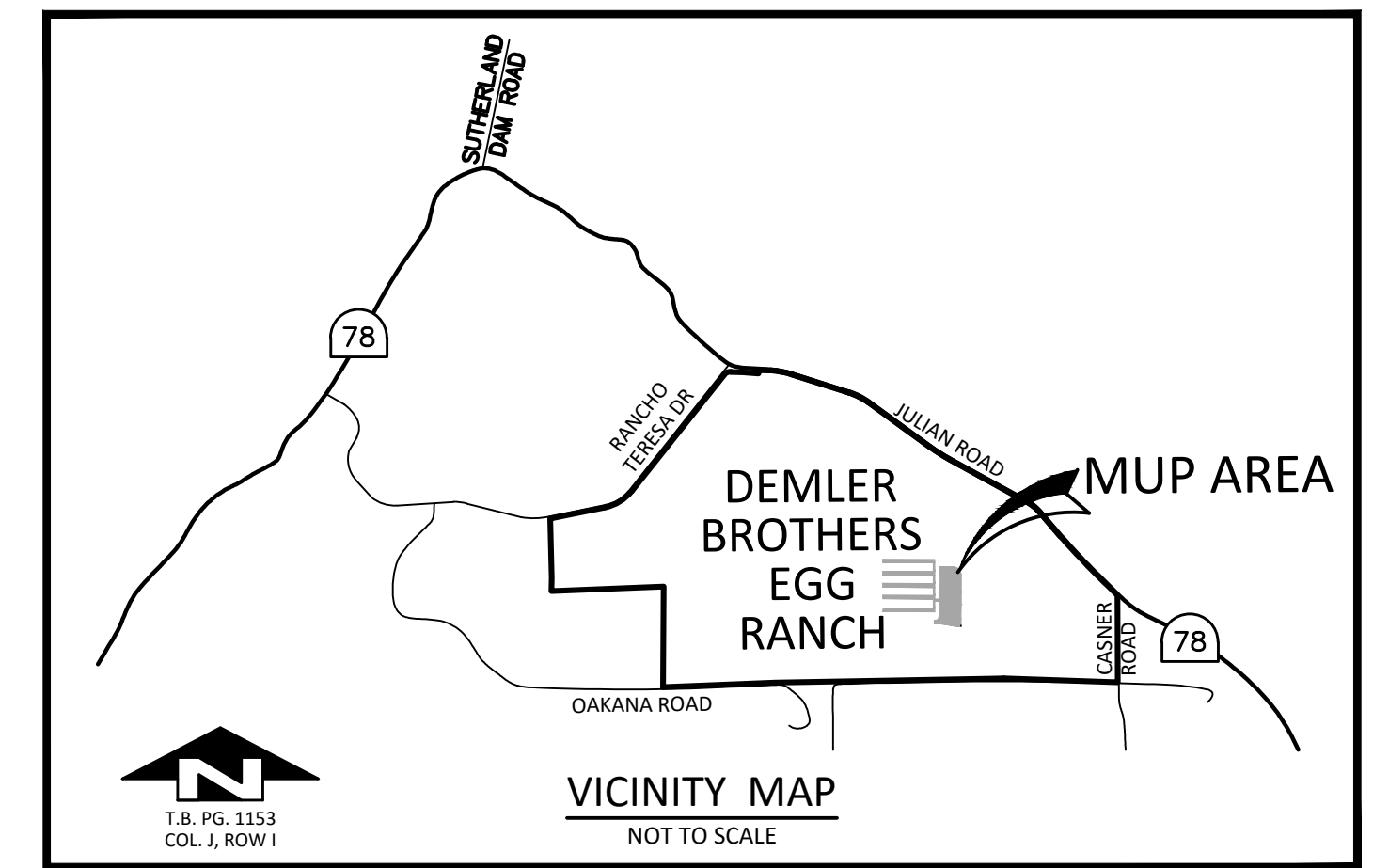
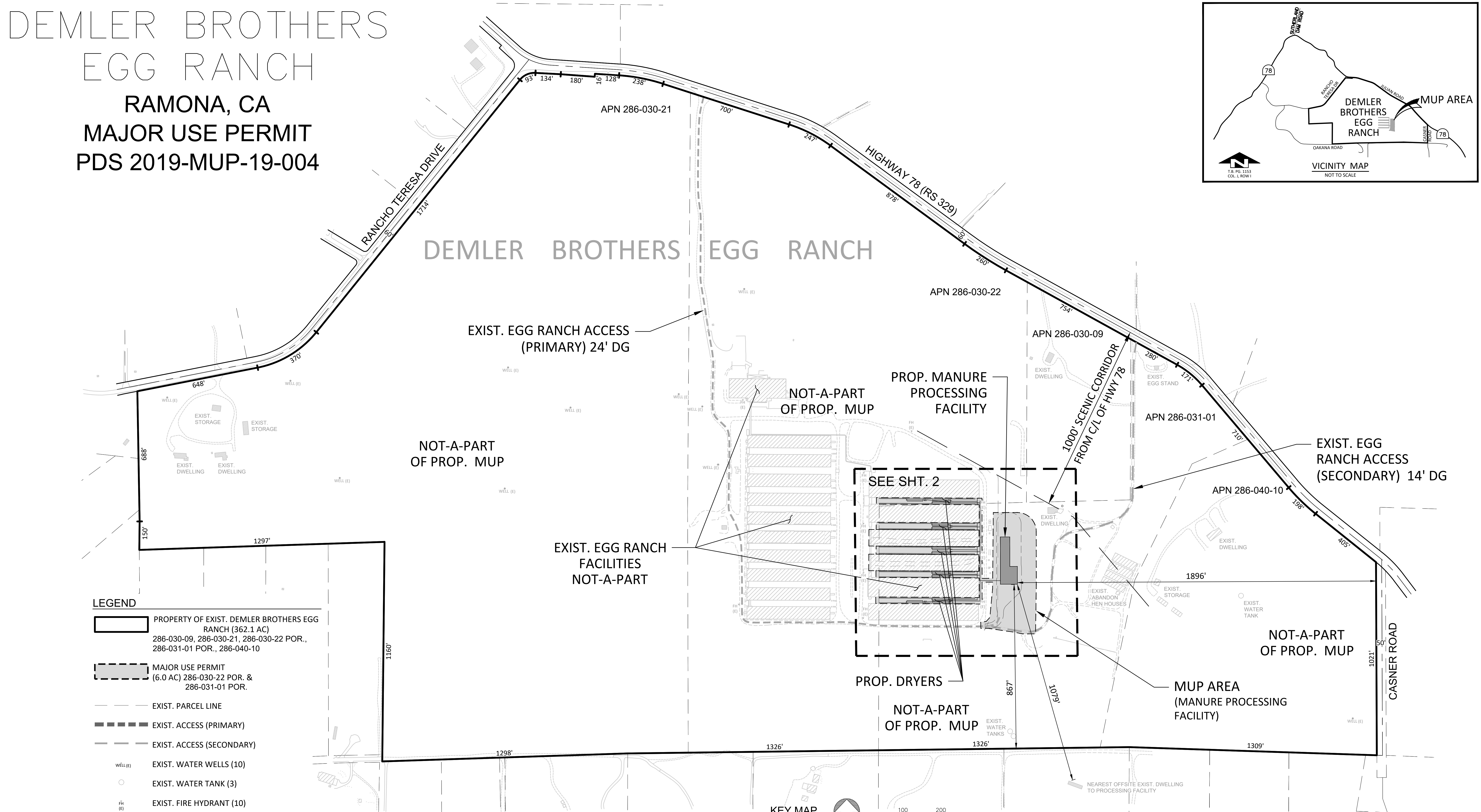


