

September 21, 2020

County of San Diego

Planning & Development Services, Project Planning Division
Attn: Ms. Lori Radcliffe-Meyers, Project Manager
5510 Overland Avenue, Suite 310
San Diego, California 92123

SUBJECT: Demler Brothers Egg Ranch Manure Processing Project – Biological Resource Letter Report, Ramona, San Diego County, California

Dear Ms. Radcliffe-Meyers:

On behalf of Demler Brothers, LLC, Michael Baker International (Michael Baker) has prepared this letter report in accordance with the County of San Diego Report Format and Content Requirements and Guidelines for Determining Significance for Biological Resources, and the Planning & Development Services scoping letter dated February 6, 2018 (scoping letter), to document the results of a biological resources survey for the approximately 5.9-acre manure processing project.

Project Name: Demler Brothers Egg Ranch Manure Processing Project

Record ID: PDS2017-MPA-17-005

County Approved

CEQA Consultant:



Kris Alberts, Blackhawk Environmental
1720 Midvale Drive, San Diego, CA 92105

September 21, 2020

Date

Project Proponent: Mr. Anthony Demler
Demler Brothers, LLC
25818 Highway 78
Ramona, California 92065

Prepared for: County of San Diego (County)

Summary

Demler Brothers, LLC, is proposing to construct and operate a poultry manure processing facility on disturbed land adjacent to the existing Demler Brothers Egg Ranch located in the unincorporated San Diego County community of Ramona, California. Michael Baker International (Michael Baker) conducted a biological resources assessment on November 16, 2018. The project site primarily consists of a relatively flat pad (previously graded and developed) associated with the existing egg ranch to the west, with moderate to gentle slopes to the east and southeast primarily consisting of bare ground and scattered non-native grasses and forbs. The project will result in impacts to disturbed areas and bare ground. No impacts to special-status plants, wildlife, or vegetation communities, or jurisdictional drainage features (includes a 200-foot offset) are

SDC PDS RCVD 12-20-21**MUP19-004** 5 Hutton Centre Drive, Suite 500 | Santa Ana, CA 92707

Office: 949.472.3505 | Fax: 949.472.8373

expected as a result of the proposed project. Further, the project site is located within the draft North County Multiple Species Conservation Program (draft NCMSCP), but mapped outside of the Pre-Approved Mitigation Area (PAMA) within an area identified as Existing Agriculture outside PAMA. With the implementation of mitigation measures (MM) BIO-1 (pre-construction nesting bird surveys) and MM BIO-2 (pre-construction burrowing owl [*Athene cunicularia*] surveys), impacts to special-status biological and jurisdictional resources would be less than significant. In addition, this letter report incorporates comments within the County of San Diego Planning and Development Services (PDS) Scoping Letter (Record ID: PDS2019-MUP-19-004). Refer to Attachment A, *PDS Scoping Letter*.

Introduction

On behalf of Demler Brothers, LLC, Michael Baker International (Michael Baker) has prepared this Biological Resource Letter Report for the proposed Demler Brothers Egg Ranch Manure Processing Project (project). This report describes the biological resources record searches and literature review, survey methodologies, and results of the general biological resources survey conducted within the survey area to determine the presence or potential occurrence of State-listed and/or Federally-listed as rare, threatened, or endangered, and other special-status plants, animals, and natural vegetation communities. A summary of areas subject to jurisdiction of the regulatory agencies is included.

Project Location

The project site is located at 25818 State Route 78 (SR-78) between Rancho Santa Teresa Drive and Casner Road, approximately 3.5 miles east-northeast of the unincorporated community of Ramona and directly south of SR-78, in the Santa Teresa Valley, San Diego County, California (Figure 1, *Regional Vicinity*). Specifically, the project site is located within a portion of Assessor's Parcel Number's 286-031-01 and 286-030-22 and is depicted within Sections 3 and 4, Township 13 South, Range 2 East, of the U.S. Geological Survey (USGS) *Ramona, California 7.5-minute* topographic quadrangle map (Figure 2, *Project Vicinity*). The survey area, which is defined by the proposed Major Use Permit area (MUP; project site) and a 100-foot buffer, is surrounded to the west by the existing on-site egg ranch (Demler Brothers Egg Ranch) and undeveloped lands; undeveloped lands, SR-78, and rural residences to the north and east; and undeveloped lands and rural residences to the south (Figure 3, *Survey Area*).

Project Description

Demler Brothers, LLC (Applicant) proposes to construct a 16,200 square foot (sq. ft.) building to house a manure processing system (proposed project) which would allow the existing on-site egg ranch to become more efficient and sustainable. The manure processing system would be capable of converting poultry manure into organic fertilizer pellets. Pelletizing the manure on-site would lower storage and transportation costs, reduce dust and odors generated and allow the Applicant to sell a more valuable product. Manure would be transported from the hen houses to the processing facility via automated conveyor belts or on-site trucking.

The existing General Plan Regional Category for the subject site is Rural and the General Plan land use designation is Rural Lands (RL-40; 1 dwelling unit per 40 acres). The project is an allowed use under the current A72 (General Agriculture) zone that applies to the property with approval of a Major Use Permit (MUP) from the County of San Diego. The proposed MUP area comprises an approximate 6.0-acre portion of the overall 362.1-acre existing egg ranch property.

Project Setting

The project site is located within the Southwestern California region of the California Floristic Province, in the cismontane foothills of Santa Teresa Valley between Ramona and Santa Ysabel, north-central San Diego County. The survey area consists of relatively flat, previously graded and developed land associated with the existing egg ranch to the west, moderate to gentle slopes adjacent to the east and southeast primarily consisting of bare ground and scattered non-native grasses and forbs, and portions of an existing residence to the northeast. An unnamed, ephemeral drainage feature is located a minimum of 200 feet north of the MUP area, and an upland ditch is located along the southern border access road of the existing egg ranch, both of which convey storm flows generally east to west through the project area.

Methods

Prior to the site visit, Michael Baker conducted a record search of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB) RareFind 5 (CDFW, Biogeographic Data Branch 2018) and the California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants (CNPS 2018) within the USGS *Ramona, California* and eight surrounding 7.5-minute topographic quadrangle maps. Other sources included the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) online system (USFWS 2018a) and Environmental Conservation Online System (ECOS) Critical Habitat mapper (USFWS 2018b), draft North County Multiple Species Conservation Program (draft NCMSCP) (County of San Diego 2009), U.S. Department of Agriculture/Natural Resources Conservation Service (USDA/NRCS) Web Soil Survey (USDA/NRCS 2018), Federal Emergency Management Agency (FEMA) 100-Year Flood Zones (ArcGIS 2018), USFWS National Wetlands Inventory (NWI) maps online (USFWS 2018c), U.S. Climate Data (U.S. Climate Data 2018), topographic maps, historic and current aerial photography (Google Earth Pro 2018), and hydrology and watershed data.

Classification of the on-site vegetation communities and other land uses is based on the descriptions of terrestrial vegetation classification systems described in *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986), with modifications to better represent existing conditions in the field using the *Draft Vegetation Communities of San Diego County* (Oberbauer et al. 2008), an expanded vegetation classification system based on Holland (1986). Plant species nomenclature and taxonomy follow *The Jepson Manual: Vascular Plants of California, second edition* (Baldwin et al. 2012). Wildlife identification and nomenclature followed standard references, including The American Ornithologists' Union *Checklist of North and Middle American Birds* (American Ornithologists' Union 2016), the *Scientific and Standard English Names of Amphibians and Reptiles of North America North of Mexico, With Comments Regarding Confidence In Our Understanding* (Crother 2012), and *Mammals of North America, Second Edition* (Kays and Wilson 2009).

On November 16, 2018, Michael Baker ecologist Dan Rosie conducted a general biological resources assessment of the entire survey area between the hours of 1000 and 1245, with weather conditions consisting of temperatures ranging from approximately 50 to 75 degrees Fahrenheit, winds from 10 to 1 miles per hour, and 50 to 15 percent high cloud cover as the survey progressed. The survey area includes the project site along with a 100-foot buffer around the project site. The survey was conducted on foot and using binoculars to document existing site conditions, including an inventory of plant and wildlife species and mapping of vegetation communities/land uses, to determine the potential for various special-status plant and wildlife

resources known to occur within the vicinity of the survey area, and to identify the locations and limits of jurisdictional hydrological features present. Representative photographs of the survey area are provided at the end of this report in Attachment C, *Site Photographs*. Refer to Figure 3 for the location and direction from which each photograph was taken.

Regional Context

The project site is located within the draft NCMSCP area. The survey area is not located within the Pre-Approved Mitigation Area (PAMA), rather it is mapped as Existing Agriculture outside PAMA (refer to Figure 4, *Pre-Approved Mitigation Area*). The project is subject to the County Resource Protection Ordinance (RPO) and Habitat Loss Permit (if applicable), and California Environmental Quality Act (CEQA). Cleveland National Forest (CNF) lands and Lake Sutherland (unassociated) are located approximately 2 miles to the north. Swartz Canyon County Park and CNF lands are located approximately 2 miles to the south.

The survey area is located within the San Diego Watershed (Hydrologic Unit Code 18070304), San Dieguito Hydrologic Unit (HU 905.00), Santa Maria Valley Hydrologic Area (HA 905.40), and the East Santa Teresa Hydrologic Subarea (HSA 905.46) of the Water Quality Control Plan for the San Diego Basin (9). An unnamed blue-line feature that traverses north of the survey area is depicted on the USGS *Ramona, California* 7.5-minute topographic quadrangle map as a tributary to Hatfield Creek, Santa Maria Creek, San Dieguito River, and ultimately the Pacific Ocean. FEMA National Flood Hazard Layer maps indicate that the project area is not within a 100-year floodplain, rather is in an Area of Minimal Flood Hazard (Zone X).

Soil textures within the survey area appeared consistent with those mapped by the USDA/NRCS primarily as Fallbrook sandy loam, 5 to 9 percent slopes (Map Unit Symbol: FaC), with Las Posas fine sandy loam, 5 to 9 percent slopes (LpC), in the northern portion of the survey area. A history of grading and compacting have altered surface soils within the MUP area.

Habitats / Vegetation Communities

One (1) terrestrial, natural vegetation community and three (3) other land uses were identified on-site during the field survey, none of which are subject to the RPO or the County's Biological Mitigation Ordinance, rather all are listed under Tier IV, and therefore do not require mitigation. A complete list of plant species observed during the survey is provided in Attachment D. A map that illustrates the extent of each vegetation community/land use within the survey area is presented as Figure 5, *Vegetation Communities and Land Uses*. Table 1 provides the acreages of the terrestrial vegetation communities and land uses observed within the survey area, each discussed in detail below.

Table 1. Vegetation Communities/Land Uses within the Survey Area

Vegetation Community/Land Use (Holland/Oberbauer Code)	Outside of PAMA	Within PAMA	Total within Survey Area*	Total Impacts within MUP*
	Acres			
Disturbed Habitat (11300)	12.14	NA	12.14	5.48
Bare Ground (12000)	1.00	NA	1.00	0.20
Ornamental (12000)	0.07	NA	0.07	0.00
Developed (12000)	5.67	NA	5.67	0.22
TOTAL*	18.90	NA	18.90	5.90

* Totals may not equal to sum due to rounding.

Disturbed Habitat

Disturbed habitat (Tier IV) are areas that are frequently and repeatedly disturbed, and thereby dominated by opportunistic, non-native species that often limit the reestablishment of native vegetation. Disturbed habitat as mapped throughout the majority of the survey area, primarily consisted of scattered individuals of red brome (*Bromus diandrus*), horehound (*Marrubium vulgare*), short-pod mustard (*Hirschfeldia incana*), tree tobacco (*Nicotiana glauca*), and Russian thistle (*Salsola tragus*). Approximately 12.14 acres of disturbed habitat is within the survey area, with approximately 5.48 acres occurring within the project site. No mitigation is required for impacts to approximately 5.48 acres of this habitat type.

Bare Ground

Bare ground (Tier IV) mapped within the survey area includes areas graded and/or compacted to the extent they inhibit the establishment (and remain devoid) of vegetation. Approximately 1.00 acre of bare ground is within the survey area, with approximately 0.20 acre occurring within the project site. No mitigation is required for impacts to approximately 0.20 acre of this land use.

Ornamental

Ornamental (Tier IV) land uses mapped within the survey area consist of trees such as tree of heaven (*Ailanthus altissima*) surrounding the existing residence in the northeast portion of the survey area. Approximately 0.07 acres of ornamental vegetation occurs within the survey area, but does not occur within the project site.

Developed

Developed (Tier IV) portions of the survey area include the existing hen houses in the eastern and western portions of the survey area. Approximately 5.67 acres of developed land occurs within survey area, with approximately 0.22 acre occurring within the project site. No mitigation is required for impacts to approximately 0.22 acre of this land use.

