costs and attorney's fees which the County, its agents or officers or employees may be required to pay as a result of this approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.

Pursuant to Sections 7358 and 6460 of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit Modification are made:

- (a) The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with consideration given to

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

The facts supporting Finding (a-1) are as follows:

A transient habitation campground on a 105-acre site is harmonious with the surrounding, undeveloped rural area. The project is screened from State Highway 79 by a stand of Coulter Pines and a series of low ridges and hills. The topography on the east is a ridge which screens the development from Chariot Canyon to the east. The existing dense vegetation on-site together with the "bowl-like" topography screen the site.

No additional structures or uses are proposed by this Modification.

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

The facts supporting Finding (a-2) are as follows:

Adequate public facilities, services and utilities will be available for this project.

A Supplemental Environmental Impact Report has been prepared for this modification and determines the conditions under which water usage by the campground will not have any adverse impacts on the groundwater supply. Groundwater is available to serve the campground.

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

The facts supporting Finding (a-3) are as follows:

No harmful effects upon desirable neighborhood character are anticipated since a campground is compatible with the surrounding rural uses.

Changing the method of defining drought conditions and restricting campground usage based on groundwater supplies will have no harmful effects on desirable neighborhood character.

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

The facts supporting Finding (a-4) are as follows:

Conditions imposed with the granting of this Major Use Permit include improving K. Q. Ranch Road as well as the intersection at State Route 79 so that these surrounding roads will be able to accommodate traffic generated by this project.

No additional traffic will be generated by this Modification.

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

The facts supporting Finding (a-5) are as follows:

As noted above, the site is suitable for the campground proposed. However, issues have arisen in regard to the intensity of use in terms of the number of spaces proposed.

However, conditions will be imposed with the granting of the permit for the facility to cut back operations during a moderate drought and to shut down during a severe drought.

This Modification establishes an alternative and more accurate definition of drought conditions and, by restricting groundwater usage and campground occupancy based on groundwater levels, will ensure that the intensity of use remains suitable for the resources of the site.

6. The harmful effect, if any, upon environmental quality and natural resources

The facts supporting Finding (a-6) are as follows:

No harmful effects upon environmental quality or natural resources are anticipated due to the mitigation measures to be imposed in regard to hydrology, traffic circulation, biology, sewage disposal, fire protection and dark skies.

A Supplemental Environmental Impact Report has been prepared which demonstrates that changing Condition N. (previously Condition M.) to define drought conditions based on groundwater levels and restricting water usage and campground occupancy based on those levels will have no harmful effects on environmental quality and natural resources.

- (b) The impacts, as described in Findings (a) above, and the location of the proposed use will not adversely affect the San Diego County General Plan.

The facts supporting Finding (b) are as follows:

The project site is designated Multiple Rural Use on the Julian Community Plan. The zoning on the proposed is A70(4) and a campground is a use which may be allowed by Major Use Permit in this zone.

Pursuant to Section 7358 (see Section 7359 for findings required for permits filed pursuant to Regional Land Use Element 3.8) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit Modification are made:

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

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

The facts supporting Finding (a-1) are as follows:

Scale and Bulk: The subject site is approximately 103 acres in size. The existing facility has been at this location since 1971. The campground facility consists of 148 campsites currently in use with the ability to expand to a maximum of 250 sites. The campground also includes various buildings such as an office, welcome center, general store, and clubhouse. Recreational amenities on the site include a swimming pool, tennis courts, mini-golf course, volleyball courts, and a man-made pond. The existing buildings on the site are all one-story and designed architecturally to be compatible with a mountain-woodland environment. No new construction or expansion of the campground is proposed. The campground is set within a shallow valley with the surrounding topography consisting of a series of rolling hills and low ridges with stands of Coulter pines. The campground site is not visible from State Highway 79 and is well screened from adjacent properties by the site's topography and the existing vegetation. The surrounding area is, for the most part, undeveloped except for a few residences west of the subject site. Therefore, because the scale and bulk of the proposed project would not be materially altered, the proposed use will be compatible with adjacent uses.