DEMLER BROTHERS EGG RANCH

RAMONA, CA
MAJOR USE PERMIT
PDS 2019-MUP-19-004

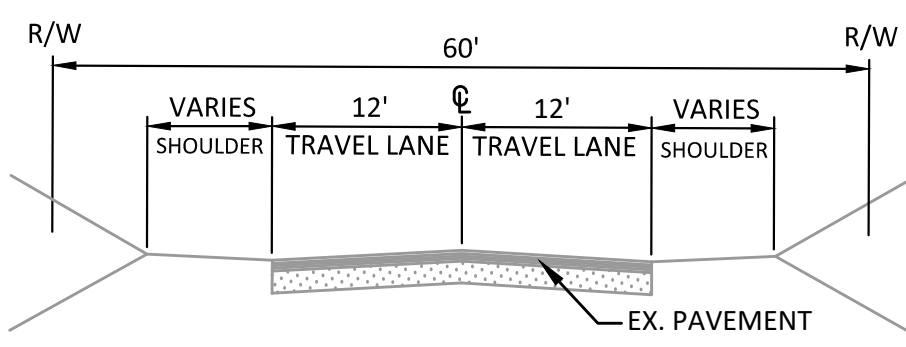


DEMLER BROTHERS EGG RANCH



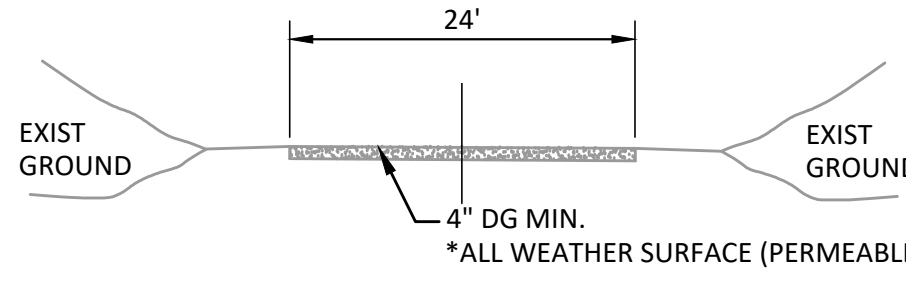
LEGEND

- PROPERTY OF EXIST. DEMLER BROTHERS EGG RANCH (362.1 AC)
286-030-09, 286-030-21, 286-030-22 POR.,
286-031-01 POR., 286-040-10
- MAJOR USE PERMIT
(6.0 AC) 286-030-22 POR. &
286-031-01 POR.
- EXIST. PARCEL LINE
- EXIST. ACCESS (PRIMARY)
- EXIST. ACCESS (SECONDARY)
- EXIST. WATER WELLS (10)
- EXIST. WATER TANK (3)
- EXIST. FIRE HYDRANT (10)



TYPICAL SECTION
EXIST. HIGHWAY 78
N.T.S.

NOTE:
PER COUNTY GENERAL PLAN ROAD IS DESIGNATED AS 2.LD, ULTIMATE
RIGHT-OF-WAY 64'. NOT A PART OF THIS MUP APPLICATION.



TYPICAL SECTION
EXIST. PRIMARY PROJECT ACCESS
N.T.S.