General Wildlife Observations

The survey area contains limited vegetation communities (described above) that are suitable to support wildlife species. Species common to each habitat type or land use described above were observed during the survey. Species observed and typically occurring within disturbed and developed areas include American crow (*Corvus brachyrhynchos*), common raven (*C. corax*), house finch (*Haemorhous mexicanus*), rock dove (*Columba livia*), killdeer (*Charadrius vociferus*),

and desert cottontail (*Sylvilagus audubonii*). A complete list of wildlife species observed during the survey is provided in Attachment D.

Special-Status Species

Attachment E provides an evaluation of the potential for each species identified in the scoping letter (Comprehensive List of Sensitive Species prepared by County staff) requiring directed and/or protocol surveys as deemed appropriate based on habitat suitability assessments conducted during the survey. All CNDDDB occurrences of special-status species and vegetation communities, including USFWS-designated Critical Habitats, documented within a 5-mile radius of the survey area are shown in Figure 6, *Special-Status Biological Resources Documented Within a 5-mile Radius*.

No special-status plant or wildlife species were observed during the survey, and none are expected to be affected by the proposed project due to the disturbed nature of the survey area and a lack of suitable habitat. Raptors, vultures, large mammals, and bats may forage on-site as there are limited barriers preventing the movement of wildlife through the area. Bird nesting opportunities within the survey area are primarily limited to scattered trees in the northeast corner of the survey area and ground-nesting species such as mourning dove (*Zenaida macroura*) and killdeer. Raptor nesting is not expected with or adjacent to the survey area. Although the project site and survey area are highly disturbed, and no burrows were observed during the survey, pre-construction surveys for burrowing owl are recommended to confirm presence or absence within 500 feet of the project site. Therefore, with the implementation of MM BIO-1 and MM BIO-2 described on Page 7 of this letter report, impacts to special-status plant and wildlife species would be less than significant.

Jurisdictional Wetlands and Waterways

There are no jurisdictional hydrological features located within the survey area. Within the survey area, there is a relatively small earthen roadside ditch excavated in the uplands located along the southern border of the existing egg ranch, beginning within the southwestern corner of the MUP area as a 12-inch diameter culvert to convey runoff from the prior graded pad to the north. Storm flows are conveyed under the existing unpaved access road leading to the proposed manure processing facility, and then generally west along the southern end of the existing egg ranch that joins the primary feature (described below) west of the existing egg ranch. Vegetation within this feature primarily consists of scattered non-native, upland species such as red brome, horehound, short-pod mustard, tree tobacco, and Russian thistle, consistent with disturbed areas throughout the project site. Defined bed and banks or ordinary conveyance of storm flows were not evident within this non-jurisdictional feature. No impacts to the 100-year inundation limits of this feature (per the final grading limits) are proposed as part of the project (refer to Attachment B).

An additional feature is located near the survey area, an ephemeral drainage that conveys storm flows generally east to west and is identified as a blue-line feature on the USGS *Ramona, California* 7.5-minute topographic quadrangle map. Vegetation within this feature primarily consists of non-native, upland grasses such as red brome, with scattered individuals of horehound and short-pod mustard. The MUP area (project site) is at minimum 200 feet set back from (south of) the 100-year inundation limits of this feature per the final grading limits (refer to Attachment B). Therefore, this feature and its 100-year inundation limits are not expected to be impacted by the proposed project. This ephemeral feature is tributary to Hatfield Creek, Santa Maria Creek, San Dieguito River, and ultimately the Pacific Ocean.

In addition, no County of San Diego RPO wetlands or vernal pools are present within the project site. In order to qualify as an RPO wetland, a feature must at least periodically support a predominance of hydrophytes (plants whose habitat is water or very wet places), contain a substratum that is predominantly undrained hydric soil, or contain substratum which is predominately non-soil and contributes substantially to the biological functions or values of wetlands in the drainage system. Since the drainage feature within the survey area does not meet any of these parameters, it is not considered an RPO wetland.

No impacts to areas subject to the regulatory agencies or the County are proposed for the project. Further, neither of these features will be affected by the proposed project. Therefore, the project is not expected to affect their local or regional importance (if any) and no permits or mitigation are required.

Other Unique Features / Resources

No wildlife corridors or linkages critical to sustaining wildlife movement and diversity throughout the region will be affected by the proposed project. Areas surrounding the project site and survey area lend more suitable passing and nesting opportunities for wildlife, including Natural Upland Habitats within PAMA to the north and east, and Natural Upland Habitats outside PAMA to the west and south.

There are no soils known for supporting special-status plant species, rather the site has been graded and compacted over time that typically precludes the potential for their occurrence on-site. No other unique features or resources were noted within the survey area.

Significance of Project Impacts and Proposed Mitigation

No significant impacts to biological or jurisdictional resources are expected as a result of the proposed project, and the proposed project is expected to be in full compliance with the draft NCMSCP. With the implementation of MM BIO-1 and MM BIO-2, impacts to nesting birds and burrowing owl, respectively, would be less than significant.

MM BIO-1 Proposed project activities shall avoid the bird breeding season (January 1 through August 31), if feasible. If breeding season avoidance is not feasible, a qualified biologist shall conduct a pre-construction nesting bird survey to determine the presence/absence, location, and status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the nest site should be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds pursuant to the California Fish and Game Code, nesting bird surveys shall be performed twice per week during the three weeks prior to the scheduled project activities, with the final survey occurring within 3 days of construction.

In the event that active nests are discovered, a suitable buffer (300 feet for migratory birds, 500 feet for raptors) shall be established around such active nests, and no construction within the buffer allowed until the biologist has determined that each nest is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest).

MM BIO-2 Although burrowing owl is presumed to be absent, the project site and survey area

are dominated by low-growing open vegetation and provide suitable foraging habitat. Therefore, a pre-construction clearance survey shall be conducted prior to any ground disturbance or vegetation removal activities to ensure that burrowing owls remain absent and impacts do not occur to occupied burrows on or within 500 feet of the project site. In accordance with the CDFW Staff Report on Burrowing Owl Mitigation (CDFW 2012), two (2) pre-construction clearance surveys should be conducted once within 14 to 30 days prior to any ground disturbance or vegetation removal activities, and once within 24 hours.

Cumulative Impacts

There are no projects in the area that could cumulatively contribute to the impacts associated with the proposed project. The proposed project is instead intended to improve efficiency and sustainability of the existing egg ranch by removing approximately 30 percent of the water content in the poultry manure to reduce its weight and volume, which in turn would reduce the truckloads generated per week from 45 to 30 and thereby reduce traffic and emissions associated with the transport of manure from the site. Therefore, the proposed project is expected to include a reduction in the project's contribution to cumulative impacts in the area.

References

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- U.S. Fish and Wildlife Service. 2018b. Environmental Conservation Online System. Critical Habitat for Threatened & Endangered Species. Accessed on November 29, 2018. <https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>.
- U.S. Fish and Wildlife Service. 2018c. National Wetland Inventory. Accessed on November 29, 2018. <https://www.fws.gov/wetlands/data/mapper.HTML>.

Preparer and Persons / Organizations Contacted

This Biological Resource Letter Report was authored by Mr. Rosie, Mr. Anderson, and Mr. Millington of Michael Baker. No persons or organizations were contacted during the preparation of this report. It has been reviewed and signed by Mr. Alberts of Blackhawk Environmental, County Approved CEQA Consultant (refer to front page).

Please contact me at (949) 246-7004 or tommillington@mbakerintl.com, or Mr. Alberts at (619) 972-8714 or kris@blackhawkenv.com, with any questions you may have regarding the results of this biological resource letter report.

Sincerely,



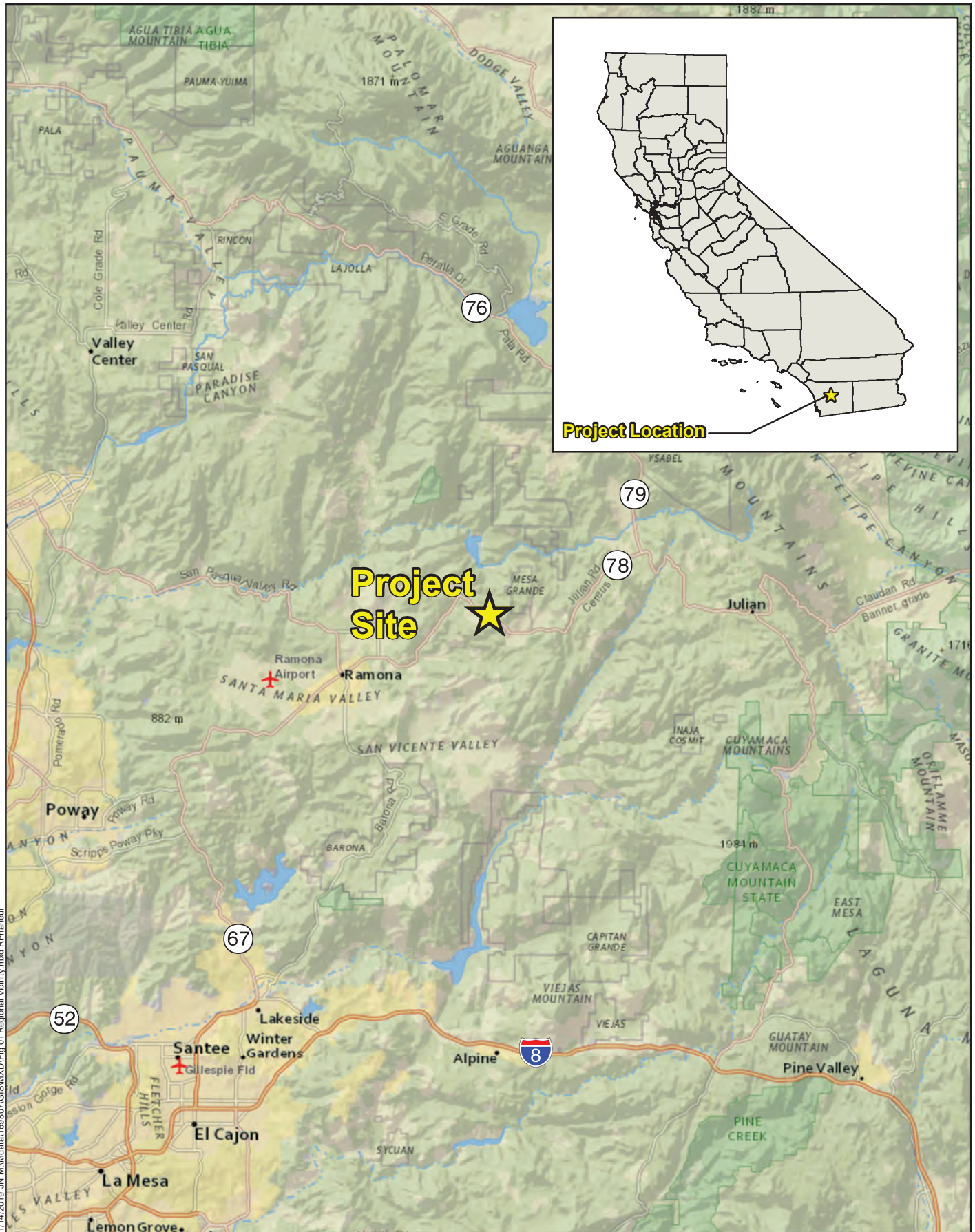
Tom Millington
Biologist
Natural Resources/Regulatory Permitting

- Figures:
1. Regional Vicinity
 2. Project Vicinity
 3. Survey Area
 4. Pre-Approved Mitigation Area
 5. Vegetation Communities and Land Uses
 6. Special-Status Biological Resources Documented within a 5-mile Radius

- Attachments:
- A. PDS Scoping Letter
 - B. Site Plan
 - C. Site Photographs
 - D. Plant and Wildlife Species Observed List
 - E. Special-Status Species Table

Figures

Figures 1 through 6



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DEMLER BROTHERS EGG RANCH MANURE PROCESSING PROJECT
 BIOLOGICAL RESOURCE LETTER REPORT

Regional Vicinity

Figure 1




Source: ArcGIS Online, 2018



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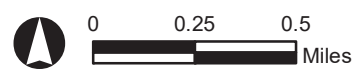
Legend

 Survey Area

USGS 7.5-Minute topographic quadrangle maps: *Ramona, California (1997)*

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 BIOLOGICAL RESOURCE LETTER REPORT

Project Vicinity



Source: ArcGIS Online, 2018

Figure 2



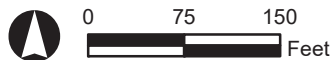
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Legend

