



The County of San Diego

Zoning Administrator Hearing Report

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|-------------------------|---|-----------------------|---|
| Date: | May 31, 2018 | Case/File No.: | Gonzales ZAP Cottage Industry; Minor Use Permit; PDS2017-ZAP-17-003; PDS2017-ER-17-09-001 |
| Place: | County Conference Center 5520 Overland Avenue San Diego, CA 92123 | Project: | A Minor Use Permit for a Cottage Industry woodworking and custom furniture / cabinet workshop |
| Time: | 8:30 a.m. | Location: | 3003 Rancho Maria Lane, Ramona |
| Agenda Item: | #2 | General Plan: | Semi-Rural Residential (SR-10) |
| Appeal Status: | Appealable to the Planning Commission | Zoning: | Limited Agriculture (A70) |
| Applicant/Owner: | Robert Gonzales | Community: | Ramona Community Plan Area |
| Environmental: | CEQA § 15301 Exemption | APN: | 283-055-49 |

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Zoning Administrator to evaluate the proposed project, which is a Minor Use Permit for a Cottage Industry, determine if the required findings can be made, and if so take the following actions:

- a. Adopt the Environmental Findings included in Attachment D, which include a finding that the project is exempt from the California Environmental Quality Act (CEQA).
- b. Grant Minor Use Permit Decision PDS2017-ZAP-17-003, which includes the requirements and conditions as set forth in the Form of Decision (Attachment B).

2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and policies of the County of San Diego (County) General Plan?
- b. Does the project comply with the policies set forth under the Ramona Community Plan?

- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Does the project comply with the California Environmental Quality Act (CEQA)?

B. REPORT SUMMARY

The purpose of this staff report is to provide the Zoning Administrator with the information necessary to consider the proposed Minor Use Permit and environmental findings prepared in accordance with CEQA.

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

C. BACKGROUND

The applicant proposes a Minor Use Permit on a 4.45-acre site for a woodworking and custom furniture/cabinet workshop Cottage Industry. Pursuant to Zoning Ordinance Section 6920, a Cottage Industry is authorized with approval of a Minor Use Permit on a property zoned Limited Agriculture (A70).

D. DEVELOPMENT PROPOSAL

1. Project Description

The project proposes a Minor Use Permit to authorize an existing woodworking and custom furniture/cabinet workshop Cottage Industry on a 4.45-acre site in the Ramona Community Plan area. The project site is subject to the Semi-Rural Residential (SR-10) Land Use Designation and the Limited Agriculture (A70) Use Regulation and contains an existing, permitted single-family dwelling, along with existing, permitted detached accessory structures including a barn and detached garage. The workshop area for the Cottage Industry is located entirely within the existing detached garage (please see Figure 1) and no new construction is proposed for this project.

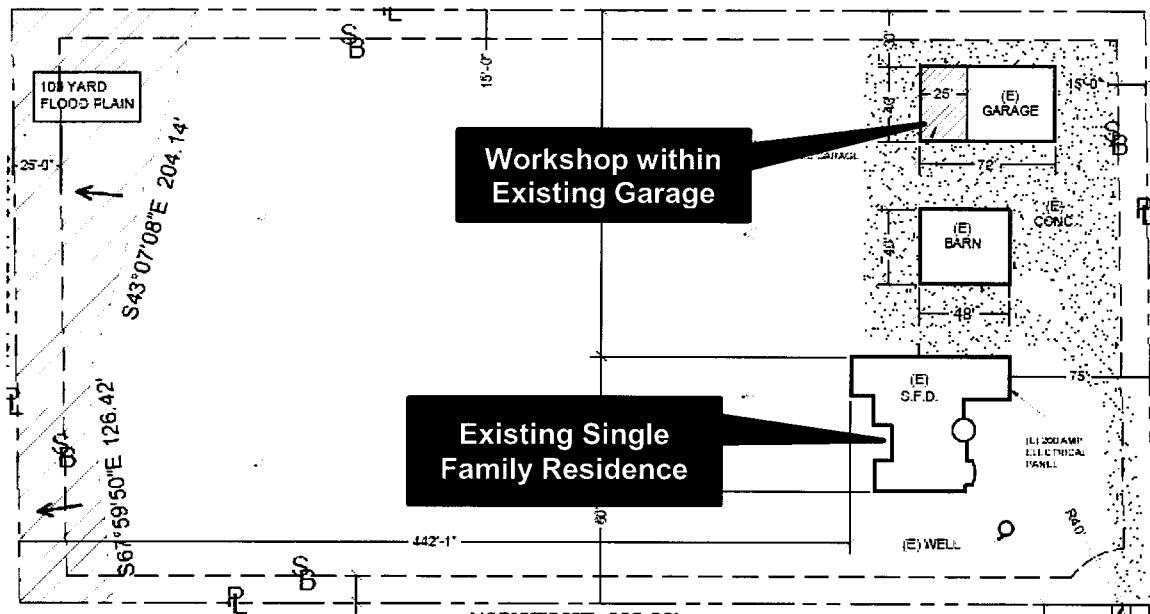


Figure 1: Plot Plan

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

2. Subject Property and Surrounding Land Uses

The 4.45-acre project site is located at 3003 Rancho Maria Lane, in the Ramona Community Plan Area. The site is located east of Highway 67 and north of Dye Road (please see Figures 2 and 3). The subject property consists of an existing single-family dwelling along with existing detached accessory structures including a barn and detached garage. The workshop area for the Cottage Industry is located entirely within the existing detached garage (please see Figure 4). Surrounding land uses primarily consist of residential and open space uses. Table D-1 provides a summary of surrounding land uses.