* ALL WEATHER (DECOMPOSED GRANITE, CLASS 2 BASE OR GRAVEL)
MIN. 75,000 LBS. FIRE APPARATUS BEARING LOAD

ZONING

ZONE	
USE REGULATIONS	A-72
ANIMAL REGULATIONS	O
DENSITY	--
LOT SIZE	8
BUILDING TYPE	C
MAX. BUILDING COVERAGE	--
FLOOR AREA RATIO	--
HEIGHT	G
LOT COVERAGE	--
SETBACK	C
OPEN SPACE	--
SPECIAL AREA REGULATION	A.por S

SETBACKS

HWY 78 S RANCHO TERESA DRIVE (FROM C/L)	60'
EXTERIOR SIDE YARD	35'
INTERIOR SIDE YARD	15'
REAR YARD SETBACK	25'

NOTES

- GROSS AREA: 362.1 ACRES
- MUP AREA: 6.0 ACRES
- GENERAL PLAN REGIONAL CATEGORY: RURAL
- GENERAL PLAN LAND USE DESIGNATION: RURAL LANDS (RL-40)
- ZONING: A72 (GENERAL AGRICULTURE)
- ASSOCIATED REQUESTS: N/A
- WATER DISTRICT: N/A - EXIST. EGG RANCH SERVED BY GROUNDWATER PROP. PROJECT WATER TO BE TRUCKED IN
- SEWER DISTRICT: N/A - SEPTIC
- GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC COMPANY
- FIRE DISTRICT: RAMONA FIRE PROTECTION DISTRICT
- ALL EXISTING AGRICULTURAL BUILDINGS TO REMAIN. PROJECT ACCESS FROM HWY. 78.
- APN PARCEL LINES ARE SHOWN HEREON FOR REFERENCE ONLY AND ARE PER COUNTY OF SAN DIEGO APN DATA. ALL APN DATA SHOULD BE CONSIDERED APPROXIMATE ONLY.
- NO RPO STEEP SLOPES LOCATED ON MUP SITE.
- ROOF DRAINAGE TO BE DIRECTED TO SWALE AND BIOFILTRATION BASINS.
- STRUCTURES, WELLS & IMPROVEMENTS ASSOCIATED WITH THE EXISTING EGG RANCH ARE SHOWN ON SHEET 1 FOR REFERENCE ONLY AND ARE NOT A PART OF THE MAJOR USE PERMIT.
- ALL EXISTING WELLS (10) & EXISTING WATER TANKS (3) TO REMAIN.

PROJECT

THE PROPOSED PROJECT IS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF AN APPROXIMATELY 16,200 SF MANURE PROCESSING FACILITY, CONVERTING CHICKEN MANURE PRODUCED WITHIN THE EXISTING DEMLER BROTHERS EGG RANCH INTO MARKETABLE ORGANIC PELLET FERTILIZER. ALL PELLETIZATION EQUIPMENT SHALL BE LOCATED WITHIN THE PROPOSED STRUCTURE. EGG PRODUCTION ACTIVITIES ARE WITHIN THE EXISTING DEMLER BROTHERS EGG RANCH AND COMPLIES WITH ALL REGULATORY REQUIREMENTS.

THE PURPOSE OF THIS MAJOR USE PERMIT APPLICATION IS FOR THE APPROVAL OF A NEW MANURE PROCESSING FACILITY, WITHIN THE EXISTING DEMLER BROTHERS EGG RANCH. EXISTING EGG RANCH FACILITIES AND OPERATIONS ARE NOT A PART OF THIS APPLICATION. THEREFORE, WILL NOT BE SUBJECT TO THE REQUIREMENTS OF THIS PERMIT.

MUP ASSESSOR PARCEL NUMBER

POR. 286-030-22 & POR. 286-031-01

LEGAL DESCRIPTION

(EX RD) DOC 82-10326 IN NWQ OF SEQ & IN NEQ SEC 4-13-2E & D74-304132 IN WQ SEC L4 S OF RS 329 & IN NEQ OF SEQ 4-13-2E

BASIS OF BEARINGS

THE COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CC833, ZONE 6, (EPOCH 1901.35). SAID COORDINATES ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CONTROL STATION PER NGS DATA SHEET (PID DX5024). THIS METHODOLOGY WAS PERFORMED BY JAIME TAYLOR IN 2009. THIS METHODOLOGY IS NOT SUFFICIENT FOR MAPPING PURPOSES.

BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) PER NGS DATA SHEET (PID DX0281). BENCHMARK DESIGNATION: "E62" 3.5" BRASS DISC IN 1" SQ. CONCRETE MONUMENT, STAMPED E62 1927. ELEVATION: 2187.39 (NGRD29)