- Survey Area
- Project Site
- Photograph Point and Direction

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 BIOLOGICAL RESOURCE LETTER REPORT

Survey Area

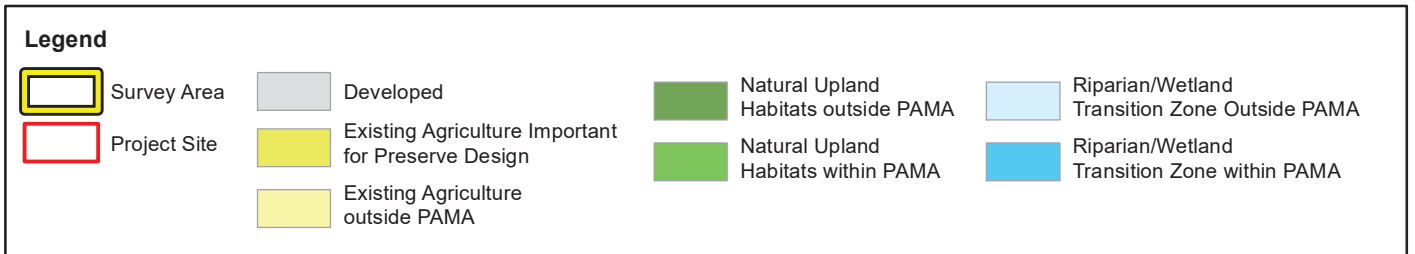


Source: Nearmap, 2020

Figure 3



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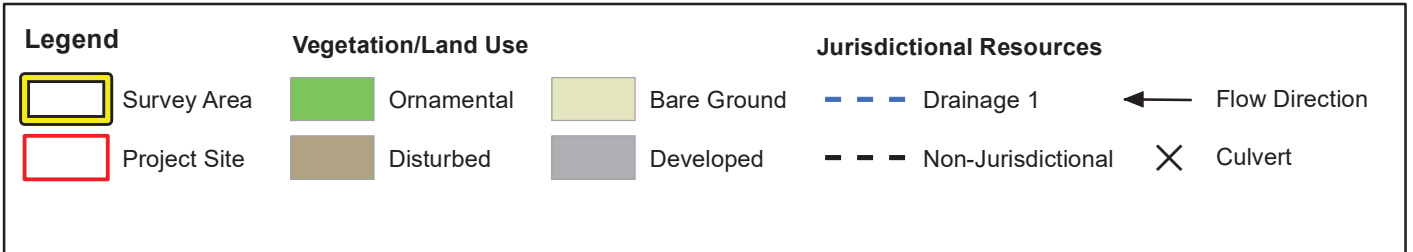


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BIOLOGICAL RESOURCE LETTER REPORT

Pre-Approved Mitigation Area

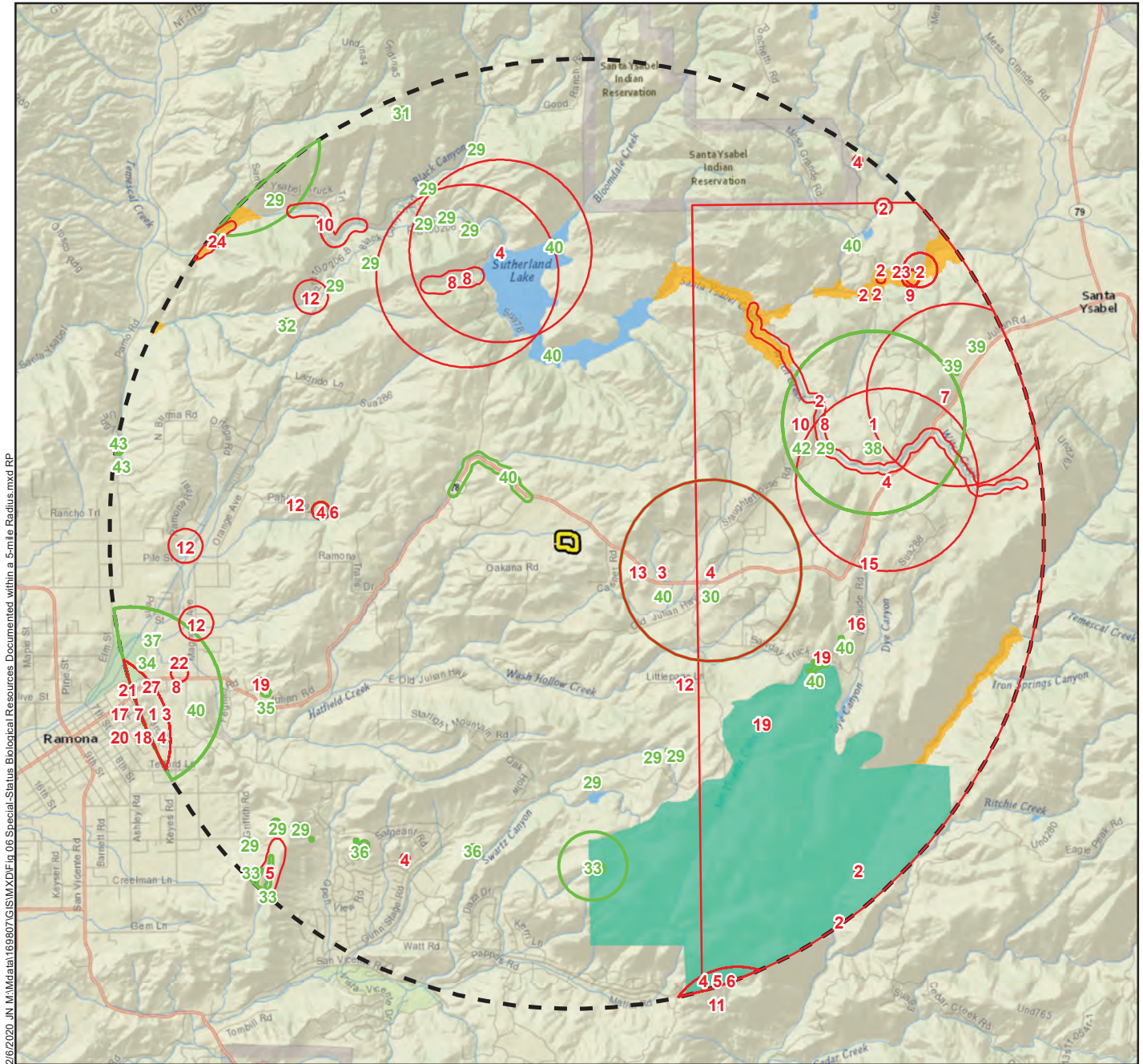


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BIOLOGICAL RESOURCE LETTER REPORT

Vegetation Communities and Land Uses



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Legend

- Survey Area
- 5-mile Radius Buffer

Special Status Resources

- Animal
- Plant

Critical Habitat

- Arroyo (arroyo southwestern) toad
- Coastal California gnatcatcher

ID	Animal	ID	Animal	ID	Animal	ID	Plant	ID	Plant
1	American badger	11	northwestern San Diego pocket mouse	21	Townsend's big-eared bat	29	delicate clarkia	37	Ramona horkelia
2	arroyo toad	12	orange-throated whiptail	22	tricolored blackbird	30	felt-leaved monardella	38	San Bernardino aster
3	California glossy snake	13	pallid bat	23	western mastiff bat	31	Gander's ragwort	39	San Diego gumplant
4	coast horned lizard	14	pocketed free-tailed bat	24	western pond turtle	32	long-spined spineflower	40	San Diego milk-vetch
5	coastal California gnatcatcher	15	prairie falcon	25	western red bat	33	Orcutt's brodiaea	41	San Diego thorn-mint
6	coastal whiptail	16	purple martin	26	western small-footed myotis	34	Otay Mountain ceanothus	42	southern mountains skullcap
7	Crotch bumble bee	17	silver-haired bat	27	western yellow bat	35	Palmer's goldenbush	43	wart-stemmed ceanothus
8	Dulzura pocket mouse	18	southern California legless lizard	28	Yuma myotis	36	Parry's tetraococcus		
9	hoary bat	19	southern California rufous-crowned sparrow						
10	least Bell's vireo	20	Swainson's hawk						

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BIOLOGICAL RESOURCE LETTER REPORT

**Special-Status Biological Resources
Documented within a 5-mile Radius**



Source: Esri, USFWS, 2019

Figure 6

Attachment A

PDS Scoping Letter



County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

July 19, 2019

Steve Wragg
9755 Clairemont Mesa Blvd.
San Diego, CA 92124

DEMLER MANURE PROCESSING FACILITY SCOPING LETTER

RECORD ID: PDS2019-MUP-19-004

PROJECT ADDRESS: 25818 HIGHWAY 78; RAMONA

APN: 286-031-01

TRUST ACCOUNT NO.: 2079202-D-05031

Dear Mr. Wragg:

Planning & Development Services (PDS) has reviewed your application for a Major Use Permit and is providing you with the attached package of information as a guide for further processing your application.

PROJECT DESCRIPTION

Below is the project description that staff has generated from the information provided in the application package and the Application for Environmental Initial Study (AEIS). Please review this project description and verify with staff that the project description is correct:

The project is a Major Use Permit (MUP) for the development of a 16,200-square foot poultry manure processing facility pursuant to Sections 1415A and 1730 of the Zoning Ordinance because the processed manure will be trucked offsite for wholesale. The project site is located at 25818 Highway 78 in the Ramona Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Rural, Land Use Designation Rural Lands (RL-40). Zoning for the site is General Agriculture (A72). The site is developed with an existing Pine Hill Egg Ranch facility that will be retained. Access is provided by a private driveway connecting to Highway 78. The project is serviced by groundwater.

PROJECT ISSUES

A Project Issue Checklist (Attachment A) has been prepared that details all issues, revisions or processing requirements that must be completed for this project. **This checklist shall be used by the County and the applicant as a comprehensive list of project issues that must be resolved and revisions that must be completed prior to public review under the California Environmental Quality Act (CEQA), or decision if no circulation of environmental**

documentation is required pursuant to CEQA. In response to the Project Issues Checklist, the applicant is expected to include a letter with every submittal made to the Department stating how each item number in the Checklist has been addressed.

PROJECT ISSUE RESOLUTION PROCESS

If you have disagreements with the requirements within this letter you should contact the project staff to resolve those issues. Upon discussion with project staff, you may have these issues referred to the Project Issue Resolution process to provide you with an opportunity to quickly and inexpensively have issues considered by senior County management. Issues considered under this procedure can include disagreements with staff interpretations of codes or ordinances, requests for additional information or studies, or disagreements regarding project related processing requirements. Please contact me to learn more about this process, the limitations, or to request an application form.

Also, please be aware that a staff initiated Project Issue Resolution (PIR) meeting will be scheduled if one or more of the following criteria is met:

1. Submittal is inadequate or does not sufficiently address staff's comments; or
2. Identified major project issues remain unresolved; or
3. A review of four or more iterations is necessary.

Note that the Department may make a recommendation for denial of your project to the appropriate decision-making authority based on inadequate progress pursuant to Section 15109 of the CEQA Guidelines if issues remain unresolved after the PIR meeting or the next iteration of submitted documentation is determined to remain inadequate.

ESTIMATE OF DISCRETIONARY PROCESSING COSTS AND SCHEDULE

An estimate of discretionary processing time and costs that includes several assumptions has been generated for your project and is included in Attachment B. It is estimated that **\$108,302** of County fees and deposits will be required to get the project through to a decision. The estimated decision date for this project is **July 2020**. Please note that the estimated cost and decision date is based on certain assumptions detailed in the Attachment and could be more or less than the estimate provided. If the cost and schedule assumptions prove to be incorrect, the estimate will be revised. The estimate includes only the costs to get your present application(s) to decision.

Should your application be approved, there will be additional processing costs in the future (e.g., Final Map processing costs, park fees, drainage fees, building permit fees). To obtain an estimate of future building permit and plan check fees, parks fees, and Traffic Impact Fees, see <http://www.sdcounty.ca.gov/PDS/bldgforms/index.html#fees>.

Please note that building permits are required to construct, enlarge, alter, repair, move, improve, remove, convert, or demolish a building or structure. Permits are also required for plumbing, electrical, and mechanical work. A permit must be obtained prior to construction and prior to occupancy. Failure to obtain a building permit is a violation of the County of San Diego Ordinances.