Coverage: Existing buildings on the site consist of an office, welcome center, store, clubhouse, and accessory type structures such as a gazebo and decorative bridge. No new construction or expansion of the existing building is proposed. The subject site is 103 acres in size. The existing buildings are concentrated on a small portion of the existing site. Therefore, since the project will not result in any increased building coverage on the property, the project is compatible with surrounding uses.

Density: The project will not result in any additional residential density on the site because the existing and proposed uses are not residential in scope.

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

The facts supporting Finding (a-2) are as follows:

The campground use has been in existence on this site since approximately 1971. No expansion or new construction of the existing use is proposed. A Service Availability Letter from the Julian/Cuyamaca

Fire Protection District has been received as well as review by the Department of Public Works for access and the Department of Environmental Health. In addition, conditions are present in the Major Use Permit pertaining to groundwater usage which regulates operation of the camp during drought conditions. Therefore, continuance of the project will not have an impact on the availability of public facilities, services, or utilities and will be compatible with adjacent uses.

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

The facts supporting Finding (a-3) are as follows:

The current campground site is located on a 103.30 acre parcel. Rolling hills and pine forest characterize the surrounding vicinity. The subject site is located within a shallow valley consisting of hills and low ridges amongst a Coulter pine forest setting. With the exception of some residential dwellings west of the site, the surrounding area is predominately undeveloped. Because of the location, vegetation, and topography, the campsite is well screened from the surrounding area and does not impact the area viewshed. Furthermore, the intensity of a campground use is harmonious in consideration of the vicinity's environmental setting. Therefore, continuation of campground use would not have a harmful effect upon neighborhood character.

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

The facts supporting Finding (a-4) are as follows:

The current Level of Service "B" (currently at 2,100-2,200 Average Daily Trips [ADT]) for State Highway 79 will not be increased to the next level by the maximum (peak season) 750 ADT contributed from the project's private easement road (K. Q. Ranch Road). Furthermore, the applicant is required, pursuant to Condition C. of Major Use Permit Modification P82-081W¹, to improve the intersection at State Highway 79 and K. Q. Ranch Road including increase sight distance, a left-turn pocket, and additional shoulder widths to the satisfaction of CalTrans prior to any occupancy or use of the campgrounds in excess of the 148 campsites presently being utilized. Therefore, the existing use will not substantially alter the expected traffic or physical character of the surrounding road and will be compatible with adjacent uses.

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

The facts supporting Finding (a-5) are as follows:

The existing campground is located on a 103.30 acre parcel, which is situated in a shallow valley with rolling hills and stands of pine trees. The site is developed with access and has electrical, water, and septic facilities to serve the campground use. The Modification is a request for a Time Extension and no expansion of the facility or new structures are proposed. Consequently, no alterations to the existing landform will take place. In addition, conditions have been placed on the approved use permit that regulate the future intensity of this use based on drought conditions and occupancy. The campground use is harmonious in this environmental setting. For the reasons stated above, the project is compatible with adjacent uses.

6. Any other relevant impact of the proposed use

The fact supporting Finding (a-6) is as follows:

None.

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

The facts supporting Finding (b) are as follows:

A review of the San Diego County General Plan determined that the proposed project is consistent with the applicable policies because the Regional Land Use Element (18) Multiple Rural Use Designation is consistent with A70 Limited Agriculture Use Regulations which include Commercial Use Types like transient habitation campgrounds. The project is consistent with the intent and minimum densities of the Designation.

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

The fact supporting Finding (c) is as follows:

An Explanation of the Decision not to Prepare an Addendum to the Previously Certified Subsequent Environmental Impact Report was prepared on December 16, 1998.