SITE ADDRESS

25818 HIGHWAY 78
RAMONA, CA 92065

SDC PDS RCVD 12-20-21
MUP19-004

OWNER/APPLICANT

DEMLER BROTHERS, LLC
25818 HIGHWAY 78
RAMONA, CA 92065
(760) 644-8718

PLANNER/ENGINEER

MICHAEL BAKER INTERNATIONAL
STEVE WRAGG
9755 CLAIREMONT MESA BLVD.
SAN DIEGO, CA. 92124
(858) 614-5000

SHEET INDEX

- SHEET 1 - TITLE SHEET
- SHEET 2 - PLOT PLAN
- SHEET 3 - FLOOR PLAN
- SHEET 4 - ELEVATIONS

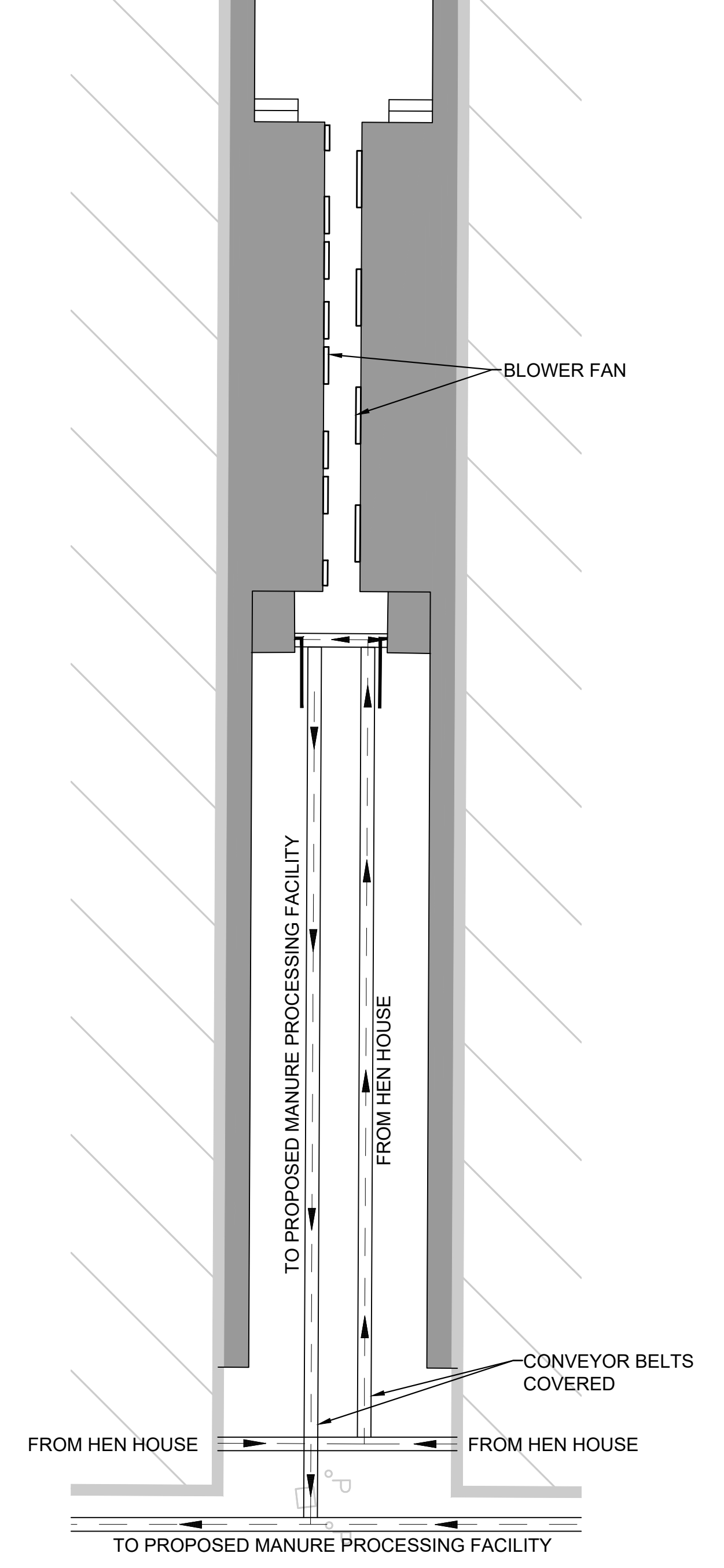
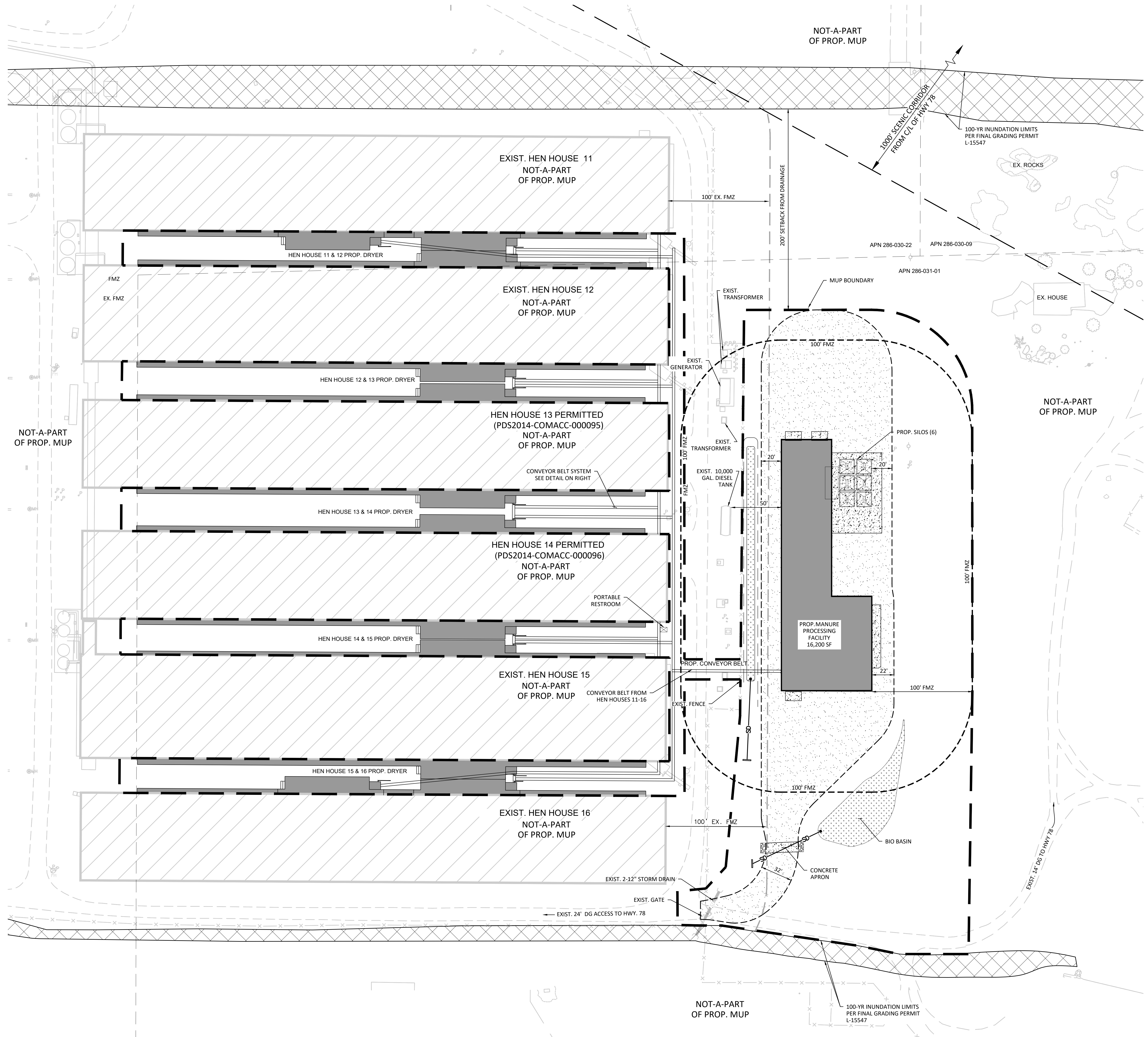
DEMLER BROTHERS EGG RANCH
RAMONA, CA
MANURE PROCESSING FACILITY PROJECT
PDS 2019-MUP-19-004
TITLE SHEET