TECHNICAL STUDIES

Please note that preparation of the following studies, if requested, **must be completed by a consultant on the County's CEQA Consultant List for Privately Initiated Projects. The County-approved consultant must be the Principal Investigator for the study.**

Agricultural Resources	Groundwater
Air Quality (including Climate Change)	Noise
Archaeological Resources	Revegetation Planning
Biological Resources	Transportation & Traffic
Fire Protection Planning	

The list of County-approved consultants is located at:

<https://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/CeqaConsultantsList.pdf>

Any studies completed by consultants not on the County's list will not be accepted. Should the consultant decide to apply for placement on the County's CEQA Consultant List, their application will be reviewed with the next batch of applications. Batching for the County's CEQA Consultant List typically takes place twice per year. **Application for placement on the County's CEQA Consultant List does not guarantee that a consultant will be listed.**

A study completed by a consultant not on the County's CEQA Consultant List may not be subsequently checked by a County-approved consultant as a way to avoid compliance with these requirements.

DEPARTMENT RECOMMENDATION

Comments and information in this letter, or lack thereof, should not be construed as the Department implying a final recommendation on your project. Planning & Development Services generally makes a final recommendation to approve or deny a project when all planning analysis and environmental documentation is complete and final Planning Group input is received. The Ramona Community Planning Group heard this project on June 6, 2019 and decided to continue their vote until more information is provided.

DETERMINATION OF COMPLETENESS

Completeness Determination – Section 65943 of the Government Code

PDS has reviewed your application and has determined that it is complete pursuant to Section 65943 of the Government Code.

Completeness Determination – California Environmental Quality Act (CEQA)

PDS has completed its review of your application and determined it not to be "complete" as defined by the CEQA. At this time, additional information will be required to determine your project's potential impacts on the environment. Until such conformance is demonstrated your application will be considered "incomplete" as defined by CEQA. The reasons for this determination and the required information are detailed in the attachments to this letter.

RECORDATION OF PERMIT

Pursuant to the San Diego County Zoning Ordinance Section 7019, Permit Decisions for Administrative Permits, Density Bonus Permits, Site Plans, Use Permits, Variances, Reclamation Plans, or any modifications to these permits 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. The Recordation form, with Decision attached, will be provided immediately after the Decision determination for this project and must be signed, notarized and returned to PDS at the initiation of the Condition Satisfaction Process, or as otherwise specified. Once received, PDS staff shall have the document recorded at the County Recorder's Office.

SUBMITTAL REQUIREMENTS

Unless other agreements have been made with County staff, you must submit all of the following items concurrently and by the submittal date listed below in order to make adequate progress and to minimize the time and costs in the processing of your application. The submittal must be made to the PDS Zoning Counter at 5510 Overland Avenue, Suite 110, San Diego, CA 92123 and must include the following items:

- a. **A COPY OF THIS LETTER.** The requested information will not be accepted unless accompanied by this letter.
- b. **SUBMIT A LETTER ADDRESSING EACH ITEM IN THE PROJECT ISSUE CHECKLIST (Attachment A), BY REFERENCE NUMBER.** This letter must explain in detail (e.g. description of the revision and location of changes in submitted documents) how every unresolved item has been addressed in the resubmittal package.
- c. The following information and/or document(s) with the requested number of copies as specified. **The Project Number and Environmental Log Number must be clearly and visibly labeled on all submitted documents. All changes to the document(s) must be in strikeout/underline format.**

Information/Document	# of Copies	Electronic Copy on CD/USB Drive	Document Distribution <i>(For Admin Purposes Only)</i>
Note: All PDF files have to be unlocked.			
Project Issue Checklist Response Letter	2	PDF	Angelica Truong (1); LD (1) Business Rule: Project Issue Checklist Response Letter
Revised Plot Plan* <ul style="list-style-type: none"> • Plans must be folded to 8-1/2 x 11 maximum with the lower right hand corner exposed • If multiple pages, sheets must be stapled together. * 3 large plans to scale (route to Planner)	4 total	PDF	Angelica Truong (3); Alishia Ballard LD (1); Business Rule: Plot Plan

Information/Document	# of Copies	Electronic Copy on CD/USB Drive	Document Distribution <i>(For Admin Purposes Only)</i>
Revised Operations Plan	2	PDF	Angelica Truong (2)
Noise Report	2	PDF	Angelica Truong (1) Souphie Sakdarak (1)
Revised Preliminary Grading Plan	3	PDF	Angelica Truong (1); Alishia Ballard LD (2) <small>Business Rule: Landscape Plans</small>
Conceptual Landscape Plan	3	PDF	Angelica Truong (1), Dave Kahler (2); <small>Business Rule: Landscape Plans</small>
Revised Stormwater Management Plan for Priority Development Projects	2	PDF	Alishia Ballard LD (2) <small>Business Rule: Major -SWMP</small>
Revised Stormwater Intake Form	2	PDF	Alishia Ballard LD (1); Angelica Truong (1)
CEQA Drainage Study	2	PDF	Alishia Ballard LD (1); Angelica Truong (1) <small>Business Rule: Hydrology</small>
Revised Traffic Plan	2	PDF	Alishia Ballard (1), Carlos Ramirez (1)
Revised Biological Report	1	PDF	Anna Prowant (1)
Revised Air Quality Report	1	PDF	Ricky Williams (1)
Climate Change Analysis	1	PDF	Ricky Williams (1)
The staff turnaround goal for review of the requested information/document is 30 days.			

*Please contact me in advance for a Special Handling Form if you wish to submit other documents not specifically listed above.

d. Deposits:

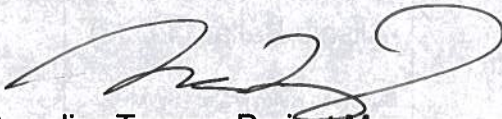
TRUST ACCOUNT ID#: 2079202-D-05031	
DEPARTMENT	DEPOSIT AMOUNT
PDS	\$ 20,000.00
TOTAL DEPOSITS & FEES:	\$ 20,000.00

* Refer to the attached "Estimate of Discretionary Processing Time and Cost" for a complete estimate of project costs through hearing /decision.

SUBMITTAL DUE DATE: In order to maintain adequate progress and be consistent with the Estimate of Discretionary Processing Time and Cost (attached), PDS recommends that all of the information requested in this letter be submitted by **August 30, 2019**.

If you have any questions regarding this letter or other aspects of your project, please contact me at (858) 495-5421 or Angelica.Truong@sdcounty.ca.gov.

Sincerely,



Angelica Truong, Project Manager
Project Planning Division

cc: Steve Wragg, 9755 Clairemont Mesa Blvd, San Diego, CA 92124

email cc:

Ed Sinsay, Team Leader, Land Development, Planning & Development Services
Alishia Ballard, Civil Engineer, Land Development, Planning & Development Services
David Sibbet, Planning Manager, Planning & Development Services

SCOPING LETTER MATRIX

Attachment	Item
A	Project Issue Checklist
B	Estimate of Discretionary Processing Time and Cost
C	Draft Project Conditions

ATTACHMENT A
PROJECT ISSUE CHECKLIST

The Project Issue Checklist that follows details the specific changes and comments that are required to proceed with your project application. This checklist will be used throughout the process to track requests for information and satisfaction of project requirements.

Please note that the resubmittal of requested information must be accompanied by a separate letter addressing each item in the Project Issue Checklist. The letter must explain in detail how the comment was addressed and where (e.g. in what documents, where on the map/plot plan, etc.). County staff will use this letter to verify whether each comment in the checklist has been adequately addressed. If you have any questions about any of the comments in the checklist, please contact your project manager.

ATTACHMENT B
ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS

The attached estimate of discretionary processing time and costs is an estimate of the deposits required to process the application through hearing/decision. Several assumptions were required to supply the cost estimate and schedule at this time in the process. If the assumptions listed on the bottom of the attached estimate prove to be incorrect, your cost estimate will be adjusted. Deposits will be requested in installments as funds are needed to continue processing. Be aware that Section 362 of Article XX of the San Diego County Administrative Code, Schedule B, 5 and 6 states:

The Director of Planning & Development Services may discontinue permit processing and/or recommend denial of the said project based on non-payment of the estimated deposit and all actual processing costs that may not have been included in the estimate.

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Project Number(s): PDS2019-MUP-19-004

**PROJECT NAME: Manure Processing
Planning & Development Services (PDS) Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 1	Project Description	The project is a Major Use Permit (MUP) for the development of a poultry manure processing facility. The project consists of a proposed 16,200-square foot manure processing facility located on a 3.4 acre portion of the existing egg ranch. The egg ranch is located at 25818 Highway 78 in the Ramona Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Rural, Land Use Designation Rural Lands (RL-40) 1 Du/40ac. Zoning for the site is A72 (General Agriculture). The 362 acre site is developed with an existing Pine Hill Egg Ranch facility that will be retained and is not part of the Major Use Permit action. Access is provided by an existing private driveway connecting to Highway 78. The project is served by groundwater.	Applicant to review and provide revisions as needed.	5/15/2019	
1- 2	CEQA	California Environmental Quality Act: The proposed project may have the potential to result in significant direct and cumulative impacts under the California Environmental Quality Act (CEQA). Based on the technical studies provided at submittal of the requested use permit, staff will make a determination whether a Mitigated Negative Declaration is necessary.		5/15/2019	
1- 3	General Plan Conformance	The project is required to conform to the County of San Diego General Plan, the Zoning Ordinance and the Ramona Community Plan Goals and Policies. Below is a list of policies the project is required to comply with.	Informational	5/15/2019	5/15/2019
1- 4	General Plan Conformance	LU-2.8 Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.		5/15/2019	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Manure Processing **Project Number(s): PDS2019-MUP-19-004**
Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1-5	General Plan Conformance	LU-6.5 Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.		5/15/2019	
1-6	General Plan Conformance	LU-8.2 Groundwater Resources. Require development to identify adequate groundwater resources in groundwater dependent areas, as follows: <ul style="list-style-type: none"> ■ In areas dependent on currently identified groundwater overdrafted basins, prohibit new development from exacerbating overdraft conditions. Encourage programs to alleviate overdraft conditions in Borrego Valley. ■ In areas without current overdraft groundwater conditions, evaluate new groundwaterdependent development to assure a sustainable long-term supply of groundwater is available that will not adversely impact existing groundwater users. 		5/15/2019	
1-7	General Plan Conformance	COS-4.1 Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.		5/15/2019	
1-9	General Plan Conformance	COS-4.4 Groundwater Contamination. Require land uses with a high potential to contaminate groundwater to take appropriate measures to protect water supply sources. Potential sources of groundwater contamination include, but are not limited to, landfills, fertilizer, pesticide, manure storage and sales, petroleum product storage tanks, manufacturing plants, and on-site wastewater treatment systems.		5/15/2019	
1-10	General Plan Conformance	Table COS-1 Highway 78 is listed as a scenic highway. The proposed project must be consistent with all Goals under COS-11	Resolved. The MUP area is not located within the 1000' scenic highway resource corridor.	5/15/2019	6/17/2019

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Manure Processing **Project Number(s): PDS2019-MUP-19-004**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1- 11	General Plan Conformance	COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.	Resolved. The MUP area is not located within the 1000' scenic highway resource corridor.	5/15/2019	6/17/2019
1- 12	General Plan Conformance	COS-15.1 Design and Construction of New Buildings. Require that new buildings be designed and constructed in accordance with "green building" programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants.		5/15/2019	
1- 13	Ramona Community Plan	Goal N 1.1 Adequate control of noise sources in the planning area and an environment free of excessive and damaging noise.		5/15/2019	
1- 15	Zoning Ordinance	d. Operation Plan. The applicant shall submit with his application plans, specifications and a description of the operation in sufficient detail so that the proposed operation can be fully evaluated as to any potential adverse effects on surrounding territory. Such plans shall include but not necessarily be limited to the following: 1. Site Plan showing the location of all structures and functions of the operation. 2. A description of machinery, process and products. 3. Specifications for the mechanisms and techniques to be used in the suppression of odors, air contaminants and flies at all times before, during and after the processing operation.		5/15/2019	5/15/2019
1- 16	Zoning Ordinance	f. Water Quality Control Board Review. The Director shall send a copy of each application to the appropriate California Regional Water Quality Control Board for information and, if said Board so elects, for recommendation to the Approving Authority.		5/15/2019	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Manure Processing
Planning & Development Services (PDS) Planning and CEQA Comments
Project Number(s): PDS2019-MUP-19-004