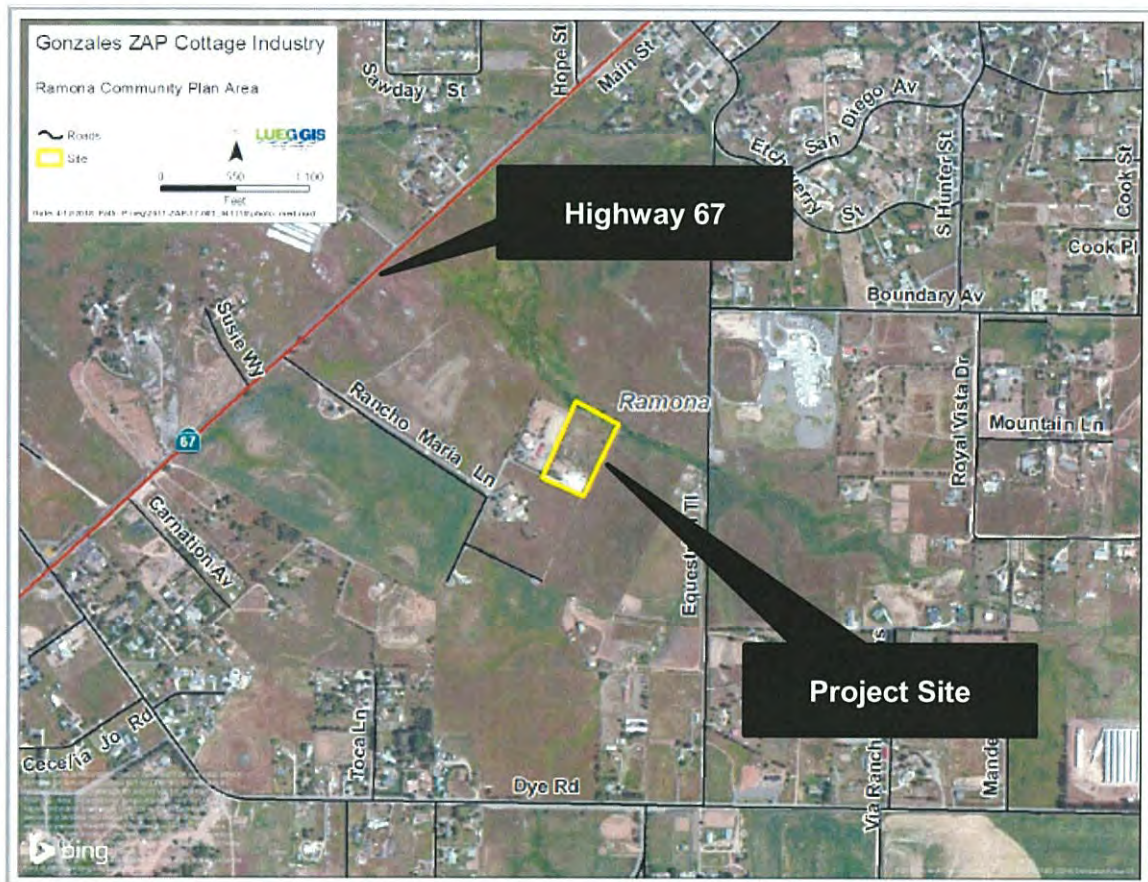


Figure 2: Vicinity Map



Figure 3: Project Site



Figure 4: Photo - Detached Garage

Table D-1: Surrounding Zoning and Land Uses

| Location | General Plan | Zoning | Adjacent Streets | Description |
|----------|--------------------------------|---------------------------|-------------------|-------------|
| North | Semi-Rural Residential (SR-10) | Limited Agriculture (A70) | Boundary Avenue | Open Space |
| East | Semi-Rural Residential (SR-10) | Limited Agriculture (A70) | Rancho Maria Lane | Open Space |
| South | Semi-Rural Residential (SR-10) | Limited Agriculture (A70) | Rancho Maria Lane | Church |
| West | Semi-Rural Residential (SR-10) | Limited Agriculture (A70) | Rancho Maria Lane | Residential |

E. ANALYSIS AND DISCUSSION

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

1. Project Site History

In 2004 a building permit for a 3,336-square foot single-family dwelling with an attached garage was approved. In 2005 a building permit for a 2,880-square foot detached garage and a 1,920-square foot barn was approved. In 2016 PDS Code Enforcement issued an Administrative Warning to the property owner for the existing woodworking and custom furniture/cabinet workshop. This Administrative Warning identified the workshop as a Cottage Industry Use Type and advised that a Minor Use Permit is required for this use type.

2. Project Analysis

Noise Impacts.

The project has been reviewed for noise impacts and has been determined to be consistent with County noise standards. The project would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations. The project has been conditioned to ensure any substantial noise generating equipment and/or activities will comply with the County Noise Ordinance Section 36.404. The Cottage Industry is located entirely within an existing detached garage, the hours of operation are limited to 7:00 AM to 10:00 PM and production of goods shall be by hand manufacturing methods which involve the use of hand tools or mechanical equipment not exceeding the use of five horse power at any one time. Figure 4 shows the existing detached garage.

3. General Plan Consistency

The proposed project is consistent with the following relevant General Plan goals, policies, and actions as described in Table E-1.

Table E-1: General Plan Conformance

| General Plan Policy | Explanation of Project Conformance |
|--|--|
| POLICY LU-2.4 - Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles. | The project location is consistent with the San Diego County General Plan Land Use Element as a Cottage Industry Use Type can be permitted upon issuance of a Minor Use Permit in the Limited Agriculture (A70) Use Regulation, which is compatible with the Semi-Rural Residential (SR-10) Land Use Designation, which is compatible with the Semi-Rural Regional Category. |
| POLICY N-5.2 – Noise-Generating Industrial Facilities. Use setbacks between noise generating equipment and noise sensitive uses and limit the operation of noise generating activities to daytime hours as appropriate where such activities may affect residential uses. | The Cottage Industry is located entirely within an existing detached garage, the hours of operation are limited to 7:00 AM to 10:00 PM and production of goods shall be by hand manufacturing methods which involve the use of hand tools or mechanical equipment not exceeding the use of five horse power at any time. |

4. Community Plan Consistency

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

Table E-2: Community Plan Conformance

| Community Plan Policy | Explanation of Project Conformance |
|---|--|
| Policy LU 2.4.3 - Provide for development of a variety of light industry that will offer job opportunities for community residents and that will not negatively impact the quality of the environment and the quality of life. | The Cottage Industry will offer job opportunities for community residents and will not negatively impact the quality of the environment and the quality of life. |

5. Zoning Ordinance Consistency

The proposed project complies with all applicable zoning requirements of the Limited Agriculture use regulation with the incorporation of conditions of approval. The Zoning Administrator should consider whether the included conditions of approval (Attachment B) ensure compatibility of the proposed project with the surrounding properties and overall community character.