SHEET 1 OF 4 **Michael Baker**

9755 Clairemont Mesa Blvd.
San Diego, CA 92124
Phone: (858) 614-5000
MBAKERINTL.COM

DATE: 9/11/2020 INTERNATIONAL

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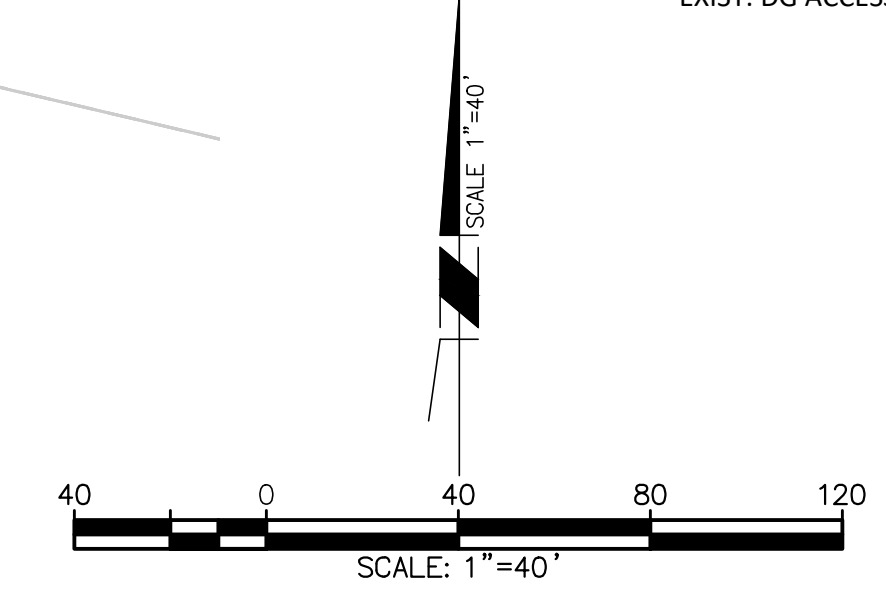
PLAN VIEW DETAIL - DRYER SYSTEM
SCALE: NTS

PROPERTY COVERAGE DATA TABLE

PROJECT#	APPROVED COVERAGE	DESCRIPTION	PERCENTAGE CHANGE
EXISTING EGG RANCH	16.0 AC.	EX. DWELLINGS, STORAGE, EGG STAND, HEN HOUSES, PERMITTED HEN HOUSES & PERMITTED EGG WASH BUILDING	BASELINE
EXISTING EGG RANCH 2019-MUP-19-004	17.5 AC.	EX. DWELLINGS, STORAGE, EGG STAND, HEN HOUSES, PERMITTED HEN HOUSES, PERMITTED EGG WASH BUILDING & PROP. MANURE PROCESSING FACILITY	9.4%