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1-17	Major Use Permit	<p>Major Use Permit Findings: In accordance with Section 7358 of the Zoning Ordinance, the following findings must be made before a use permit may be granted: 7358 FINDINGS REQUIRED. Before any use permit may be granted or modified, it shall be found:</p> <p>a. That 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:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Harmony in scale, bulk, coverage and density; <input type="checkbox"/> The availability of public facilities, services and utilities; <input type="checkbox"/> The harmful effect, if any, upon desirable neighborhood character; <input type="checkbox"/> The generation of traffic and the capacity and physical character of surrounding streets; <input type="checkbox"/> The suitability of the site for the type and intensity of use or development which is proposed; and to <input type="checkbox"/> Any other relevant impact of the proposed use; and <p>b. That the impacts, as described in paragraph "a" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.</p> <p>c. That the requirements of the California Environmental Quality Act have been complied with.</p>		5/15/2019	
2-1	Major Project Issue	<p>The Major Use Permit project boundaries shall be revised to include the conveyor belt system from the chicken houses to the proposed manure processing facility.</p>			
2-2	Major Project Issue	<p>Landfill Enforcement Agency (LEA) conducted a site inspection on June 3, 2019, and has informed PDS that the composting operations utilizes imported steer manure and is not operating at sufficient ratios of carcass to manure. Please note, pursuant to Section 1730 of the Zoning Ordinance, this use is considered Animal Waste Composting and requires a MUP. Please provide a revised operations plan to include the composting operations and revise the boundaries of the MUP to include this area. A positive recommendation will not occur if there are outstanding code concerns</p>			

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Project Number(s): PDS2019-MUP-19-004

PROJECT NAME: Manure Processing

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
2-3	Operations Plan/Site Plan	Please indicate if there are any additional hazardous chemicals being transported to the site to be added to the unprocessed manure mixture. Detail how many trips, how it is being stored and label on plot plan location of where it is being stored.			
2-4	Operations Plan	Please indicate the amount of water being used for the proposed manure facility.			
2-5	Site Plan	Remove all indications of "future" uses. Label as "Not-A-Part"		5/15/2019	
2-6	Site Plan	Indicate where conveyor belts will be located to transport unprocessed manure from chicken houses. Please note, this may require a redesign of the Major Use Permit Area.		5/15/2019	
2-7	Site Plan	Indicate all easements (100-year inundation) and buffer setbacks.		5/15/2019	
2-8	Site Plan	Place note within Scope of Work that all machinery will be located within the proposed 16,200-square foot structure.		5/15/2019	
2-9	Site Plan	Indicate all structures on-site, including farmer employee housing, water tanks, etc.		5/15/2019	
2-10	Site Plan	Provide coverage data within scope of work table.		5/15/2019	
2-11	Site Plan	Indicate where bathrooms, if any, will be located.		5/15/2019	
2-12	Site Plan	Indicate which vegetation will be removed.		5/15/2019	
2-13	Site Plan	Indicate location and specs of exterior lighting plan.		5/15/2019	
2-14	Site Plan	The interior and exterior lighting of the buildings and structures and the lighting of signs, roads and parking areas shall be compatible with the lighting employed in the designated area.	Information Only.	5/15/2019	
2-15	Site Plan	Indicate the new leech line areas on the plot plan. Please note, the new leech line location will have to be approved by DEH.		5/15/2019	
2-16	Floor Plan	Provide a floor plan with the proposed equipment.		5/15/2019	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Manure Processing **Project Number(s): PDS2019-MUP-19-004**
Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
2-17	Por S-Designation/ Photosimulation	The site is subject to Por S-Special Area Designator for Scenic Highways. Although the MUP Area is not within the Por S- Area, we anticipate this to be a request for PC determination. Please provide an accurate representation of the development as viewed from at least 3 separated and critical points exterior to the development site and which show the treatment of the scenic resources present on the site as related to those resources which are adjacent to the site. Please provide photosimulations from Hwy 78	Visual Simulations provided on 6/13/19	5/15/2019	6/13/2019
2-18	Community Planning Group	The project is scheduled to be heard as an informational item on June 6th. Please provide minutes and any correspondence requests from this meeting.		5/15/2019	
2-19	Community Planning Group	The applicant shall schedule a meeting with the Ramona Community Planning Group to discuss and vote on the project. Any recommendations may require a change to the project design/conditions. The applicant met with the Ramona CPG on June 6, 2019, the CPG failed to vote to continue the item, however, the Chair continued the item to return to the CPG on July 11th. A final CPG recommendation is required.		5/15/2019 6/6/19	
2-20	Community Planning Group	The project was heard at the East Subcommittee Ramona CPG Meeting on June 3, 2019. The motion to approve the project was passed 3-0.	Information Only.	6/3/2019	
Planning & Development Services (PDS) Noise					
	Noise	Based on the response to the checklist, it appears the operations would occur mainly within the proposed structure; would the door(s) facing the nearest property line remain closed during the whole operation?		5/23/2018	
3-1	Noise	Will there be any exterior mechanical units proposed for this project? If so, please show the locations and also a manufacturer specifications for those equipment.		5/23/2018	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Manure Processing					
Project Number(s): PDS2019-MUP-19-004					
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
3-3	Noise	Further information is needed in order for Staff to make a determination on the significance of noise generated by this project. The site as well as adjacent sites are zoned General Agriculture (A72), which is subject to the Noise levels of 50 dBA daytime and 45 dBA nighttime noise limits. To ensure that the noise levels comply with the Noise Ordinance, Section 36.404, please confirm/provide the a noise report.		5/23/2018	
Planning & Development Services (PDS) Agriculture					
4-1	Agricultural	Pursuant to Section B.1.1.j. of Agricultural Contract 74-64, the proposed animal waste processing use is compatible with the Agricultural Preserve.	Information Only	5/10/2019	5/10/2019
4-2	Agricultural	The project is not considered a significant impact pursuant to the Agricultural Resources County Guidelines because it is considered an Active Agricultural Operations. An active agricultural operation includes the raising of livestock and any practices performed by farmer on a farm as incident to or in conjunction with those farming or grove operations.	Information Only	5/10/2019	5/10/2019
Planning & Development Services (PDS) Groundwater					
5-1	Groundwater Comments	There is no municipal water available to serve the site currently. Identify the location of any on-site wells on the MUP Plot Plan and indicate whether the well will be removed or will remain. A significant amount of water storage may be required onsite for fire suppression in addition to any water required for the manure processing, other on-site uses (such as offices, restrooms) and irrigation for required landscaping. Updated project description is required to determine if a groundwater analysis is required.		5/10/2019	
5-2	Groundwater Comments	Provide within the Operation Plan, amount of water being used for the proposed manure processing facility.		5/10/2019	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Manure Processing **Project Number(s): PDS2019-MUP-19-004**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
Planning & Development Services (PDS) Air Quality					
6-1	Air Quality	Executive Summary, Paragraph 1: The inclusion of the 3 electric motors is not appropriate in this paragraph. Please move to be included in the discussion in the second paragraph.		5/16/2019	
6-2	Air Quality	Section 1.3, Paragraph 1: Please delete "which would allow the existing on-site egg ranch to become more efficient and sustainable" as this is conjecture, not fully substantiated in the report.		5/16/2019	
6-3	Air Quality	Section 1.3, Paragraph 2: Please define "d.g."		5/16/2019	
6-4	Air Quality	Section 1.3, Paragraph 2: Please clarify the need to state "No improvements are required or proposed for the secondary access drive." Are there improvements to the primary access driveway that need to be noted?		5/16/2019	
6-5	Air Quality	Section 1.2: Please clarify that there are additional sensitive receptors in addition to the residential unit on-site. Residential uses exist less than 2,000 feet south of the project.		5/16/2019	
6-6	Air Quality	Figure 3-A identifies 6 nearby sensitive receptors. Please include these in this narrative along with the distance to these receptors from the project.		5/16/2019	
6-6	Air Quality	Section 2.3.3, Paragraph 1: Please change "basis" in the last sentence to "basins"		5/16/2019	
6-7	Air Quality	Section 2.4, Bullet A: RAQS and SIP have previously been defined.		5/16/2019	
6-8	Air Quality	Section 2.5, Paragraph 2: Please clarify that the 10 in one million threshold is "with the application of T-BACT"		5/16/2019	
6-9	Air Quality	Table 2.3: "Lead Compounds" have not been discussed elsewhere. Why was this added to this table?		5/16/2019	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Manure Processing **Project Number(s): PDS2019-MUP-19-004**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
6-10	Air Quality	Section 2.6, Paragraph 1 and 2: Please change "The District" to SDAPCD		5/16/2019	
6-11	Air Quality	Table 2.4: Please add a "days exceeded" column. Please also make edits to footnotes for additional clarity based on comments provided on other, similar tables in previous reports.		5/16/2019	
6-12	Air Quality	Section 3.1: Please define the acronym "DPM" with the second paragraph, prior to it's first use in Equation 1		5/16/2019	
6-13	Air Quality	Section 3.2: Please delete "Also, the project is expected to import no more than 800 cubic yards of d.g." from the end of the first paragraph. This information is repeated in the following paragraph.		5/16/2019	
6-14	Air Quality	Section 3.2: Please clarify if the construction timeline and equipment are based on CalEEMod defaults, information provided by the applicant, or another source.		5/16/2019	
6-15	Air Quality	Table 3.1: This does not appear to be a typical construction default list from CalEEMod (e.g., cranes are not typically included). Please clarify the source for this information.		5/16/2019	
6-16	Air Quality	Table 3.1: Please clarify the note at the bottom of this table as it seems contradictory. It seems to state equipment was based on both CalEEMod defaults AND assumptions from another project.		5/16/2019	
6-17	Air Quality	Section 3.3: Please clarify what the operational year used in the analysis is.		5/16/2019	
6-18	Air Quality	Section 3.3, Existing Operations: Please clarify how trucks are used in the existing operations. It is mentioned in the description that trailers are used to transport manure off-site (apparently by the project itself), but then it also states that customers also come to the site to pick up the unprocessed manure.		5/16/2019	

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PROJECT NAME: Manure Processing **Project Number(s): PDS2019-MUP-19-004**
Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
6-19	Air Quality	Section 3.3, Existing Operations: Is there a "trips per ton" value available that can be included for clarity? Based on the information provided, the weekly trip gen at full capacity would be 15.		5/16/2019	
6-20	Air Quality	Section 3.3, Existing Operations: How many trips are required on-site to move manure from the old houses to the storage areas?		5/16/2019	
6-21	Air Quality	Section 3.3, Proposed Operations: Please change the last two sentences in the first paragraph to say "The project would include the installation of a system where manure would be processed into dried pellets. These pellets would be lighter and more compact than the existing manure, reducing the number of truck trips required to transfer the product off-site"		5/16/2019	
6-22	Air Quality	Section 3.3, Proposed Operations: The statement "the project essential generate zero additional vehicle miles traveled" is subjective and needs further justification. This should include a discussion of estimated truck trip length and worker trip length. Due to the project location, it could be assumed that trucks would be traveling a shorter distance than workers. Please clarify.		5/16/2019	
6-23	Air Quality	Section 3.3, Proposed Operations: Please deleted "Therefore, vehicular mobile emissions would not be expected". This statement is inaccurate as mobile emissions WOULD be generated by the project.		5/16/2019	
6-24	Air Quality	Section 3.3, Proposed Operations: Please clarify how the 1,000 foot setback is applied to the residential unit that exists on-site. This residential unit would be within 1,000 feet of the proposed facility.		5/16/2019	
6-25	Air Quality	Section 3.3, Proposed Operations: Please verify that the proposed use would not increase water consumption. It seems inaccurate to assure zero increase in water consumption if the facility would also increase on-site workers.		5/16/2019	
6-26	Air Quality	Section 3.3, Proposed Operations: Please clarify if the use of LED lighting is a project design feature.		5/16/2019	

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
6-27	Air Quality	Section 3.3, Proposed Operations: "rapidtables" is a user hosted website that serves as a compilation of conversions. Please use another source for the conversion of HP to kW.		5/16/2019	
6-28	Air Quality	Section 3.4: CO has already been defined.		5/16/2019	
6-29	Air Quality	Section 3.4, Paragraph 2: Please clarify what project trips would "re-classify" from (i.e., an acceptable LOS D or better)		5/16/2019	
6-30	Air Quality	Section 3.5, Paragraph 1: Please also note that odors would be generated by architectural coatings.		5/16/2019	
6-31	Air Quality	Section 3.5, Paragraph 2: The conclusion for the operational odor impacts has not been well substantiated. This should include a discussion of the existing odor generated on-site and how the creation of pellets would (potentially) change the perceivable odors generated. It is recommended that the project discuss any existing odor complaints from the facility at adjacent receptors. Information should be included for any odor suppression methods that would be in place within the facility. Additionally, per previous comments, it needs to be noted how the setback requirement applies to the on-site residential unit.		5/16/2019	
6-32	Air Quality	Section 4.1: Please indicate the distance used to estimate health risk to the nearest sensitive receptors.		5/16/2019	
6-33	Air Quality	Section 4.1, Paragraph 2: Please state what the calculated cancer risk at the nearest receptor is.		5/16/2019	
6-34	Air Quality	Section 4.1, Paragraph 3: Please clarify that the impact would be less than significant when T-BACT is applied. This needs to be noted when the threshold of 10 in one million is mentioned, and the use of Tier 3 with DPF needs to be identified as considered T-BACT		5/16/2019	
6-35	Air Quality	Section 4.3: Please state what the operational year assumed in CalEEMod was. Based on construction dates, the first operational year should be assumed to be 2022		5/16/2019	