The real property for which this Major Use Permit is granted is located in the County of San Diego, State of California, and more particularly described as follows:

PARCEL 1:

Those portions of the Northwest Quarter of the Northeast Quarter of Section 22 and the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 15, Township 13 South, Range 4 East, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to United States Government Survey, approved May 20, 1881, described as follows:

Beginning at a point on the North line of Section 22, bearing North 89°40'46" West, 302.32 feet from the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 22; thence South 55°40'11" East, 239.56 feet; thence South 83°06'17" East, 77.05 feet; thence South 6°53'43" West, 289.09 feet; thence North 34°19'49" East, 329.05 feet; thence South 55°40'11" East, 212.94 feet to the Point of Beginning.

PARCEL 2:

An Easement and right-of-way for ingress and egress, road and utility purposes, including but not limited to electric power, telephone, gas, water, sewer and cable television lines and appurtenances thereto, together with the right and power to convey the same to others over, under, along and across a strip of land, 60.00 feet in width lying within those portions of the Northwest Quarter of the Northeast Quarter of Section 22 and the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 15, Township 13 South, Range 4 East, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to United States Government Survey, approved May 20, 1881, the centerline being described as follows:

Beginning at the South Quarter corner of said Section 15; thence North 37°22'31" East, 378.91 feet to the beginning of a tangent 200.00 foot radius curve, concave Southerly; thence along the arc of said curve, 303.53 feet through a central angle of 86°57'18"; thence South 55°40'11" East, 861.13 feet; thence South 83°06'17" East, 77.05 feet to an angle point, at which point the width of said easement is reduced to 40.00 feet in width, 20.00 feet on each side of the centerline; thence South 6°53'43" West, 289.09 feet.

PC\02-18\P82081-DEC-jcr,jb,dld

OFFICIAL DECISION OF THE
SAN DIEGO COUNTY
PLANNING COMMISSION



County of San Diego

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes
(858) 565-5920 Building Services
www.SDCPDS.org

DAHVIA LYNCH
DIRECTOR

October 21, 2022

PERMITEE: KQ RANCH RV PARK
MAJOR USE PERMIT: PDS2021-MUP-82-081W3
E.R. NUMBER: PDS2021-ER-89-10-009A
PROPERTY: 449 KQ RANCH ROAD, JULIAN
APN(S): 294-011-17

DECISION OF THE PLANNING COMMISSION

GRANT, as per plot plan dated December 13, 2021, consisting of seven sheets, approved concurrently herewith, a Major Use Permit, pursuant to Section 2705, and 7358 of the Zoning Ordinance, to reinstate the expired use permit for a 250-space recreational campground (as previously approved) and to allow for the installation of a seasonal/temporary inflatable pool cover/dome for the existing pool.

MAJOR USE PERMIT MODIFICATION EXPIRATION: This Major Use Permit Modification shall expire on **October 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 FOR MAJOR USE PERMIT MODIFICATION MUP-82-081W3

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 Site Plan. 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:

The conditions within approved Major Use Permit, PDS1998-3300-82-081, as well as conditions for the subsequent modifications, are still applicable.

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

1. GEN#1–COST RECOVERY

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

2. GEN#2–RECORDATION OF DECISION

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

BUILDING PERMIT: (Prior to approval of any building plan and the issuance of any building permit).

3. GEN#5–INSPECTION FEE

INTENT: In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any approval of any building plan, issuance of any building permit, and/or final sign off associated with the structures referenced above, compliance with this condition is required. **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.

4. PLN#2–SITE PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved Site Plan plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting all equipment with the approved colors, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to approval of any building plan, issuance of any building permit, and/or final sign off associated with the structures referenced above, compliance with this condition is required. **MONITORING:** The [PDS, BI] and [DPR TC, PP] shall inspect the site for compliance with the approved Building Plans.

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

5. PLN#4—SITE PLAN IMPLEMENTATION

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

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

6. PLN#5—SITE CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans, and plot plan(s). This includes, but is not limited to maintaining the following: painting all necessary aesthetics design features and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for enforcement of this permit.