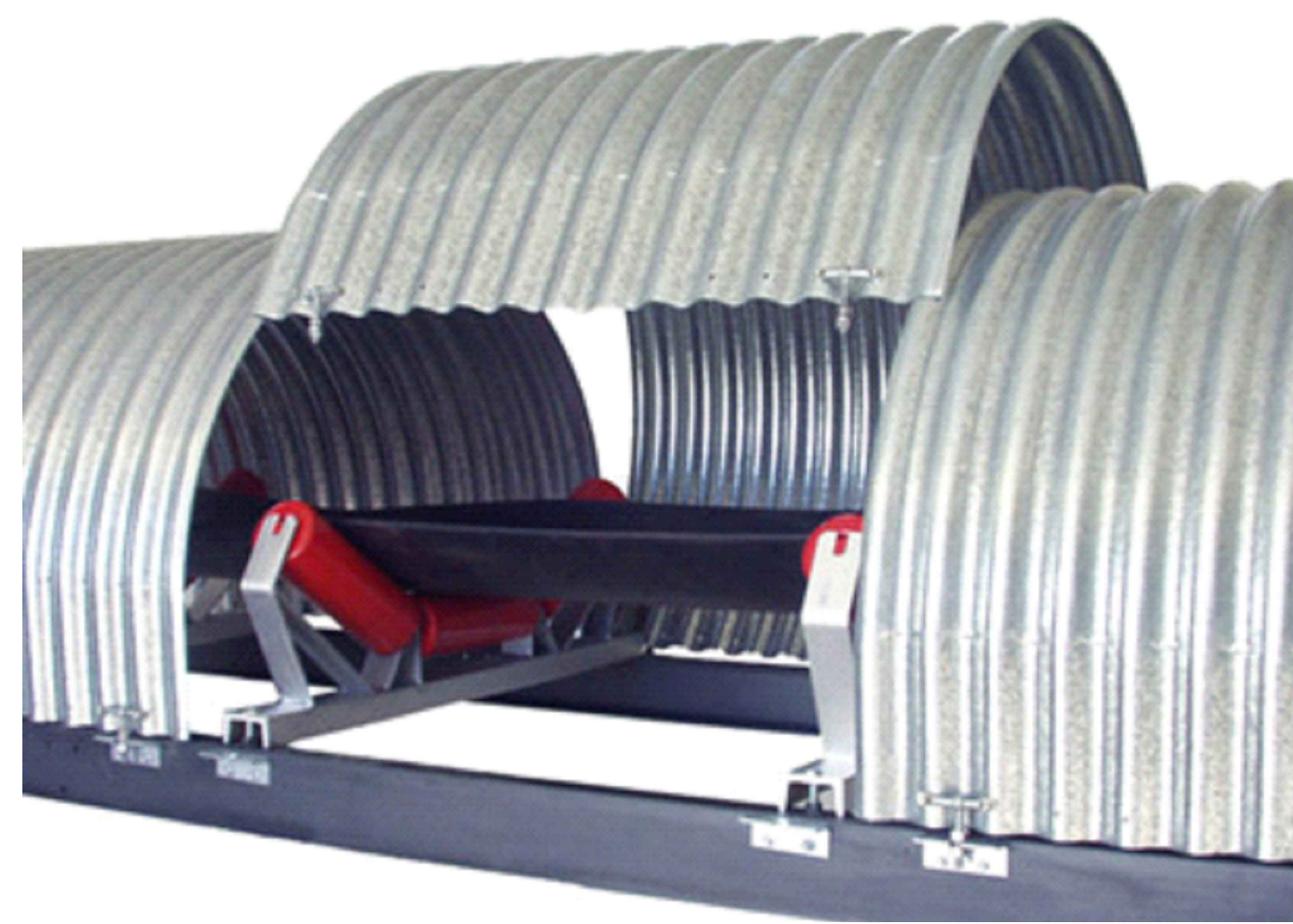
LEGEND

MUP BOUNDARY		PROP. DG SURFACE (SECTION PER GEOTECH CONSULTANT)	
EXIST. LOT LINE		PROP. MUP STRUCTURE	
EXIST. 100' FMZ FOR HEN HOUSES		FUTURE EGG RANCH HEN HOUSES	
100' FUEL MODIFICATION ZONE (FMZ)		CONCRETE APRON	
EXIST. METAL FENCE			
EXIST. GATE			
EXIST. HEADWALL			
EXIST. POLE			
EXIST. BOLLARD			
EXIST. FIRE HYDRANT			
EXIST. EGG RANCH STRUCTURES / HOUSE			
100-YR. INUNDATION AREA			
EXIST. DG ACCESS ROAD			

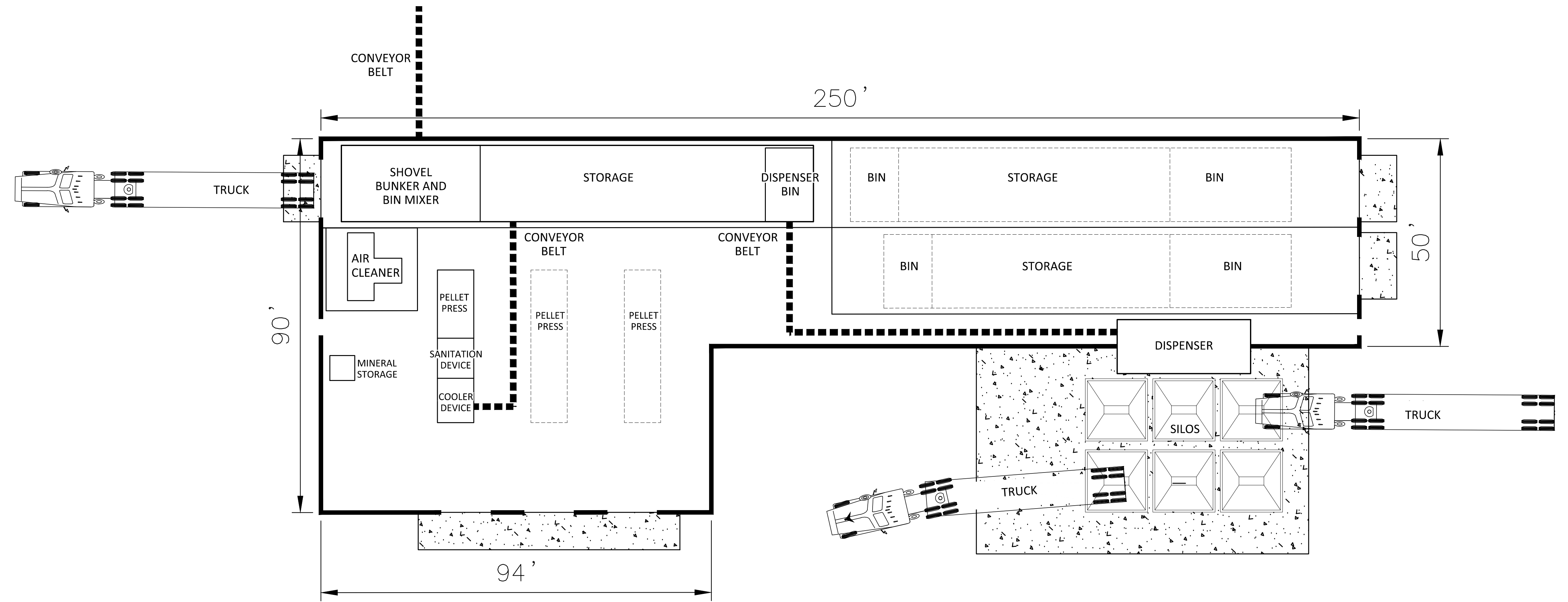


DEMLER BROTHERS EGG RANCH
RAMONA, CA
MANURE PROCESSING FACILITY PROJECT
PDS 2019-MUP-19-004
PLOT PLAN

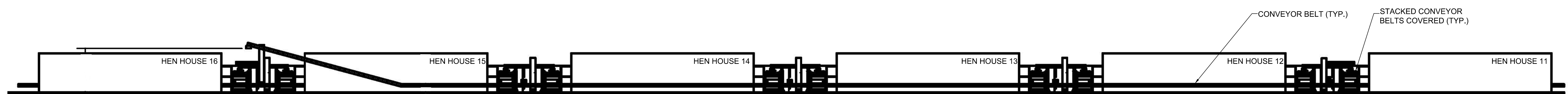
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COVERED CONVEYOR BELT - DETAIL
SCALE: NTS