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Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
6-36	Air Quality	Tables 4.2 and 4.3: Please verify these calculations. The tables show that no emissions are associated with Energy and Mobile source. Please either add a discussion for why these values are zero, or revise the calculations.		5/16/2019	
6-37	Air Quality	Section 4.4: Any cumulative projects in the vicinity of the proposed project need to be identified.		5/16/2019	
6-38	Air Quality	Section 4.5, Paragraph 1: Please delete the first sentence of this paragraph, as this is conjecture, not fully substantiated in the report.		5/16/2019	
6-39	Air Quality	Section 4.5, Paragraph 1: Please clarify that the project would decrease the TRUCK TRIPS to the site due to the change in end product for the manure. The project would generate greater vehicle trips than the existing use due to new on-site workers.		5/16/2019	
6-40	Air Quality	Section 4.5, Paragraph 2: What is meant by "block the implementation"? Please remove.		5/16/2019	
6-41	Air Quality	Section 4.4 and 4.5: There is no discussion of odor in either of these sections, please update. Additionally, further discussion of potential odor impacts, existing odor generated, and expected change in odors needs to be included in the operational impact findings.		5/16/2019	

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PROJECT NAME: Manure Processing					
Project Number(s): PDS2019-MUP-19-004					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
Planning & Development Services (PDS) Biology					
	Biological Resources	Please discuss with County staff prior to next submittal if there are any questions and/or concerns, including regarding the mitigation measure/condition comments below with County Biologist, Anna Prowant	Informational	5/31/2019	
7-1					
7-2	Biological Resources	Please indicate where the site has been assessed and whether there are vernal pools?		5/31/2019	
7-3	Biological Resources	Please include the MUP APN in the report.		5/31/2019	
7-4	Biological Resources	Please include the following in the report: PDS2019-MUP-19-004.		5/31/2019	
7-5	Biological Resources	Please state in the report there are no RPO wetlands within the MUP boundary, for clarity purposes (if none are present), as well as why any water features present do or do not meet the parameters of an RPO wetland.		5/31/2019	
7-6	Biological Resources	In the report, please update the map and/or text to provide clarity on the project site versus the MUP boundary. For example, Figure 3 shows the project site as the MUP boundary, but in the text (second paragraph under the Jurisdictional Wetlands and Waterways section) it states the project site contains the blue-line stream. We recommend the project site be the entire site and the MUP boundary be labeled as the smaller red area on Figure 3, to provide clarity that the blue-line stream does not occur within the MUP boundary and update the text, as applicable.		5/31/2019	

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Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
7-7		<p>Informational - The following notice will be placed on the MUP decision:</p> <p>o NOTICE – Should the subject property contain wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife, it is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.</p> <ul style="list-style-type: none"> <input type="checkbox"/> U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; http://www.usace.army.mil/ <input type="checkbox"/> Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; http://www.waterboards.ca.gov/sandiego/ <input type="checkbox"/> California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; http://www.dfg.ca.gov/ 	Informational	5/31/2019	
7-8	Biological Resources	Please update MM BIO-1 and MM BIO-2 to reflect the County's conditions for nesting raptors, other nesting birds, and burrowing owls, per the Bio Memo.		5/31/2019	

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Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
Planning & Development Services (PDS) Cultural					
8-1	Cultural Resources	County records, as well as the database from the South Coastal Information Center have been reviewed and it has been determined that the proposed project area has not been previously surveyed for cultural resources. The project proposes to develop a Manure Processing facility associated with the existing chicken farm. The proposed project areas have been previously graded and heavily disturbed through the development of the existing structures and facilities. Neither a cultural study nor monitoring will be required for the proposed plans. When the project is submitted, if there are structures or other facilities proposed in undisturbed areas, a field check by a County Staff archaeologist would be required to determine whether any unknown cultural resources would be impacted.		5/31/2019	
8-2	Cultural Resources	Native American Consultation: During the scoping phase of the project, County staff will conduct a Sacred Lands Check with the Native American Heritage Commission (NAHC). In addition, staff may communicate with any Native American individual or organization that may possess knowledge about Sacred Sites or be affected by your project. The intent of Native American consultation is to allow tribes an opportunity to participate in local land use decisions at an early planning stage for the purpose of protecting, or mitigating impacts to Native American cultural resources. Your presence at consultation meetings with the tribes may be requested to address their issues and concerns. If the environmental document is an MND, ND, or EIR, then AB-52 consultation will be required and will be conducted by Staff.		5/31/2019	
Planning & Development Services (PDS) Fire					
9-1	Fire	There are no travel time or dead-end road length issues for the project.	Informational	5/21/2019	N/A
9-2	Fire	Any composting operations shall be performed in accordance with Chapter 28 of the California Fire Code. Please place this note onto		5/21/2019	
Planning & Development Services (PDS) Traffic					

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Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
10-1	Traffic	The last paragraph of the trip generation assessment should be revised to read: Table 1 of the County of San Diego Report Format & Content Requirements Transportation and Traffic (Second Modification August 24, 2011) document states that the criteria for the need to prepare an issue specific traffic impact study (TIS) is 200-500 average daily trips (ADT) or 20-50 peak hour trips.		5/21/2019	
10-2	Traffic	In the event that they do generate more than 200 ADT the project will take access from SR-78 which is a Caltrans facility. There are likely no volume to capacity impacts from the project, but Caltrans will be interested in the driveway design and potentially turn lanes since the manure processing will likely be coming in on large trucks.		5/21/2019	
10-3	Traffic	Traffic study should be prepared to identify and describe the issues listed above.		5/21/2019	

Planning & Development Services (PDS) Groundwater

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Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
11-1	Groundwater Comments	<p>The project is located within the groundwater dependent portion of the County where no other source of water is available. Further information is required to evaluate the proposed use of the existing groundwater well(s) on the project site to determine whether a groundwater investigation will be required. Please include total amount of groundwater that is being used annually, and the total annual amount that is proposed to be used for the project, if different. For existing groundwater use, please provide a detailed description of all uses of groundwater including water for processing manure. For proposed groundwater use, the amount of groundwater from the proposal for the new manure processing facility, processing of manure, etc. must be estimated. This information shall be included as a section to the supplemental project description document. Once this information is received, the County will review to determine whether a groundwater investigation is required. Please contact Jim Bennett, Water Resources Manager, at 858-694-3820 if you have any questions regarding these comments.</p> <p>PDS Land Development will evaluate the project in regard to the actual manure operation and potential BMPs to avoid potential stormwater impacts.</p>		7/15/2019	

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Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
Department of Environmental Health (DEH) Comments					
12-1	DEH	Vector Control has completed preliminary review of the Vector Control Plan (VCP). The VCP states that manure will not be stored in temporary bins for more than 1 week. While this is fine for most situations, the VCP should contain language that states that under high temperature conditions the manure will be removed sooner before any fly larvae can complete development. Under hot conditions fly larvae can reach the pupal stage in under 7 days. The applicant could alternately place the temporary bins in a shaded location so as not to cause them to heat up in the sun and speed up the development time <i>for manure bins.</i>		6/12/2019	
12-2	DEH	DEH Land Enforcement Agency is currently in review of the Project Scope of Work, Vector Control Plan and Air Quality Report and will provide comments as soon as possible.		6/12/2019	
Air Pollution Control District					
13-1	APCD	APCD is currently in review of the Project Scope of Work, Vector Control Plan and Air Quality Report and will provide comments as soon as possible.		6/4/2019	
Planning & Development Services (PDS) Land Development					
1-1	General	This review was limited to the detail provided. Project Conditions may be revised contingent on submittal of new information, detailed plans, and updated scope of project.	Comment for Information Only.	12/12/2017	*****
1-2	General	Have your project reviewed and commented on by San Diego County Fire Authority and CALTRANS. Project's conditions may be revised upon further review and input from all the agencies. 2nd Comment: Please note San Diego County Fire Authority will require one hundred feet (100') of clearance around all structures. Informational: Construction of the plant that turns the chicken manure into pellet fertilizer would require a permit for oversized vehicles to haul equipment or building material etc. from CALTRANS.		12/12/2017 4/25/2019	

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PROJECT NAME: Manure Processing Planning & Development Services (PDS) Planning and CEQA Comments					
Project Number(s): PDS2019-MUP-19-004					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 3	General	It appears that the project site contains jurisdictional waterways and may require permits for Federal and State agencies. It is the responsibility of the owner to contact these agencies prior to project approval. 2nd Comment: Please show the minimum 200 foot set back from the 100 year inundation limits.	Resolved.	12/12/2017 4/25/2019	7/15/2019
1 - 4	General	Seek a conformance review from the San Diego County Air Pollution Control District. Project's conditions may be revised upon further review and input from all the agencies.	Ongoing.	12/12/2017 4/25/2019	
1 - 5	General	A plan change is currently being processed for grading permit L-15547 that will permit the grading of a pad for a "processing" building. This building is proposed adjacent and immediately north of the proposed hen houses. Is this processing building for the manure processing operation? If so, this must be included for the Major Use Permit of the proposed manure processing facility. Informational: Please see review comments for " Prelim. Grading Plan "	Comment for Information Only.	12/2/2017	4/25/2019
1 - 6	General	Provide an updated project description and sets of detailed plans of all the proposed work under the Major Use Permit. Include details for the quantities of fuel to be used and how the fuel will be stored onsite. 2nd Comment: Please state in the description that the project proposes an electric processing facility and no use of fuel is required.		12/12/2017 4/25/2019	
1 - 7	General	A site visit is warranted to scope the plant/tranch operation and see drainage features and facilities onsite. Informational: County staff will plan a site visit to observe the drainage features and facilities onsite.	Comment for Information Only.	12/12/2017	4/25/2019

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 8	General	Draft Conditions will be provided upon submittal of a permit application.	Comment for Information Only.	12/12/2017	*****
2 - 1	Access / Mobility Element	Show the future alignment of Highway 78, shown as a Community Collector (2.1D) on the Mobility Element of the County General Plan. Show the ultimate right-of-way and the ultimate building setback limits. NOTE: At the time of the construction of such future improvements, any proposed facilities shall be relocated at the sole cost of the applicant, to the satisfaction of the Director of Public Works.	No longer applicable.	12/12/2017 4/25/2019	7/15/2019
2 - 2	Access / Mobility Element	Improvements to road frontage may be conditioned based on Traffic Impact. Also, the project will be subject to the Centerline Review process with Building Permits. Improvements will be required at that phase if not prior. Informational: Improvements may be conditioned based Board of Supervisors Policy I-18 in regards to a Major Use Permit.	Comment for Information Only.	12/12/2017 4/25/2019	*****
3 - 1	IOD	Execute an Irrevocable Offer to Dedicate a half-width of 47 feet to the County of San Diego for Future Right-Of-Way purposes. 2nd Comment: Show proposed IOD on plot plan.	No longer applicable.	12/12/2017 4/25/2019	7/15/2019
4 - 1	Plan	Show all existing road improvements on the formal submittal. Provide cross sections and dimensions.	Completed.	12/12/2017	4/25/2019
4 - 2	Plan	Show the future alignment of Highway 78, shown as a Community Collector (2.1D) on the Mobility Element of the County General Plan. Show the ultimate right-of-way and the ultimate building setback limits. NOTE: At the time of the construction of such future improvements, any proposed facilities shall be relocated at the sole cost of the applicant, to the satisfaction of the Director of Public Works.	No longer applicable.	12/12/2017 4/25/2019	7/15/2019
4 - 3	Plan	Show the dimensions from the centerline to the existing edge of pavement along Highway 78 and Rancho Santa Teresa Drive.	No longer applicable.	12/12/2017 4/25/2019	7/15/2019