Table E-3: Zoning Ordinance Development Regulations

| CURRENT ZONING REGULATIONS | | CONSISTENT? |
|----------------------------|---------|-----------------------------|
| Use Regulation: | A70 | Yes, upon approval of a ZAP |
| Animal Regulation: | M | N/A |
| Density: | - | N/A |
| Lot Size: | 4 Acres | N/A |
| Building Type: | C | Yes |
| Height: | G | Yes |
| Lot Coverage: | - | N/A |
| Setback: | C | Yes |
| Open Space: | - | N/A |
| Special Area Regulations: | C | Yes |

| Development Standard | Proposed/Provided | Complies? |
|--|---|---|
| Section 6920(d) of the Zoning Ordinance identifies ten Specific Standards requirements that Cottage Industries shall conform to. | The project currently complies with the Zoning Ordinance's required Specific Standards and the project has also been conditioned for Ongoing Site Conformance compliance with the Specific Standards. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

6. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed in compliance with the CEQA. Pursuant to Categorical Exemption 15301 the project is a Minor Use Permit for a Cottage Industry to allow for the operation of an existing woodworking and custom furniture/cabinet workshop within an existing facility (an existing, permitted 2,880-square foot detached garage). There will be no expansion of the existing detached garage. A Notice of Exemption has been prepared for this project and is on file as Log No. PDS2017-ER-17-09-001.

F. COMMUNITY PLANNING GROUP

The proposed project was presented and reviewed by the Ramona Community Planning Group (CPG).

On April 6, 2017, the Ramona CPG recommended approval of the project by a vote of 13-0-0-2 (Ayes – 13; Noes – 0; Abstain – 0; Vacant – 0; Absent – 2).

A letter from the Ramona CPG is found in Public Documentation (Attachment E).

G. PUBLIC INPUT

No comments were received as a result of the public notices sent at the time of the Minor Use Permit application submittal or during the processing of the permit.

H. RECOMMENDATIONS

Staff recommends that the Zoning Administrator:

- a. Adopt the Environmental Findings, which include a finding that the project is exempt from the California Environmental Quality Act (Attachment D).
- b. Grant Minor Use Permit Decision PDS2017-ZAP-17-003, which includes the requirements and conditions as set forth in the Form of Decision (Attachment B).

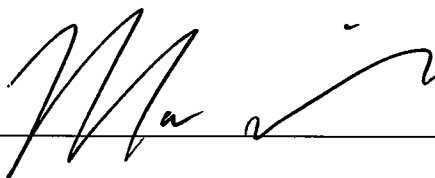
Report Prepared By:

John Leavitt, Project Manager
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john.leavitt@sdcounty.ca.gov

Report Approved By:

Mark Wardlaw, Director
858-694-2962
mark.wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:



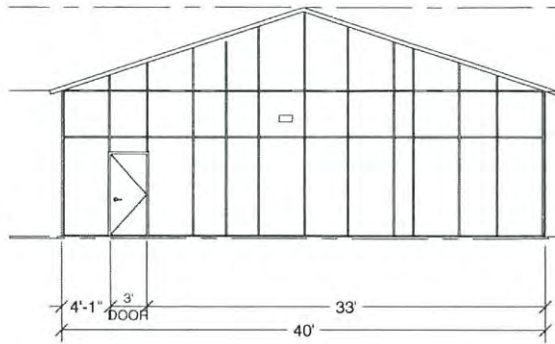
MARK SLOVICK, GROUP PROGRAM MANAGER

ATTACHMENTS:

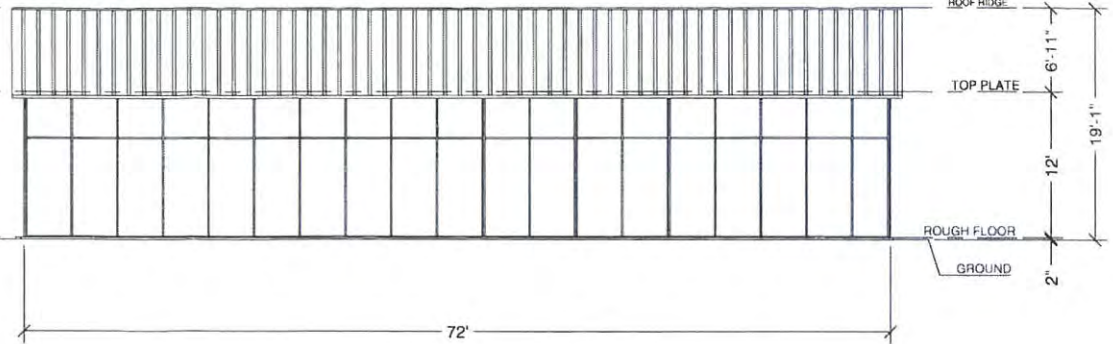
Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2017-ZAP-17-003
Attachment C – Environmental Documentation
Attachment D – Environmental Findings
Attachment E – Public Documentation
Attachment F – Ownership Disclosure

Attachment A – Planning Documentation

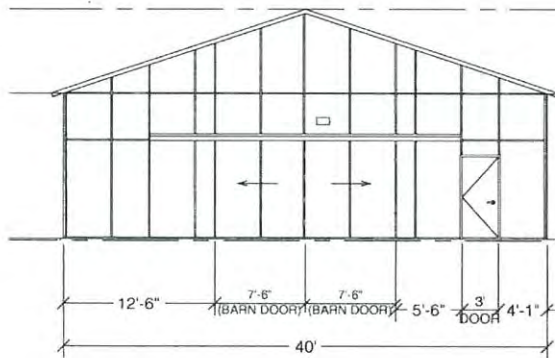
SOUTH ELEVATION



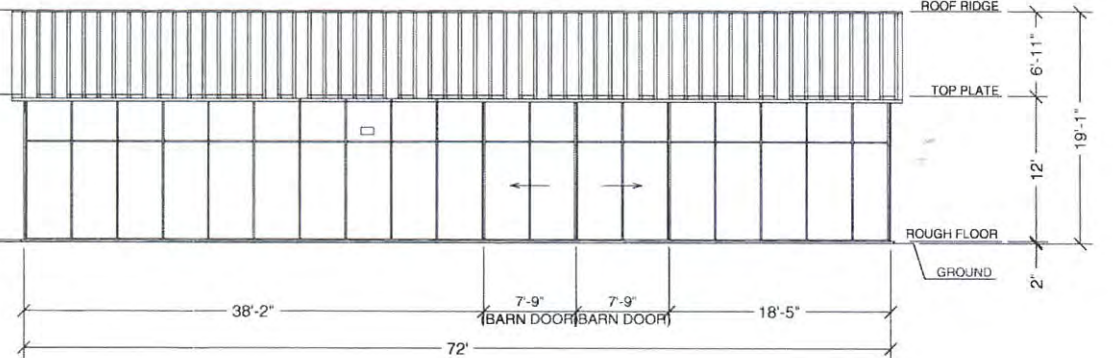
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



BUILDING NOTES: (Existing Detached Garage)