7. PLN#6–ACCESSORY USES

INTENT: A Minor Deviation or Modification to a Major Use Permit is not required for any building, structure or projection listed in Section 4835 or any use listed in the Accessory Use Regulations, section 6150-6199 (or as otherwise referenced), provided the building, structure, or projection or use meets the specific accessory use setbacks in the Site Plan and meets all other conditions and restriction in the Site Plan. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for structures as detailed in this section without Minor Deviation or Modification. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s); should any accessory uses be proposed that do not meet the requirements as detailed in the Zoning Ordinance sections listed above, the property owner shall be responsible for obtaining all necessary permits. **DOCUMENTATION:** None. The property owner and permittee shall conform to the Zoning Ordinance requirements for Accessory Uses as detailed above and within the County 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.

8. PLN#7–SIGNAGE

INTENT: A Minor Deviation or Modification to a Major Use Permit is not required for any building, structure or projection listed pursuant to Section 6261, provided the sign is within the parameters and description listed in the Site Plan and meets all other conditions and restrictions in the Site Plan. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for signs (mounted and monument) detailed in the Site Plan. **REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s); should any signage be proposed that do not meet the requirements as detailed in the Zoning Ordinance sections listed above, the property owner shall be responsible for obtaining all necessary permits. **DOCUMENTATION:** None. The property owner and permittee shall conform to the Zoning Ordinance requirements for signage as detailed above. **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.

Changes to conditions cited in Major Use Permit, PDS1998-3300-82-081, as modified:

9. GEOLOGY–O. 1. In order to determine groundwater levels, the applicant shall implement the following testing program:

- a. The groundwater level of Well 1 (Cuyamaca North #1) shall be monitored ~~5 out of every 7 days~~ monthly within the first seven days of each new month.
- b. The groundwater level of Wells 3, ~~5, 6, 11, 13, 21, 22, 23, and 24,~~ and 25 shall be monitored monthly within the first seven days of each new month. ~~Wells 4, 12, 13, and 14 shall be added to the monitoring program If owner permission can be obtained in the future. The applicant shall attempt to obtain owner permission to add these wells to the satisfaction of the County Hydrologist.~~

10. **GEOLOGY**—O. 4. The determination of drought conditions shall be made from well measurements and shall be reported to the Department of Planning and Land Use and the Julian Planning Group via a semi-annual written report prepared by a California Professionalqualified registered Ggeologist and approved by the Director, Department of Planning and Land Use. These reports shall include all data collected from the monitoring program.

MAJOR USE PERMIT FINDINGS

CEQA FINDINGS

It is hereby found that the proposed project qualifies for an exemption as specified under California Environmental Quality Act Sections 15301 and 15303 of the State CEQA Guidelines on file with PDS as Environmental Review Number PDS2021-ER-89-10-009A.

WPO STORMWATER FINDINGS

It is hereby found that the project proposed by the application has prepared plans and documentation demonstrating compliance with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance.

RESOURCE PROTECTION ORDINANCE FINDINGS

It is hereby found that the use or development permitted by the application is in support of the granting of the Major Use Permit are made:

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 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*

The project is a Major Use Permit to reinstate the expired use permit for a 250-space recreational campground (as previously approved) and to allow for the installation of a seasonal/temporary inflatable pool cover/dome for the existing pool.

Scale and Bulk: The proposed new seasonal/temporary inflatable pool cover/dome has a maximum height of 16 feet, which is compatible with the existing structures on the property. Therefore, the Project would not substantially increase the scale and bulk of the existing structures and result in negative impacts to the surrounding areas.

Coverage: The subject parcel is 103.3-acres in size. Surrounding land uses consist of rural residential housing, and Public Agency Lands with parcel sizes ranging from approximately 2.5-acres to 69.75-acres in size. The Project has been reviewed and approved by the Julian Community Planning Group. Therefore, the Project would not substantially increase the coverage of the site.

Density: The Project is a Major Use Permit to reinstate the expired use permit for a 250-space recreational campground (as previously approved) and to allow for the installation of a seasonal/temporary inflatable pool cover/dome for the existing pool. Zoning Ordinance Section 1250 excludes transient habitation from residential use type requirements such as density regulations. Therefore, the Project is not considered a residential use type and density regulations are not applicable to the Project.