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4 - 4	Plan	Submit a Preliminary Grading Plan. Additional information can be obtained in the following link: http://www.sdcounty.ca.gov/dplu/docs/ZC034.pdf Preliminary Grading Guideline Grading Ordinance http://www.sdcounty.ca.gov/dpw/land/landpdf/gradingordinance.pdf	Submitted.	12/12/2017	4/25/2019
4 - 5	Plan	New Comment: Show any existing or proposed onsite leach fields and/or septic tanks.		4/25/2019	
5 - 1	Stormwater Quality Management Plan (SWQMP)	Submit a Stormwater Intake Form For Development Projects. http://www.sandiegocounty.gov/content/sdc/dpw/watersheds/DevelopmentandConstruction/BMP_Design_Manual.html	Submitted.	12/12/2017	4/25/2019
5 - 2	SWQMP	The project will be considered a Priority Development Project (PDP). Therefore, a PDP Stormwater Quality Management Plan (SWQMP) is required. The form can be found in the following link: http://www.sdcounty.ca.gov/dpw/watersheds/susmp/susmppdf/susmp_appendix_c_2012.pdf	Submitted.	12/12/2017	4/25/2019
5 - 3	Storm Water Intake Form	Page 1 of 2: Provide record ID, " PDS2019-MUP-19-004 ."		4/25/2019	
5 - 4	Storm Water Intake Form	Page 2 of 2: Please check PDP Item E. Disturbs one or more acres of land and is expected to generate pollutants post-construction .		4/25/2019	
5 - 5	SWQMP	Page 1: Provide record ID, " PDS2019-MUP-19-004 ." Provide signature under Preparer's certification.		4/25/2019	
5 - 6	SWQMP	Page 3: Table 2 - Check off Natural areas, soils, & vegetation in Group 1		4/25/2019	

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
5 - 7	SWQMP	<p>Page 4: Table 3 – Check the source control BMP requirement worksheet E-1-1.</p> <p>Provide justification/discussion in Table 4 that the following are not selected sources: Trash & Refuse Area, Materials & Equipment Storage, Fueling, and Interior floor drains & sumps.</p> <p>Provide justification/discussion in Table 4 that the following are not selected BMPs for Loading & Unloading: SC-B Plumb to sanitary sewer and SC-F Isolate flows from adjacent areas.</p>		4/25/2019	
5 - 8	SWQMP	<p>Page 6: Table 5, Part B.1 - Check Attachment 3 Source Control BMP Worksheet should be included.</p>		4/25/2019	
5 - 9	SWQMP	<p>Page 8: Table 7 - Provide justification/discussion in Table 8 that the following are not selected sources: Hazardous Waste Management</p>		4/25/2019	
5 - 10	SWQMP ATTACH. 2	<p>Attach. 2: DMA Exhibit - The project does have identified CCYAs onsite (same parcel) that are proposed to bypass the MUP site. Review and revise note accordingly.</p> <p>Show the bottom elevation of the north westerly basin in the MUP area.</p> <p>Delineate the semi-pervious area on the exhibit. This can be demonstrated by adding an additional hatch to the exhibit and legend for the identified semi-pervious areas.</p> <p>Plantings need to be suitable with climate and expected ponding depth. Please see Appendix F to aid in plant selection.</p>		4/25/2019	
5 - 11	SWQMP ATTACH. 2	<p>Attach. 2: DMA 3 Mapbook - The PGP has additional flows draining to BR-2. Please show all drainage flow arrows on the mapbook exhibit, to be consistent with the PGP.</p>		4/25/2019	

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5 - 12	SWQMP ATTACH. 2	Attach. 2: Construction Plan Set - The Structural BMPs are not labeled with ID numbers. The drainage flows on the prelim. grading plan are inconsistent with the DMA exhibit. Please review and revise accordingly.		4/25/2019	
5 - 13	SWQMP ATTACH. 3	Attach. 3: Please include Attachment 3 - Source Control BMP Worksheet .		4/25/2019	
5 - 14	SWQMP ATTACH. 7	Attach. 7.1: Engineer certification for structural BMPs must be signed, dated and stamped.		4/25/2019	
5 - 15	SWQMP ATTACH. 7	Attach. 7.2: Please include the description of the analysis of infiltration restrictions per Appendix B.1 of the BMP DM. Explain ability to meet the minimum retention requirements outlined in Appendix B.3 of the BMP DM.		4/25/2019	
5 - 16	SWQMP ATTACH. 7	Attach. 7: Worksheet B.2 - See Section B.2 Worksheet B.2 Line Item Notes 8; Geotechnical report excerpts must be provided. Please provide infiltration analysis excerpt and the recommended design infiltration rate recommendation from a geotechnical engineer. Reference Appendix B/D and work with a Geotechnical Engineer to determine infiltration restrictions per Table B.2-1/D.1-1.		4/25/2019	
5 - 17	SWQMP ATTACH. 7	Attach. 7: Worksheet B.3 - Please note surface ponding depths of 24 hours or less are typically required; however, longer drawdown times up to 96 hours may be proposed if supported by a landscape architect/agronomist and no safety hazards are anticipated due to excessive ponding. Surface ponding drawdown times over 96 hours are not permitted due to vector concerns.		4/25/2019	

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Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
6 - 1	Drainage Study	The project is required to prepare and submit a Preliminary CEQA Drainage Study in compliance with the documents shown below: Hydrology Manual: http://www.sandiegocounty.gov/content/dam/sdc/dpw/FLOOD_CONTROL/floodcontroldocuments/hydro-hydrologymanual.pdf Hydraulic Design Manual: http://www.sandiegocounty.gov/content/dam/sdc/dpw/FLOOD_C	Submitted:	12/12/2017	4/25/2019
6 - 2	Drainage Study	Study submitted will be reviewed upon formal project submittal.	Comment for Information Only.	12/12/2017	*****
6 - 3	CEQA Drainage Study	The final CEQA Drainage report shall be signed, stamped and dated by the responsible Registered Civil Engineer.		4/25/2019	
6 - 4	CEQA Drainage Study	In the narrative of the report please provide a summary table of: <i>pre- and post-</i> development T_c , V_{100} for each area (or point) where drainage discharges from the project. Peak runoff rates (cfs), velocities (fps) and identification of all erosive velocities (at all points of discharge) calculations for pre-development and post-development. The comparisons should be made about the same discharge points for each drainage basin affecting the site and adjacent properties.		4/25/2019	
6 - 5	CEQA Drainage Study	Summary/Conclusion: Please discuss whether or not the proposed project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial siltation on- or off-site? Provide reasons and mitigations proposed.		4/25/2019	
6 - 6	CEQA Drainage Study	Discuss whether or not the proposed project would create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems? Provide reasons and mitigations proposed.		4/25/2019	

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
6 - 7	CEQA Drainage Study	Discuss whether or not the proposed project would expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?		4/25/2019	
6 - 8	CEQA Drainage Study	Provide Rainfall Isopluvials for 100 Year Rainfall Event - 6 Hours and 24 Hours Maps. The 100 Year Rainfall Event - 24 Hours Map is referencing the wrong project site and precipitation amount. Please review and revise accordingly.		4/25/2019	
6 - 9	CEQA Drainage Study	Provide Intensity-Duration Design Chart-Figure 3-1		4/25/2019	
6 - 10	CEQA Drainage Study	Existing and Proposed Conditions Hydrology Maps: * Show entire project boundary and offsite watershed. * Show lines of inundation to the limits of the 100-year flood along watercourses which flow through the property, labeled "Subject To Inundation By The 100-Year Flood" since the drainage basins greater than 100 acres.		4/25/2019	
6 - 11	CEQA Drainage Study	Pond Report No. 2 and No.3 have overlapping data. Please review and revise accordingly.		4/25/2019	
7 - 1	Traffic	A Traffic Impact Study is required for this project. Traffic Report Guidelines can be found at: http://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/Traffic_Report_Format.pdf	Comment for Information Only.	12/12/2017	*****
7 - 2	Traffic	Pending evaluation and approval of the project's Traffic Study, further improvements may be required to the surrounding roads and/or road intersections as part of mitigation for the traffic impacts caused by this project, including fair-share contributions toward future installation of traffic signals and fair-share contributions for road and/or intersection improvements.	Comment for Information Only.	12/12/2017	*****

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Manure Processing **Project Number(s) : PDS2019-MUP-19-004**
Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
8 - 1	Dedication	Dedicate by separate document to the County of San Diego, an additional <i>ten feet (10')</i> non-motorized public use trail easement along <i>Highway 78</i> at <i>forty-seven feet (47')</i> from the centerline, established in ROS <i>8970</i> and referenced in Parcel Map <i>9743</i> of <i>Highway 78</i> along the project frontage, to the satisfaction of the Director of PDS.	No longer applicable.	4/25/2019	7/15/2019
8 - 2	Dedication	Dedicate by separate document to the County of San Diego, an additional <i>twenty feet (20')</i> non-motorized public use trail easement along the most southerly property line of the Parcel, as shown on the Ramona Community Trails and Pathways Plan.	No longer applicable.	4/25/2019	7/15/2019
9 - 1	Prelim. Grading Plan	New Comment: Show a vicinity sketch or other data adequately indicating the site location. The vicinity map shall show distance to nearest street intersection, page and section of Thomas Brothers.		4/25/2019	
9 - 2	Prelim. Grading Plan	New Comment: List the name of the applicant/owner, address, and telephone number.		4/25/2019	
9 - 3	Prelim. Grading Plan	New Comment: Show project address or Assessor Parcel Number.		4/25/2019	
9 - 4	Prelim. Grading Plan	Show any known easements of greater than 20' width.	Resolved.	4/25/2019	7/15/2019
9 - 5	Prelim. Grading Plan	New Comment: Add the following note: PRELIMINARY GRADING PLAN NOTE: "This plan is provided to allow for full and adequate discretionary review of a proposed development project. The property owner acknowledges that acceptance or approval of this plan does not constitute an approval to perform any grading shown hereon, and agrees to obtain valid grading permissions before commencing such activity."		4/25/2019	
9 - 6	Prelim. Grading Plan	New Comment: Show proposed slope ratios, <u>not greater than</u> 1½ : 1 on cuts and 2 : 1 on fills. All slopes must clearly be labeled as either, cut or fill slopes, or shade fill slopes.		4/25/2019	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Manure Processing **Project Number(s): PDS2019-MUP-19-004**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
10 - 1	Section 404 Permit	<p>The subject property may contain wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by the Regional Water Quality Control Board (RWQCB). Please consult with the RWQCB and provide documentation of the agency's determination if a permit, agreement or other approval is required. The agency contact information is provided below.</p> <p>Regional Water Quality Control Board: 2375 Northside Drive, Suite 100, San Diego, CA 92108; (619) 521-3967; http://www.waterboards.ca.gov/sandiego/</p> <p>It is the applicant's responsibility to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the State on the subject property.</p>	<p>Comment for Information Only.</p>	4/25/2019	*****
10 - 2	Section 1602 Permit	<p>The subject property may contain wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by the California Department of Fish and Wildlife. Please consult with the agency and provide documentation of the agency's determination if a permit, agreement or other approval is required. The agency contact information is provided below.</p> <p>California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4207; http://www.dfg.ca.gov/</p> <p>It is the applicant's responsibility to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the</p>	<p>Comment for Information Only.</p>	4/25/2019	*****

Should you have any questions regarding these comments, please contact Alishia Ballard at (858) 495-5368 or email Alishia.Ballard@sdcounty.ca.gov.

Date	Description	Debit	Credit	Balance
1861	Jan 1			
	Feb 1			
	Mar 1			
	Apr 1			
	May 1			
	Jun 1			
	Jul 1			
	Aug 1			
	Sep 1			
	Oct 1			
	Nov 1			
	Dec 1			
	Total			

ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS

Project Name: Pine Hill Manure Processing
 Project Number: PDS2019-MUP-19-004
 Staff Completing Schedule: Angelica Truong
 Decision-Making Body: Planning Commission
 Date Schedule Produced/Revised: 6/10/2019

TASK/ACTIVITY	Estimated Duration (Days)	Estimated Completion Date	Actual Completion Date
Major Pre-Application Conference Application Submittal PDS reviews project application "completeness", completes planning and environmental scoping PDS meets with applicant to discuss scoping letter, cost estimate and schedule Applicant Submits 1st Iteration submittal per scoping letter requirements* PDS Reviews 1st Iteration Submittal PDS meets with applicant to discuss 1st iteration submittal* Applicant Submits 2nd Iteration submittal addressing PDS comments* PDS Reviews 2nd Iteration Submittal PDS meets with applicant to resolve final project issues* PDS finalizes Environmental Initial Study and prepares Application Amendment Form (if applicable) Applicant submits requested information (Application Amendment form, copies of plans, technical studies, etc.) PDS completes, advertises and distributes draft Negative Declaration Public review of draft Negative Declaration PDS responds to Public Comments (completion date depends on number & complexity of comments, need for technical study revisions, etc.)* PDS Finalizes environmental documentation Applicant submits requested information/deposits PDS makes staff recommendation on the project & finalizes project documentation Planning Commission Hearing	185 30 10 90 30 10 45 21 30 21 14 14 30 13 7 10 30 37	2/6/2018 4/8/2019 5/8/2019 6/17/2019 9/16/2019 10/16/2019 10/28/2019 12/12/2019 1/2/2020 2/3/2020 2/24/2020 3/9/2020 3/23/2020 4/22/2020 5/5/2020 5/12/2020 5/22/2020 6/22/2020 7/29/2020	6/5/2019

COST ESTIMATE SUMMARY	
Total Discretionary Cost Estimate	\$108,332
Deposits Paid to Date	\$12,795
Account Balance	\$121
Estimated County Costs Remaining	\$95,537
Fish & Wildlife Fees/ County Clerk Fee	\$2,266
% Expended of Total Cost Estimate	11.70%

PROJECT SCHEDULE ASSUMPTIONS
 Project description remains consistent throughout process
 Applicant will submit information in accordance with schedule
 All issues will be resolved concurrently.
 Bolded tasks are under the control of applicant/consultant.
 * Task can be eliminated if earlier draft documents are adequate.
 Hearing date subject to decision making body availability & schedule
 The project will not be continued by decision maker or appealed dates which fall on a holiday have an actual completion date the first business day after
 Assumed deposit account balance remains positive. County work may not proceed without adequate funds.
 Assumes public review comments are not exceptionally numerous or complex

COST ESTIMATE ASSUMPTIONS
 Estimate is based on relative cost of projects of similar complexity
 Estimate does not include applicant's consultant/engineering costs
 Does not include County costs for post discretionary review (e.g. final map)
 Costs assume project schedule assumptions are maintained
 Costs will be paid at installments throughout the process
 If project is over budget, cost estimate will be revised
 The State of CA adjusts Fish and Wildlife Fees annually for inflation
 Project will rely on a Negative Declaration
 Cost estimate does not include additional deposits for Trails Review or DEH that may be required

ATTACHMENT C
DRAFT PROJECT CONDITIONS
(PROJECT PLANNING, LAND DEVELOPMENT)

Project Planning

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#X–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#X–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.