1. BUILDING BY BARN MASTERS 800-343-BARN (<https://mdbarnmaster.com>)
2. ALL STEEL CONSTRUCTION, TRUSSES, WALLS, ROOF AND WALLS.
3. BUILDING HAS TWO 3076 SWING DOORS AND TWO SLIDING BARN DOORS

Gonzales Residence

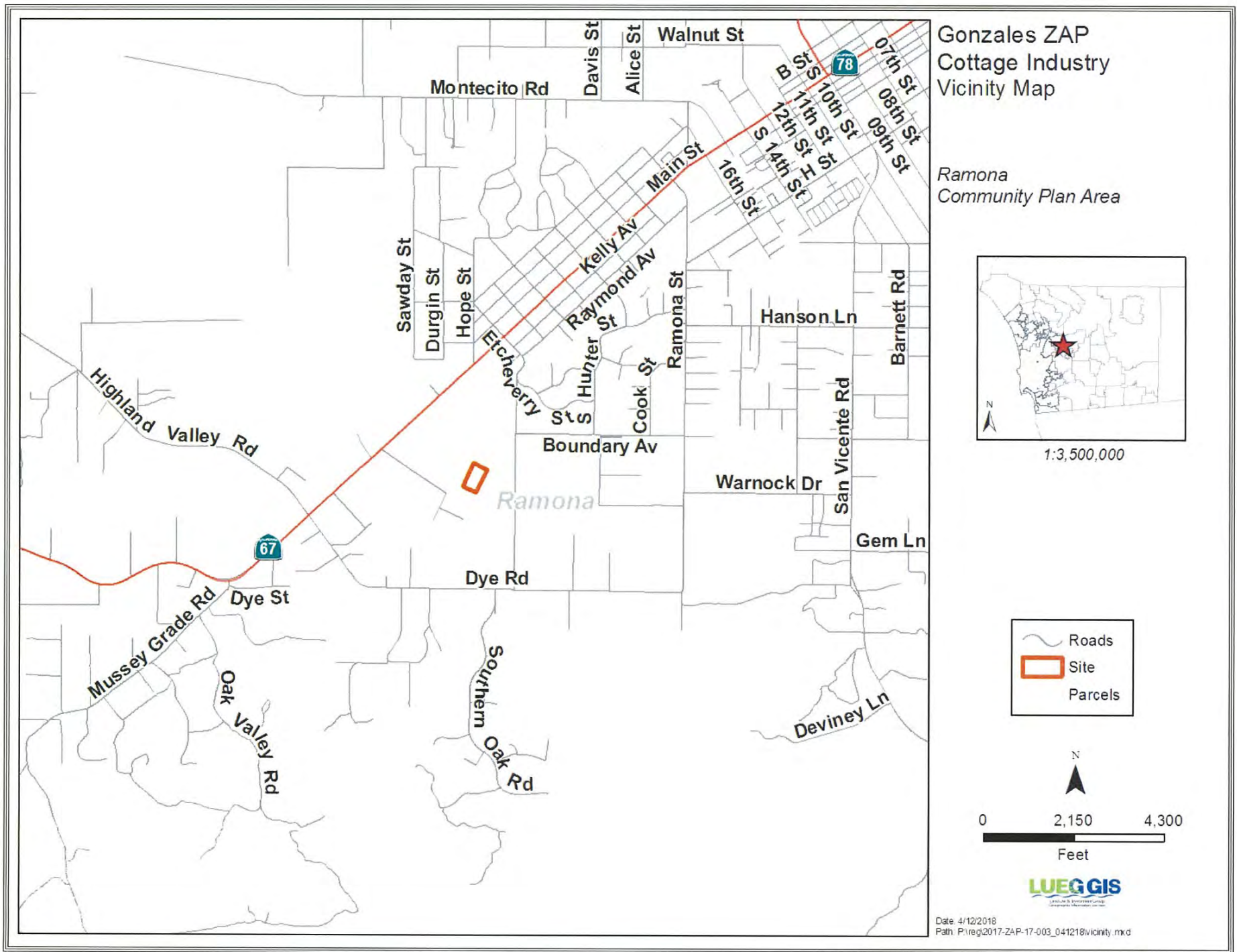