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

The Project is located within the San Diego County Fire Protection District (SDFPD). The project has been reviewed by the SDFPD and found to be compliant. The Project will continue to use on-site groundwater, and septic systems. The Project is located within the Julian Union School District and received approval from the school districts. All required utilities are therefore available for the project.

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

No harmful effects upon desirable neighborhood character are anticipated as a campground is compatible with the surrounding rural uses.

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

There is no new development proposed, therefore, no additional traffic will be generated by this Modification.

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

The Modification of the Major Use Permit would not require significant alteration to the existing site. Additionally, the new seasonal/temporary inflatable pool cover/dome would not significantly alter the visual or physical characteristics of the area. Therefore, the site is suitable for the proposed intensity of use and development.

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

None 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 Project is subject to the Regional Category Rural, and Land Use Designation Rural Lands-40. The Project complies with the General Plan because transient habitation is permitted. The existing campground facility is not considered a residential use. In addition, the Project is consistent with Chapter 3 Policy 5.3 of the Land Use Element of the County General Plan, which encourages the preservation of open space and rural areas. In addition, the San Diego County Fire Protection District is located 3 miles from the site and the County Sheriff Station is located 4 miles from the site. Therefore, the Project is consistent with the County General Plan.

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

Pursuant to Sections 15162 through 15164 of the State CEQA Guidelines, the project is qualifies for a CEQA Addendum. A previously adopted Supplemental Environmental Impact Report (SEIR) dated May 18, 1990 on file with the Department of Planning and Development Services (PDS) as Environmental Review Number Log No. 89-10-9 was completed in compliance with the CEQA and the State and County CEQA Guidelines. The Project does not include new significant environmental effects of a substantial increase in the severity of the previously identified significant effects analyzed in the previous SEIR. Therefore, CEQA Guidelines Section 15162 through 15164 determines that an Addendum is prepared for the Project.

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Management Plan (SWQMP), all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were

implemented beginning in May 2013 and amended in November 2015. Project design shall be in compliance with the new Municipal Permit regulations. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below

<http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to periodic adjustment as changes are made to the National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements imposed by the San Diego Regional Water Quality Control Board (Regional Board) on discharges from municipal separate storm sewer systems (MS4). The new MS4 Permit was adopted by the Regional Board on May 8, 2013 and amended on November 18, 2015. The County has begun the process of amending ordinances and taking other action to implement the new MS4 Permit. Additional studies and other action may be needed to comply with the new and 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 DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

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.

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

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/>.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission

within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO PLANNING COMMISSION
DAHVIA LYNCH, DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

Email cc: Erin Crouthers
Angelica Truong, Planning Manager, Planning & Development Services

**Attachment E – PUBLIC
DOCUMENTATION**



County of San Diego, Planning & Development Services
**COMMUNITY PLANNING OR SPONSOR
 GROUP PROJECT RECOMMENDATION**
 ZONING DIVISION

Record ID(s): PDS2021-MUP-82-081W3

Project Name: KQ Ranch RV Resort

Planning/Sponsor Group: Julian CPG

Results of Planning/Sponsor Group Review

Meeting Date: September 13, 2021

A. Comments made by the group on the proposed project.

No additional proposals.

B. Advisory Vote: The Group ☒ **Did** ☐ **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

- MOTION:**
- ☒ Approve without conditions
 - ☐ Approve with recommended conditions
 - ☐ Deny
 - ☐ Continue

VOTE: 9 Yes 0 No 0 Abstain 2 Vacant / Absent

C. Recommended conditions of approval:

Reported by: Patrick L. Brown Position: Chair Date: 9/20/2021

Please email recommendations to BOTH EMAILS;

Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to CommunityGroups.LUEG@sdcounty.ca.gov

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

JULIAN COMMUNITY PLANNING GROUP

Monday, September 13th at 7:00 p.m.

Julian Town Hall, Washington and Main Streets, Julian, CA 92036

Chairman Pat Brown called the meeting to order at 7:02 p.m.