MANURE PROCESSING FACILITY - FLOOR PLAN
SCALE: NTS



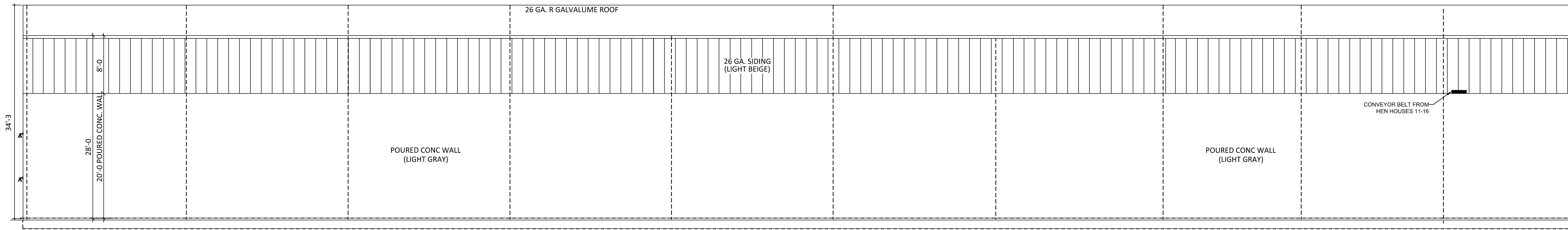
WEST ELEVATION - HEN HOUSES & CONVEYOR BELT SYSTEM
SCALE: NTS

DEMLER BROTHERS EGG RANCH
RAMONA, CA
MANURE PROCESSING FACILITY PROJECT
PDS 2019-MUP-19-004
FLOOR PLAN

SHEET 3 OF 4 **Michael Baker** INTERNATIONAL
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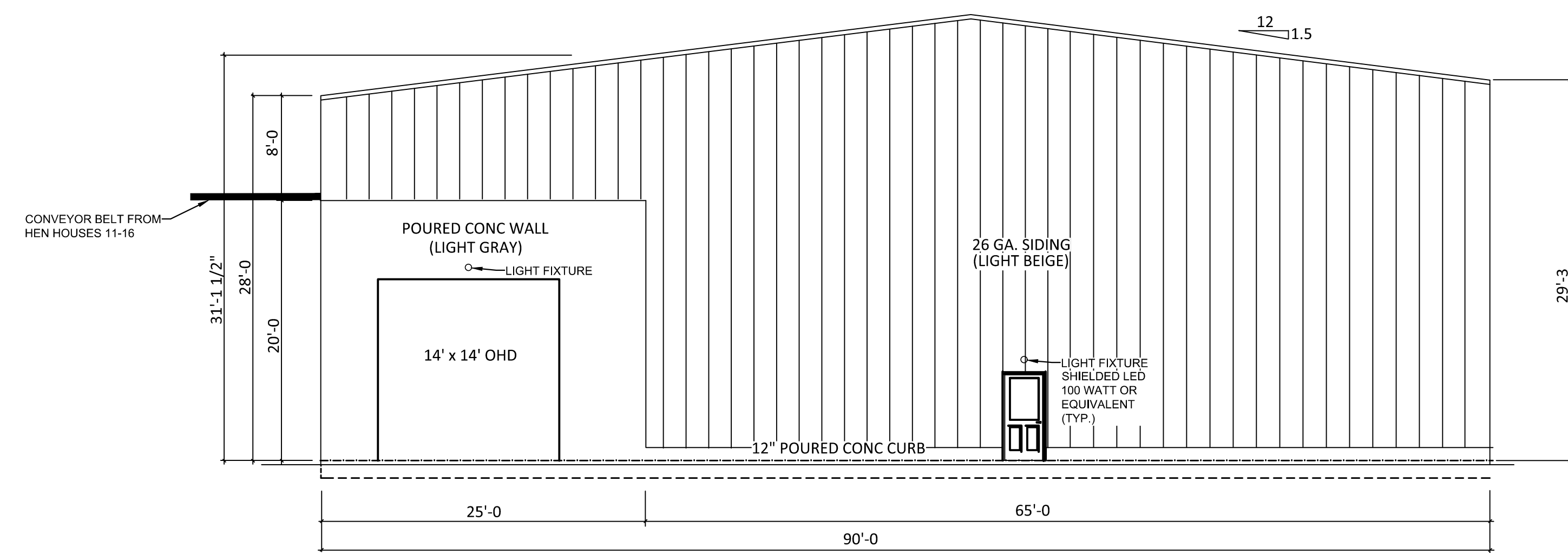
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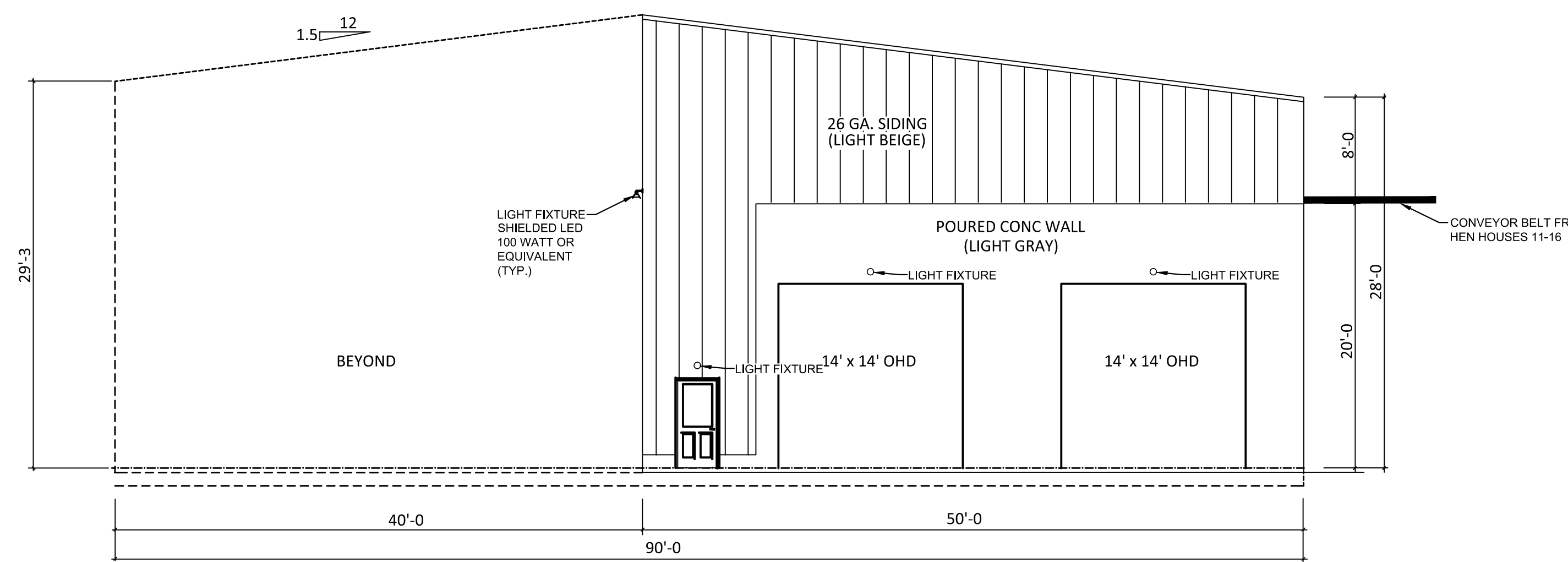
WEST ELEVATION