3003 Rancho Maria Lane
Ramona, CA 92065

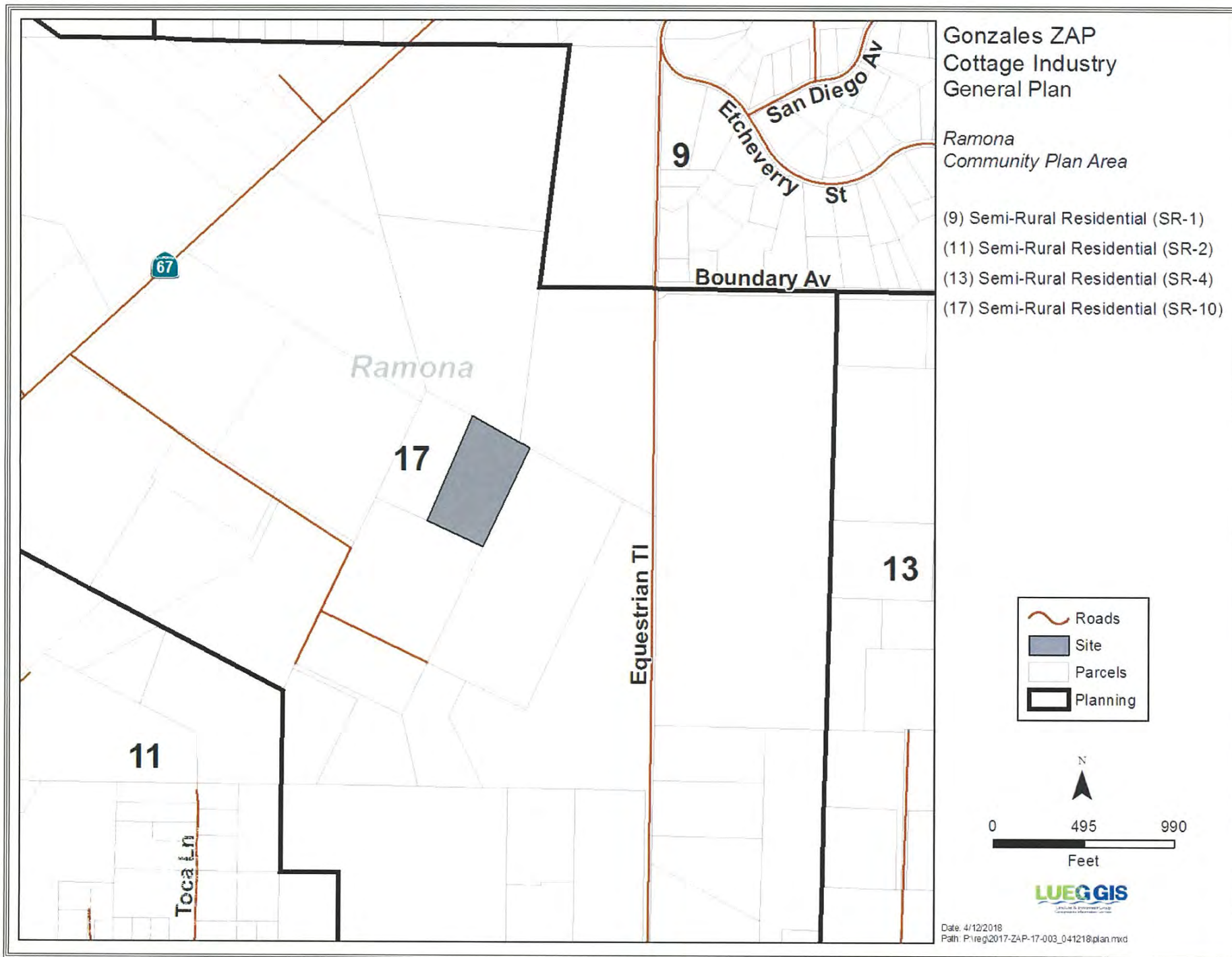
1.16.2018
PLOT DATE

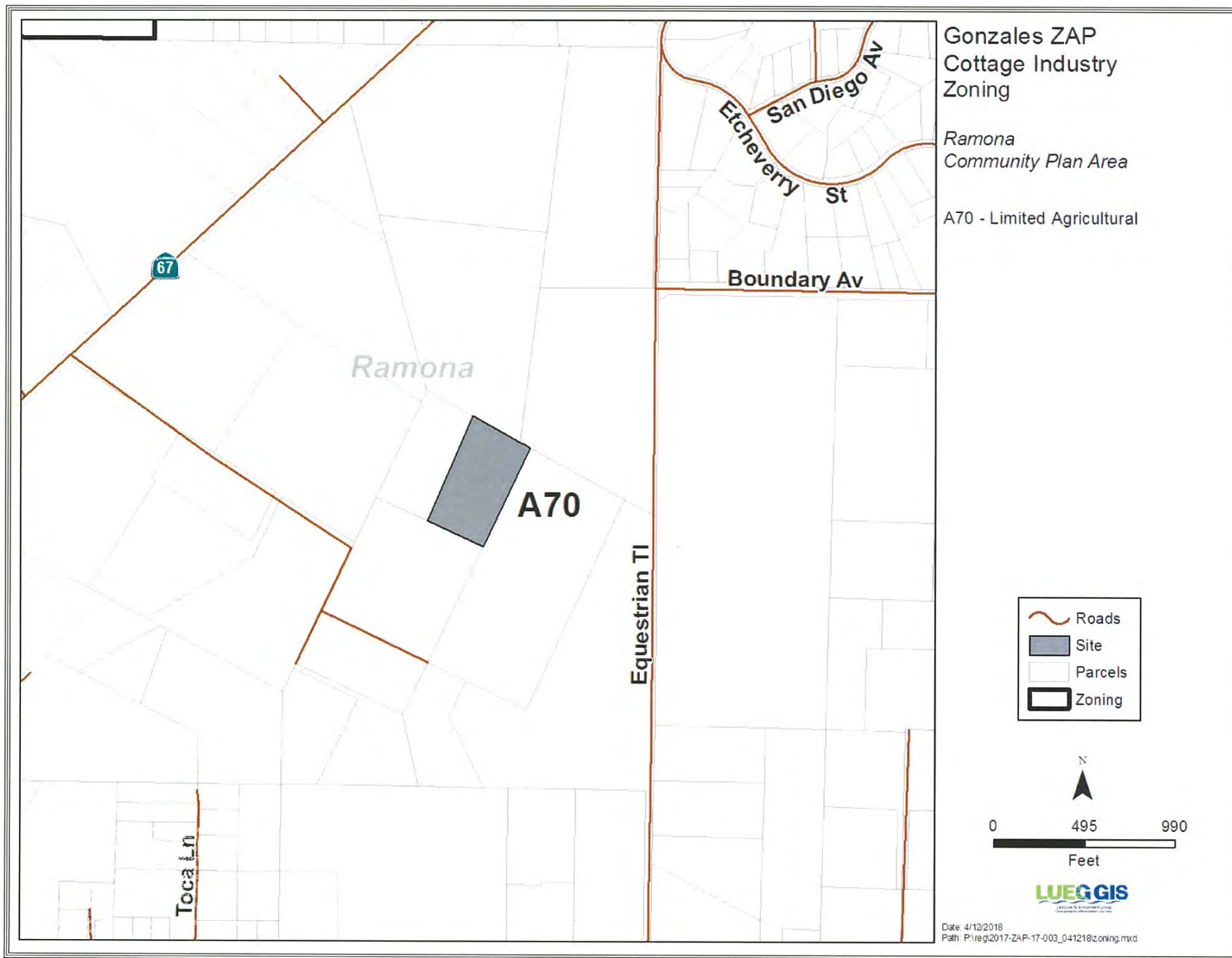
Paul Wermuth
1680 Bartram Way
El Cajon, CA 92019
Cell: 760-846-6255
Email: pjwermuth@gmail.com

SHEET:

A-2







Ramona Community Plan Area



Site



0 100 200

Feet

Date: 4/12/2018 Path: P:\reg\2017-ZAP-17-003_041218\photo_lg.mxd

Ramona



Gonzales ZAP Cottage Industry

Ramona Community Plan Area

~ Roads

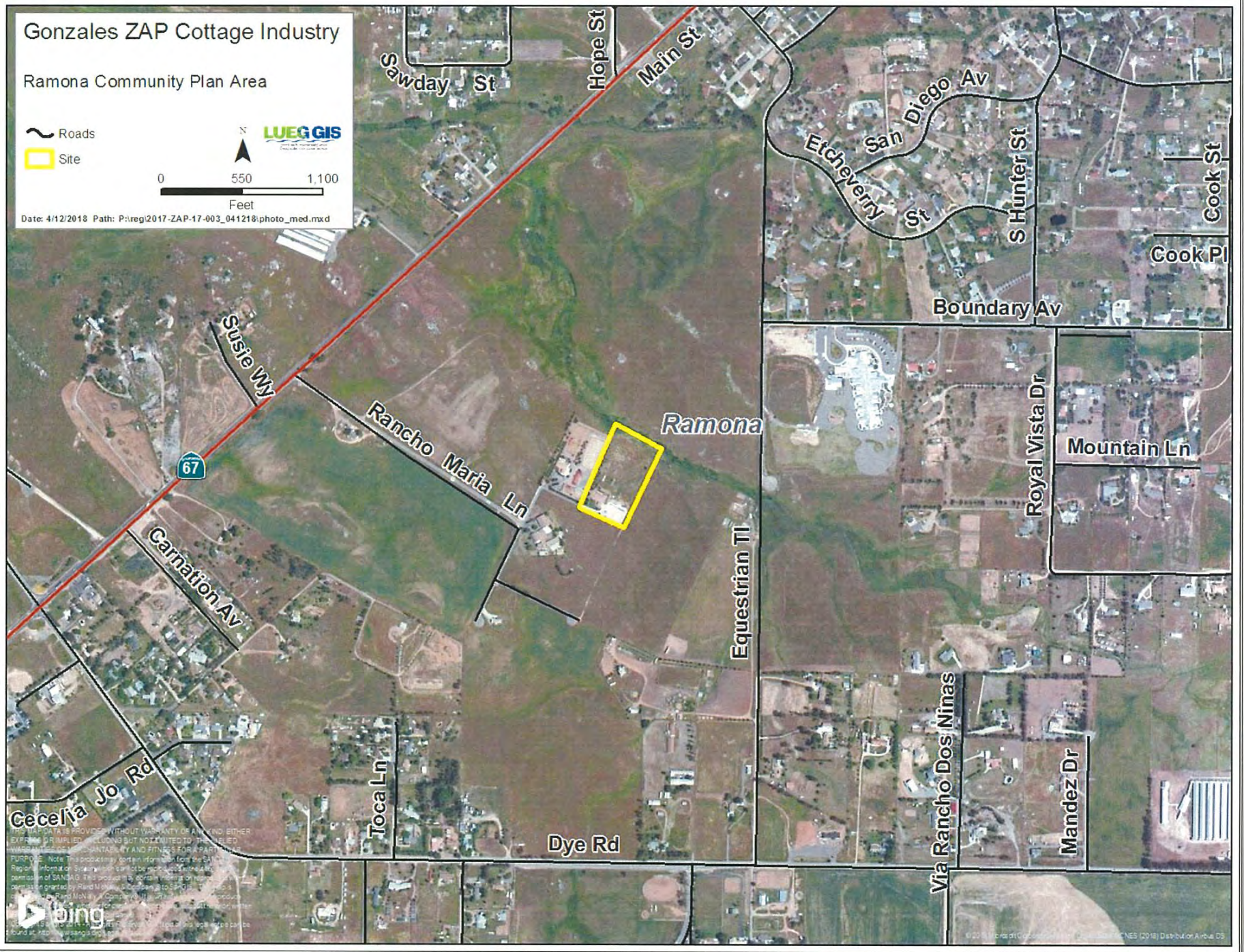
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Gonzales ZAP Cottage Industry

Ramona Community Plan Area

~ Roads

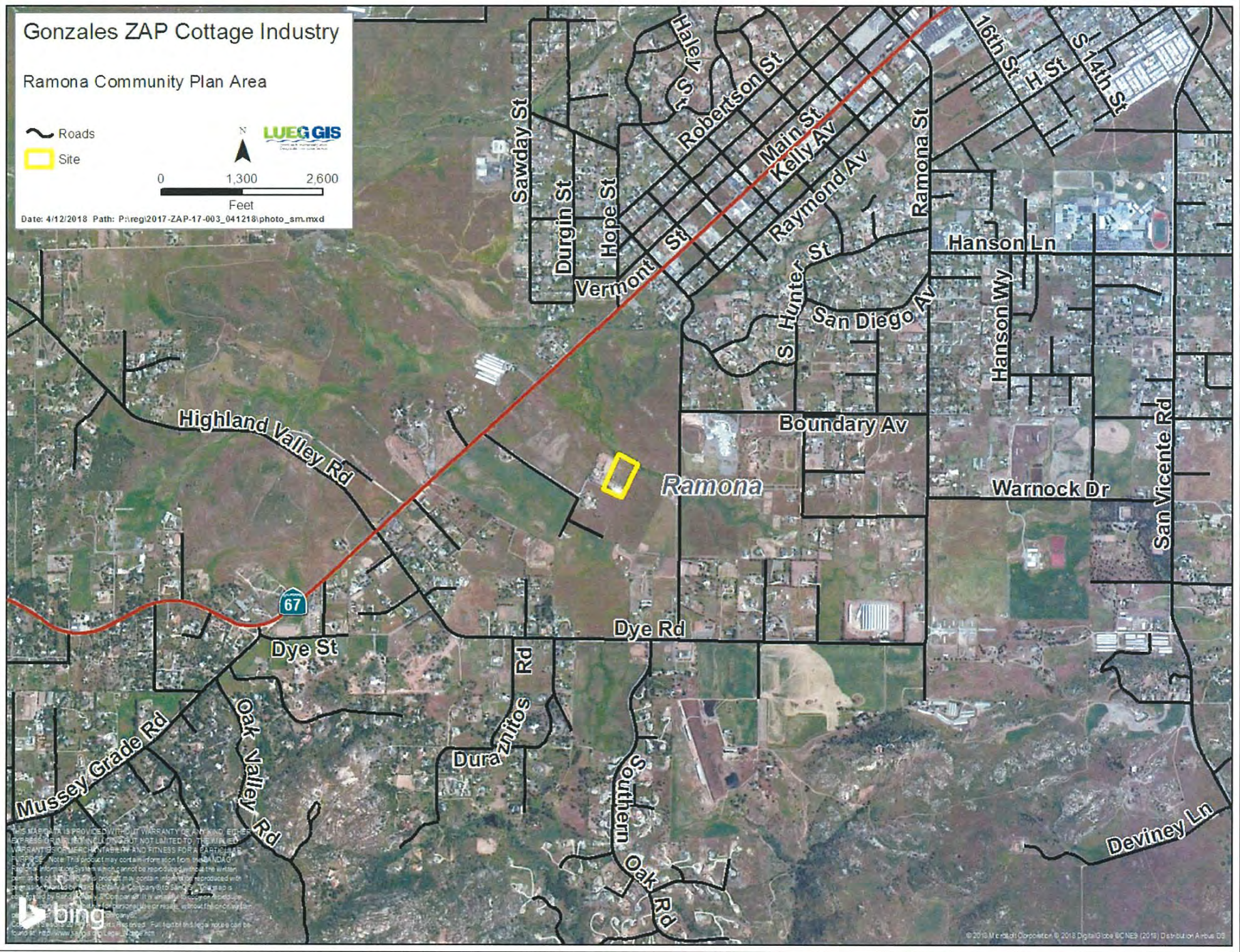
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0 1,300 2,600