A. Roll Call

Present: Pat Brown, Chair; Rebecca Morales, Vice Chair; Kiki Skagen Munshi, Secretary; Herb Dackermann, Eric Jones, Keith Krawiec, Katherine Moretti, Rudy Rikansrud, William Everett

Absent: Kenny Mushet

B. Approval of the minutes for the meeting of August 9th, 2021

Moved: Moretti

Seconded: Jones

Vote: Unanimous

C. Approval of the agenda

Moved: Moretti

Seconded: Morales

Vote: Unanimous

D. Public Communication: Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction and items on the posted agenda.

None

E. Action Items

1. Cal Trans – Crosswalk & Hwy 78/79

Caltrans representatives, Victor, Division Chief, Irwin Sawanko, and two others came with a plan to install crosswalks on Main St. ,four ways at the stop sign, and parallel to Main street at B and C. They had received a request for crosswalks from one Julian resident and are looking at '25-'26 but it might be earlier if there were a request from the citizens. It is true that whether or not a crosswalk is marked, cars must stop for pedestrians as if there were a crosswalk. They are not planning to install lights or anything other than the crosswalks but they will also make the corners ADA compliant with ramps. They are doing pavement rehab all the way from Lakeside.

There are no safety issues here that warrant the crosswalk, they said and added that if you have crosswalks, people tend to think they don't have to look for traffic.

Everett said crosswalks might exacerbate the problem of people crossing without looking.

The majority of the Planning Group was against having crosswalks now or in the future, but Krawiec said he thought crosswalks might be a good idea.

Morales moved we vote against having crosswalks, Everett seconded. Motion passed with two opposed.

2. Whole House Generator Program – Rudy Rikansrud

Rikansrud is continuing to work on this. His next step will be to contact Joel Anderson about this. Rudy moved he be authorized to approach Anderson, Moretti seconded. Passed, Unanimous.

3. General Plan Element Update – Climate Action Plan- Safety Element; Environmental Justice Element; Income Housing Study, Eric, Keith, Bill

Nothing to report.

4. The Effect of Air B&Bs on Rental Housing

a. Letter to Supervisor Anderson

The letter was sent; there has been no reply.

5. KQ Ranch RV Resort MUP 82-081W3

They are adding two bathrooms and a sales office. Everett moved we approve KQ request, Moretti seconded. Unanimous

6. Proposed Rezone Amendments for Homeless Shelter Facility and Homeless Camping Areas on County Owned Property

There is a possibility of allowing low income housing and camping on county property. Krawiec said the County is looking at environment, water supplies, fire danger, transportation, nearness to a pharmacy and that Julian was not a likely area. The sense of the Board was to continue to monitor. Munshi moved and Rikansrud seconded that we send a letter saying this isn't suitable for low income housing. Passed, two opposed.

7. Site Plan & Application for Environmental Review (AEIS)

There is a new procedure at the County. It is now necessary, when the Architectural Review board looks at something, to have to do a full blown AIES for commercial issues, etc. Since the ARB often is only considering signs, we should recommend that the Architectural Review Board not be a part of this process and there should be a way at the beginning of the form to indicate if a project shouldn't be brought to it. Pat will write a letter on the topic.

8. Capital Improvement of Project, site plan and application for environmental review

Pat will tell County we still want to do things. **ON THIS AND THE PREVIOUS ITEM, I GOT MIXED UP ABOUT WHAT WAS BEING SAID WHERE AND NEED CLARIFICATION.**

F. Group Business – Information

1. Open Seat

Will put notice in Julian Journal

2. Reporting of Assigned Tasks by Planning Group Members

Skipped.

3. Historical Society Bulletin Board (next to Town Hall)

It's almost done but doesn't concern the JCPG.

4. Meeting updates

a. Future Group Meeting Dates (October 11th, 2021)

G. Adjournment

Moved: Rikansrud

Seconded: Krawiec

Vote: Unanimous

The Julian Community Planning Group (JCPG) is a voluntary organization representing the community. The function for the JCPG is advisory to the County Planning Department, Planning Commission, and the Board of Supervisors regarding land use matters.