SCALE: 1/8" = 1'-0"



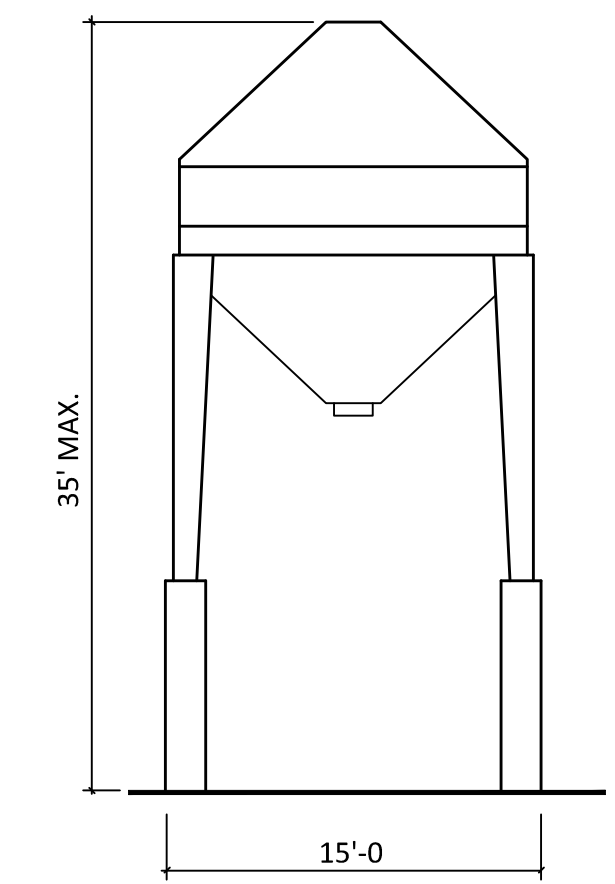
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



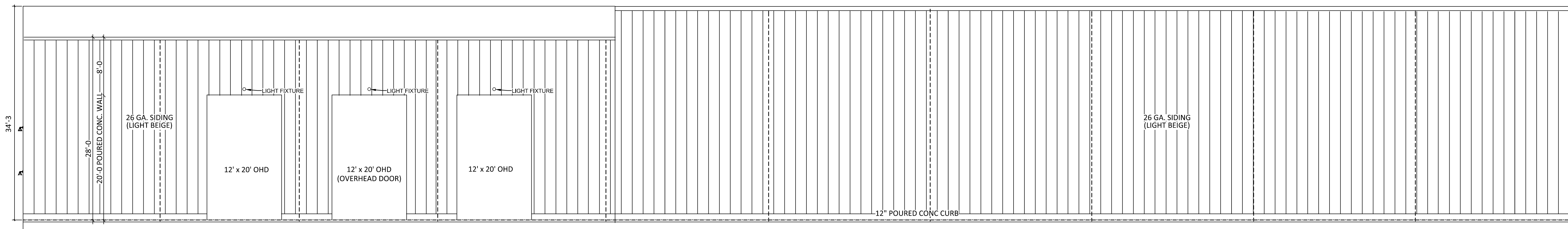
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SILo ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

MANURE PROCESSING FACILITY

NOTE: ALL LIGHT FIXTURE WILL BE COMPATIBLE WITH THE COUNTY'S LIGHTING ORDINANCE.

DEMLER BROTHERS EGG RANCH
 RAMONA, CA
 MANURE PROCESSING FACILITY PROJECT
 PDS 2019-MUP-19-004
 ELEVATIONS

SHEET 4 OF 4 **Michael Baker** INTERNATIONAL
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DATE: 9/11/2020

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