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**Attachment B – Form of Decision
Approving PDS2017-ZAP-17-003**



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
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(858) 694-2962 • Fax (858) 694-2555
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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

May 31, 2018

PERMITEE: ROBERT GONZALES
MINOR USE PERMIT: PDS2017-ZAP-17-003
E.R. NUMBER: PDS2017-ER-17-09-001
PROPERTY: 3003 RANCHO MARIA LANE, RAMONA, CA 92065
APN(s): 283-055-49-00

DECISION OF THE ZONING ADMINISTRATOR

This Minor Use Permit for a Cottage Industry consists of two sheets including a redlined plot plan and elevations dated January 17, 2018. This permit authorizes a Cottage Industry for a woodworking and custom furniture / cabinet workshop located within an existing detached garage pursuant to Sections 6920 and 7350 of the Zoning Ordinance.

MINOR USE PERMIT EXPIRATION: This Minor Use Permit shall expire on May 31, 2020 at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Minor Use Permit has commenced prior to said expiration date.

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

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

1. GEN#1-COST RECOVERY

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.

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

3. ROADS#1–ANNEX TO LIGHTING DISTRICT

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

4. PLN#1–SITE PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be limited as indicated on the approved plot plan. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved Minor Use Permit PDS2017-ZAP-17-003 plot plan. This includes, but is not limited to: Confirmation that the Cottage Industry use only occurs within the designated workshop area of the existing detached garage and the maximum floor area devoted to the Cottage Industry use does not exceed 1,000 square feet. **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).*

5. **PLN#2–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. The site shall also comply with all of the Cottage Industry Specific Standards listed in Zoning Ordinance Section 6920(d), which includes the requirement that not more than 3 persons may be employed on the premises in addition to the members of a single family residing on the premises. **DESCRIPTION OF REQUIREMENT:** The project site shall conform to the approved plot plan(s) and Specific Standards. Failure to conform to the approved plot plan(s) or Specific Standards 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 and Specific Standards. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

6. **NOISE#1–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]**

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements:

- a. Minor Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 364.404.
- b. All Cottage Industry work shall be performed inside the workshop portion of the building.
- c. Hours of operation for the Cottage Industry shall be limited to 7:00 a.m. to 10:00 p.m.

DOCUMENTATION: The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

.....

MINOR USE PERMIT FINDINGS

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the Minor 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 Minor Use Permit for a Cottage Industry. The project site is subject to the Semi-Rural Residential (SR-10) Land Use Designation and the (A70) Limited Agriculture Use Regulation and contains an existing, permitted single-family dwelling, along with existing, permitted detached accessory structures including a barn and detached garage. The workshop area for the Cottage Industry is located entirely within the existing detached garage and no new construction is proposed for this project. Since the detached garage is an existing, permitted structure, its scale and bulk is already in harmony with the project site and surrounding land uses, which include a single-family dwelling with detached accessory structure approximately 330 feet from the detached garage on the adjacent parcel to the west and a large structure currently utilized as the Templo Monte Sinai church approximately 400 feet from the detached garage on the adjacent parcel to the south. The detached garage is an existing, permitted detached accessory structure and its coverage on the project site will not change. This Minor Use Permit project does not contain any additional residential components subject to density requirements.

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

Facilities, services and utilities are already present at the project site to service the existing, permitted single-family dwelling, barn and detached garage. No additional services or utilities are necessary for the Cottage Industry workshop.

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

The workshop area for the Cottage Industry is located entirely within the existing, permitted detached garage accessory structure. This type of accessory structure is consistent with County Zoning Ordinance Section 6156 regarding detached accessory structures permitted by right within the (A70) Limited Agriculture Use Regulation and will not have a harmful effect upon the neighborhood character.

Furthermore, the project has been reviewed for noise impacts and is determined to be consistent with County noise standards. The project would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations. The project has been conditioned to ensure

any substantial noise generating equipment and/or activities will comply with the County Noise Ordinance Section 36.404.

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

Per the County Zoning Ordinance Section 6920.d.5, a Cottage Industry may not employ more than 3 persons on the premises in addition to the members of a single family residing on the premises. The potential addition of up to 3 employees will not have a substantial impact on the generation of traffic to the project site or a detrimental impact to the capacity and physical character of Rancho Maria Lane.

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

The project is a Minor Use Permit for a Cottage Industry. Per County Zoning Ordinance Section 6920 a Cottage Industry can be permitted by a Minor Use Permit in the A70 Use Regulation, the Cottage Industry shall be a secondary use of the parcel containing a dwelling, and the Cottage Industry use shall be conducted entirely within a dwelling, garage or accessory building. For this project the project site is subject to the A70 Use Regulation, contains an existing dwelling as the primary use, and the Cottage Industry use workshop will be located entirely within the existing detached garage.

The barn and detached garage are existing, permitted detached accessory structures. Their combined area square footage is within the Zoning Ordinance's total area square footage requirements for detached accessory structures for a Lot Size of 4 to less than 8 acres.

For the reasons noted above, the project site is suitable for the type and intensity of the Cottage Industry Use Type conducted within an existing, permitted Detached Garage Accessory Structure.

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 proposed use location is consistent with San Diego County General Plan Land Use Element as a Cottage Industry Use Type can be permitted upon issuance of a Minor Use Permit in the (A70) Limited Agriculture Use Regulation, which is compatible with the Semi-Rural Residential (SR-10) Land Use Designation, which is compatible with the Semi-Rural Regional Category.

The project impacts are consistent with San Diego County General Plan POLICY N-5.2 Noise-Generating Industrial Facilities as the Cottage Industry is located entirely within an existing Detached Garage, the hours of operation are limited to 7:00 AM to 10:00 PM and production of goods shall be by hand manufacturing methods which involve the use of hand tools or mechanical equipment not exceeding the use of five horse power at any one time.

The project impacts are also consistent with the Ramona Community Plan POLICY LU 2.4.3 as the Cottage Industry will offer job opportunities for community residents and will not negatively impact the quality of the environment and quality of life.

For the reasons noted above, the impacts and location of the Cottage Industry use will be consistent with the San Diego County General Plan.