Members: Pat Brown, Chair; Rebecca Morales, Vice Chair; Kiki Skagen Munshi, Secretary; Woody Barnes, Herb

Dackermann, Eric Jones, Keith Krawiec, Katherine Moretti, Kenny Mushet, Rudy Rikansrud, William Everett

**Attachment F –
SERVICE
AVAILABILITY
FORMS**



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

Please type or use pen

KQ Ranch & Campground, LLC (769) 663-4941

Owner's Name Phone

P.O. Box 1088

Owner's Mailing Address Street

Parker

Arizona 85344

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: Modification
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

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

294-011-17-00

- B. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☒ Other Gross floor area Existing RV Resort/Park

C. Total Project acreage 103 Total lots N/A Smallest proposed lot N/AThomas Guide. Page N/A Grid Julian/38

449

KQ Ranch Road

Project address

Street

Julian

92036

Community Planning Area/Subregion

Zip

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

Applicant's Signature: Timothy JeffersonDate: 12/21/2020Address: 27349 Jefferson Ave, #112, Temecula, CA 92590Phone: (951) 693-2400

(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:

3104 HUNTER JULIAN CA 92036 3 miles

- A. ☒ Project is in the District and eligible for service.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 6 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: _____ SDC PDS RCVD 8-23-21
☐ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

MUP82-081W3

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

Print Name and Title

Phone

Date

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



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

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

KQ Ranch & Campground, LLC (769) 663-4941
 Owner's Name Phone

P.O. Box 1088
 Owner's Mailing Address Street

Parker Arizona 85344
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____

ELEMENTARY _____
 HIGH SCHOOL _____
 UNIFIED _____

Sc

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT
☒ Rezones changing Use Regulations or Development Regulations
☐ General Plan Amendment
☐ Specific Plan
☐ Specific Plan Amendment

B. DEVELOPMENT PROJECT
☐ Rezones changing Special Area or Neighborhood Regulations
☐ Major Subdivision (TM)
☐ Minor Subdivision (TPM)
☐ Boundary Adjustment
☒ Major Use Permit (MUP), purpose: Modification (reinstated)
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

C. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☒ Other Gross floor area Existing RV Resort/Park _____

D. ☐ Total Project acreage 103.3 Total number lots N/A

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

294-011-17-00	

Thomas Guide Page N/A Grid Julian/38
 449 KQ Ranch Road
 Project address Street
 Julian 92036
 Community Planning Area/Subregion Zip

Applicant's Signature: Tim J. Jellin Date: 12/21/2020
 Address: 27349 Jefferson Ave. #112, Temecula, CA 92590 Phone: 951-693-2400
 (On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Julian Union High School District

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____
 Junior/Middle: _____ miles: _____
 High school: Julian High School District miles: 4.7

☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check)
☐ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
☒ Project is located entirely within the district and is eligible for service.
☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Authorized Signature: Yvonne Fleet Print Name: Yvonne Fleet
 Chief Business Official Phone: 760 765-0606
 Print Title

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



**Attachment G –
OWNERSHIP
DISCLOSURE**



County of San Diego, Planning & Development Services
**APPLICANT'S DISCLOSURE OF OWNERSHIP
 INTERESTS ON APPLICATION FOR ZONING
 PERMITS/ APPROVALS**
ZONING DIVISION

Record ID(s) 2012-3301-82-081-03

PDS2021-MUP-82-081 w3

Assessor's Parcel Number(s) 294- 011-17- 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.

KQ Ranch & Campground, 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.

Sandcastle Family Trust

Wengen, LLC

Nidax, LP

- 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."

Erin Crouthers

Signature of Applicant

Erin Crouthers

Print Name

01/12/2021

Date

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

SDC PDS RCVD 8-23-21

MUP82-081W3

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<http://www.sdccounty.ca.gov/pds>