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

Pursuant to Section 15301 of the CEQA Guidelines the project is exempt from CEQA because it will allow for the operation of an existing woodworking and custom furniture / cabinet workshop within an existing facility (the existing, permitted detached garage). There will be no expansion of the existing detached garage and no new construction is proposed for this project.

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

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

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

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

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below.
<http://www.sdcountry.ca.gov/dplu/docs/LID-Handbook.pdf>

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

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

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

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the County Noise Ordinance 36.401 et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plans, specific permit conditions and approved building plans associated with this permit. No noise generating equipment and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner

chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOTICE: - The project was found to be "Exempt" from the California Environmental Quality Act (CEQA), therefore no fee is required.

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on May 31, 2018

| 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 Zoning Administrator, this decision may be appealed to the County Planning Commission 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 Zoning Administrator 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.

PLANNING & DEVELOPMENT SERVICES
MARK WARDLAW, DIRECTOR

By:

Noah Alvey
Zoning Administrator

cc: Robert Gonzales, 3003 Rancho Maria Lane, Ramona, CA 92065

email cc:

Ashley Smith, Planning Manager, Project Planning, PDS
Kenneth Brazell, Team Leader, Land Development, PDS
Brad Hernandez, Code Compliance Officer, Code Compliance, PDS
Ramona Community Planning Group

Attachment C – Environmental Documentation

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. 0650
Attn: Project Planning Division Section Secretary

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

Project Name: Gonzales Cottage Industry; PDS2017-ZAP-17-003

Project Location: 3003 Rancho Maria Lane, Ramona, CA 92065; Within the Ramona Community Planning Area, within unincorporated San Diego County (APN: 283-055-49-00)

Project Applicant: Robert Gonzales; Address: 3003 Rancho Maria Lane, Ramona, CA 92065; Telephone Number: 760-789-3679

Project Description: The project is a Minor Use Permit for a Cottage Industry to allow for the operation of an existing woodworking and custom furniture / cabinet workshop. The workshop production occurs in a 1,000 square foot portion within an existing, permitted 2,880 square foot detached garage. The Minor Use Permit is required in order to resolve the code violation per the Administrative Warning issued for PDS2016-ENFGEN-001099.

Agency Approving Project: County of San Diego

County Contact Person: John Leavitt Telephone Number: 858-495-5448

Date Form Completed: May 31, 2018

This is to advise that the County of San Diego Zoning Administrator has approved the above described project on May 31, 2018 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
 - ☐ 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 Categorical Exemption 15301 the project is a Minor Use Permit for a Cottage Industry to allow for the operation of an existing woodworking and custom furniture / cabinet workshop within an Existing Facility (an existing, permitted 2,880 square foot detached garage). There will be no expansion of the existing detached garage.

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

Signature: _____ Telephone: (858) 495-5448

Name (Print): John Leavitt Title: Land Use/Environmental Planner

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

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

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

**FOR PURPOSES OF CONSIDERATION OF
Gonzales ZAP Cottage Industry; PDS2017-ZAP-17-003**

May 31, 2018

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

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

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

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

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

Pursuant to Section 67.711 of the Groundwater Ordinance, Minor Use Permits are not part of the listed discretionary land development applications. Therefore, conformance with the Groundwater Ordinance is not required.

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

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

Discussion:

Pursuant to Section 86.603 of the Resource Protection Ordinance, Minor Use Permits are not part of the listed discretionary applications. Therefore, conformance with the Resource Protection Ordinance is not required.

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

| | | |
|-------------------------------------|--------------------------|--------------------------|
| YES | NO | NOT APPLICABLE |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion:

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

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

| | | |
|-------------------------------------|--------------------------|--------------------------|
| YES | NO | NOT APPLICABLE |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion:

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

Staff has reviewed the plot plans for an as-built workshop for the Cottage Industry under ZAP-17-003 submitted on January 17, 2018. The project site and surrounding uses are zoned Limited Agriculture (A70) and is subject to the County Noise Ordinance Section 36.404 one-hour average sound level limit of 50 dBA from 7 a.m. to 10 p.m. and 45 dBA from 10 p.m. to 7 a.m. at the property lines. The closest property line from the project is to the east at a distance of approximately 30 feet. Based on the project elevation profiles, the garage doors and windows would not face to the east. In addition, per Noise Notes 1 through 3 on the plot plans, the project's hours of operation would be limited from 7 a.m. to 10 p.m., all cottage industry work would be performed inside the workshop portion of the existing building, and all noise generating activities would comply with County Noise Ordinance Section 36.404. Therefore, the project would be consistent with County noise standards. The project has been conditioned to ensure any substantial noise generating equipment and/or activities will comply with the County Noise Ordinance Section 36.404.

Attachment D – Environmental Findings

**GONZALES ZAP COTTAGE INDUSTRY
MINOR USE PERMIT
PDS2017-ZAP-17-003; PDS2017-ER-17-09-001
ENVIRONMENTAL FINDINGS**

May 31, 2018

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15301 for the reasons stated in the Notice of Exemption.
2. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation



RAMONA COMMUNITY PLANNING GROUP

15873 HWY 67, RAMONA, CALIFORNIA 92065

Phone: (760)445-8545

Dan Scherer
Chair

April 27, 2017

Torry Brean
Vice-Chair

Michelle Chan
Land Use / Environmental Planner
County of San Diego
Planning & Development Services
5510 Overland Ave., Suite 310
San Diego, CA 92123

Kristi Mansolf
Secretary

Jim Cooper

RE: ZAP 17-003, MINOR USE PERMIT FOR COTTAGE
INDUSTRY (WOODWORKING/CABINET SHOP)

Scotty Ensign

Chris Holloway

The Ramona Community Planning Group reviewed the plans for a
woodworking/cabinet shop (cottage industry) on Rancho Maria Lane at
the meeting April 6, 2017.

Frank Lucio

Casey Lynch

The following motion was made:

Donna Myers

**MOTION: TO APPROVE THE PROJECT AS
SUBMITTED.**

Elio Noyas

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

David Ross

Sincerely,

Paul Stykel

Dan Summers

DAN SCHERER, Chair
Ramona Community Planning Group

Rick Terrazas

Richard Tomlinson

Attachment F – 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) ZAP-17-003 ER-17-09-001

Assessor's Parcel Number(s) 283-055-49-00

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.

Robert Gonzalez
Franklin Gonzalez

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership

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

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

Signature of Applicant

Robert Gonzalez
 Print Name

Date

2/9/17

OFFICIAL USE ONLY

SDC PDS RCVD 03-17-17

ZAP17-003

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

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