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

Land Development

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:

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).*

3. ROADS#1–CALTRANS' ENCROACHMENT PERMIT

INTENT: In order to ensure that the project access between the private road easement, and **Highway 78 (RS 329)** comply with the County of San Diego Private Road Standards, and The Caltrans Facility Standards and Requirements, an encroachment permit from CALTRANS shall be obtained and implemented. **DESCRIPTION OF REQUIREMENT:** A permit shall be obtained from CALTRANS for the project access to **Highway 78 (RS 329)**. A copy of the permit and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the [PDS, LDR]. **DOCUMENTATION:** The applicant shall obtain the encroachment permit and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [PDS, LDR]. The developer shall obtain an encroachment permit from CALTRANS authorizing access onto **Highway 78 (RS 329)**. This will allow CALTRANS to set conditions such as sight distance and road improvements. The applicant should contact the CALTRANS Permit Office at (619) 688-6158 for additional details. **TIMING:** Prior to the approval of any plan, issuance of any County permit, and prior to occupancy or use of the premises in reliance of this permit, the encroachment permit shall be obtained. **MONITORING:** The [PDS, LDR] shall review the permit for compliance with this condition and the applicable improvement plans, and implement any conditions of the permit in the County improvement plans.

4. ROADS#2–SIGHT DISTANCE:

INTENT: In order to ensure that the project access between the private road easement and **Highway 78 (RS 329)** comply with the County of San Diego Public Road Standards, and The Caltrans Facility Standards and Requirements, sight distance shall be obtained. **DESCRIPTION OF REQUIREMENT:** The project access onto **Highway 78 (RS 329)** via the private road easement shall meet CALTRANS requirements for sight distance. **DOCUMENTATION:** The applicant shall have a Registered Civil Engineer, a Registered Traffic Engineer, or a Licensed Land Surveyor provide a signed statement to the [PDS, LDR], which states that access meeting CALTRANS requirements for sight distance exists for the project access. The applicant should contact the CALTRANS Permit Office at (619) 688-6158 for additional details. **TIMING:** Prior to the approval of any plan, issuance of any County permit, and prior to occupancy or use of the premises in reliance of this permit, the sight distance shall be certified. **MONITORING:** The [PDS, LDR] shall review the sight distance certification for compliance with this condition.

5. ROADS#3–IRREVOCABLE OFFER OF DEDICATION

INTENT: In order to promote orderly development and to comply with the County of San Diego Board Policy I-18, the County of San Diego Public Road Standards, and the Community Trails Master Plan, an irrevocable offer of dedication (IOD) for road purposes shall be granted to the County. **DESCRIPTION OF REQUIREMENT:**

- a. Execute an Irrevocable Offer to Dedicate (IOD) real property, for public road purposes, to the County of San Diego. The IOD shall provide a one-half right-of-way width of **forty-seven (47')** from the ultimate centerline, plus slope rights and drainage easements for **Highway 78 (RS 329)** along the frontage of the project.
- b. The IOD shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted in the future for public use as determined by the Director of Planning & Development Services.

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

6. TRAILS#1–TRAIL EASEMENT

INTENT: In order to promote orderly development and to comply with the [Community Master Trails Plan](#), the applicant shall dedicate a public multi-use non-motorized trail easement. **DESCRIPTION OF REQUIREMENT:** Dedicate by separate document to the County of San Diego, a **ten foot (10')**, non-motorized public use trail easement as shown on the approved Plot Plan along **Highway 78 (RS 329)** and a **twenty foot (20')** non-motorized public use trail easement, as shown on the Ramona Community Trails and Pathways Plan, along **the most southerly property line of the parcel, APN 286-031-01**. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them to [DGS, RP], and pay all applicable fees. **TIMING:** Prior to obtaining any building or other permit pursuant to this Permit, and prior to commencement of construction or use of the property in reliance on this permit, the applicant shall dedicate the trail easement to the County by separate document. **MONITORING:** Upon submittal of the easement legal description(s), application and fees, [DGS, RP] shall review the documents and application for approval, and provide send documents to [DPR, TC] and [PDS TC, PCC] for pre-approval and acceptance of the dedication. A copy of the recorded trail easement document(s) shall be transmitted to [DPR, TC] and [PDS, PCC] for determining compliance with this condition.

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

7. STRMWTR#1–STORMWATER MAINTENANCE DOCUMENTATION

NTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:**

- a. Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County.

DOCUMENTATION: The applicant shall process the agreement forms with [PDS, LDR] and pay any deposit and applicable review fees. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, prior to use of the property in reliance of this permit; execution of the recorded agreements and securities shall be completed.

MONITORING: The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

8. STRMWTR#2-EROSION CONTROL

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

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

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

DOCUMENTATION: The applicant shall process an Erosion Control Plan and provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR].

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

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

9. STRMWTR#3-VERIFICATION OF STRUCTURAL BMPs

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., verification of Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:**

Complete a Structural BMP Verification Form as shown in Attachment 10 of the PDP SWQMP. **DOCUMENTATION:** The applicant shall process the Structural BMP Verification Forms *with* [DPW, PDCI] or [PDS, BLDG]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; execution of the

Structural BMP Verification Form shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

10. STRMWTR#4–PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), stormwater documentation shall be provided to property owner. **DESCRIPTION OF REQUIREMENT:** Demonstrate that copies of the following documents are provided to the property owner and initial occupants:

- a. A copy of the project's approved SWQMP (with attached Operation & Maintenance Plan).
- b. A copy of project's recorded Maintenance Notification Agreement and/or Stormwater Facilities Maintenance Agreement and/or Private Road Maintenance Agreement showing the Structural BMPs pertaining to the property.
- c. Sample copies of the following:
 - 1) A Letter for Privately Owned Stormwater Treatment Control Best Management Practices Operation and Maintenance Verification.
 - 2) One Operation and Maintenance Verification Form for each type of Private Treatment Control BMP.

DOCUMENTATION: The applicant shall submit a letter stating that the above documentation has been submitted to the property owner and initial occupants. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; provision of stormwater documents shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the letter provided by the applicant for consistency with the condition and County Standards.

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

11. ROADS#4–ANNEX TO LIGHTING DISTRICT

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

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

12. STRMWTR#5–SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), an operation and maintenance verification form for each Structural BMPs shall be

completed. **DESCRIPTION OF REQUIREMENT:** Every year the property owner shall receive from the County a BMP Verification Form to be completed for each privately owned Structural BMP. **DOCUMENTATION:** Every year the property owner shall file with the County the completed Structural BMP Verification Form stating the maintenance performed during the reporting period for each privately owned Structural BMP with [DPW, WPP]. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [DPW, WPP] is responsible for compliance of this permit.

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 (SDRWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION PROGRAM/susmppdf/lid_handbook_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

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

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.

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

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

NOTICE: The subject property may contain wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; <http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; <http://www.dfg.ca.gov/>

If you have any questions regarding these conditions, please contact Alishia Ballard at Alishia.Ballard@sdcounty.ca.gov

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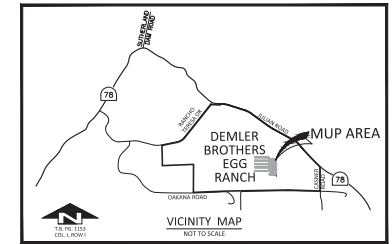
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Attachment B

Site Plan

DEMLER BROTHERS EGG RANCH

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



DEMLER BROTHERS EGG RANCH

EXIST. EGG RANCH ACCESS
(PRIMARY) 24' DG

NOT-A-PART
OF PROP. MUP

EXIST. EGG RANCH
FACILITIES
NOT-A-PART

NOT-A-PART
OF PROP. MUP

PROP. MANURE
PROCESSING
FACILITY

SEE SHT. 2

PROP. DRYERS

NOT-A-PART
OF PROP. MUP

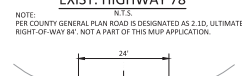
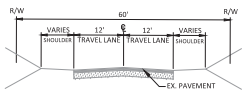
EXIST. EGG RANCH ACCESS
(SECONDARY) 14' DG

NOT-A-PART
OF PROP. MUP

MUP AREA
(MANURE PROCESSING
FACILITY)

CASNER ROAD

- 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) 289-030-22 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)



ZONING

ZONE	
USE REGULATIONS	A-72
ANIMAL REGULATIONS	D
DENSITY	C
LOT EDGE	A
BUILDING TYPE	C
TANK BUILDING COVERAGE	C
FLOOR AREA RATIO	C
FRESH	C
LOT COVERAGE	C
SETBACK	C
OPEN SPACE	C
SPECIAL AREA REGULATION	A-10r 5

SETBACKS

HWY 78 & RANCHO TERESA DRIVE (FROM CL)	60'
EXTERIOR SIDE YARD	5'
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: NA
 - WATER DISTRICT: NA - SERVED BY GROUNDWATER
 - SILVER DISTRICT: NA - 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 ORANGE TO BE ORIENTED TO SWALE AND BIOPTRATION 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 COMPLY WITH ALL REGULATORY REQUIREMENTS.

THE PURPOSE OF THE 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) DDC 82-1032E IN NW 1/4 OF SEC 6 IN NE 1/4 SEC 4-132E & D746010 IN NW 1/4 SEC 6 OF RS 108 & RY RD OF SEC 4-132E

BASIS OF BEARINGS

THE COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CC83, ZONE 6, (EPOCH 1991.50). SAID COORDINATES ARE BASED UPON FIELD-OBSERVED TIES TO THE FOLLOWING CONTROL STATION PER NGS DATA SHEET (PD D20204), THIS METHODOLOGY WAS PERFORMED BY JAMES 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 (PD D20201), BENCHMARK DESIGNATION: "EGG" 1" BRASS DISC IN 1" SD, CONCRETE MONUMENT, STAMPED: EGG 1927. ELEVATION: 210.35 (NGVD29)

SITE ADDRESS

2818 HIGHWAY 78
RAMONA, CA 92086

OWNER/APPLICANT

DEMLER BROTHERS, LLC
2818 HIGHWAY 78
RAMONA, CA 92086

PLANNER/ENGINEER

MICHAEL BAKER INTERNATIONAL
STEVE WIRAGD
9755 CLEARBROOK MESA BLVD.
SAN DIEGO, CA 92124
(619) 614-4000

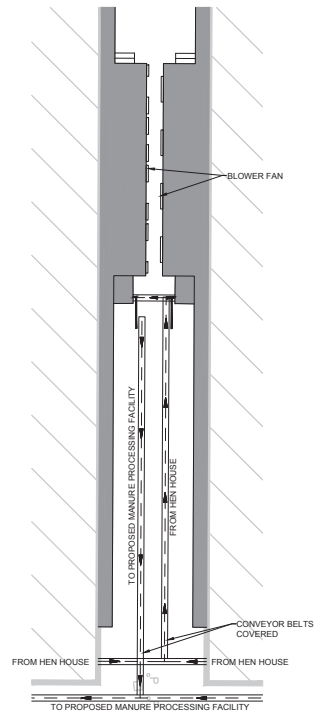
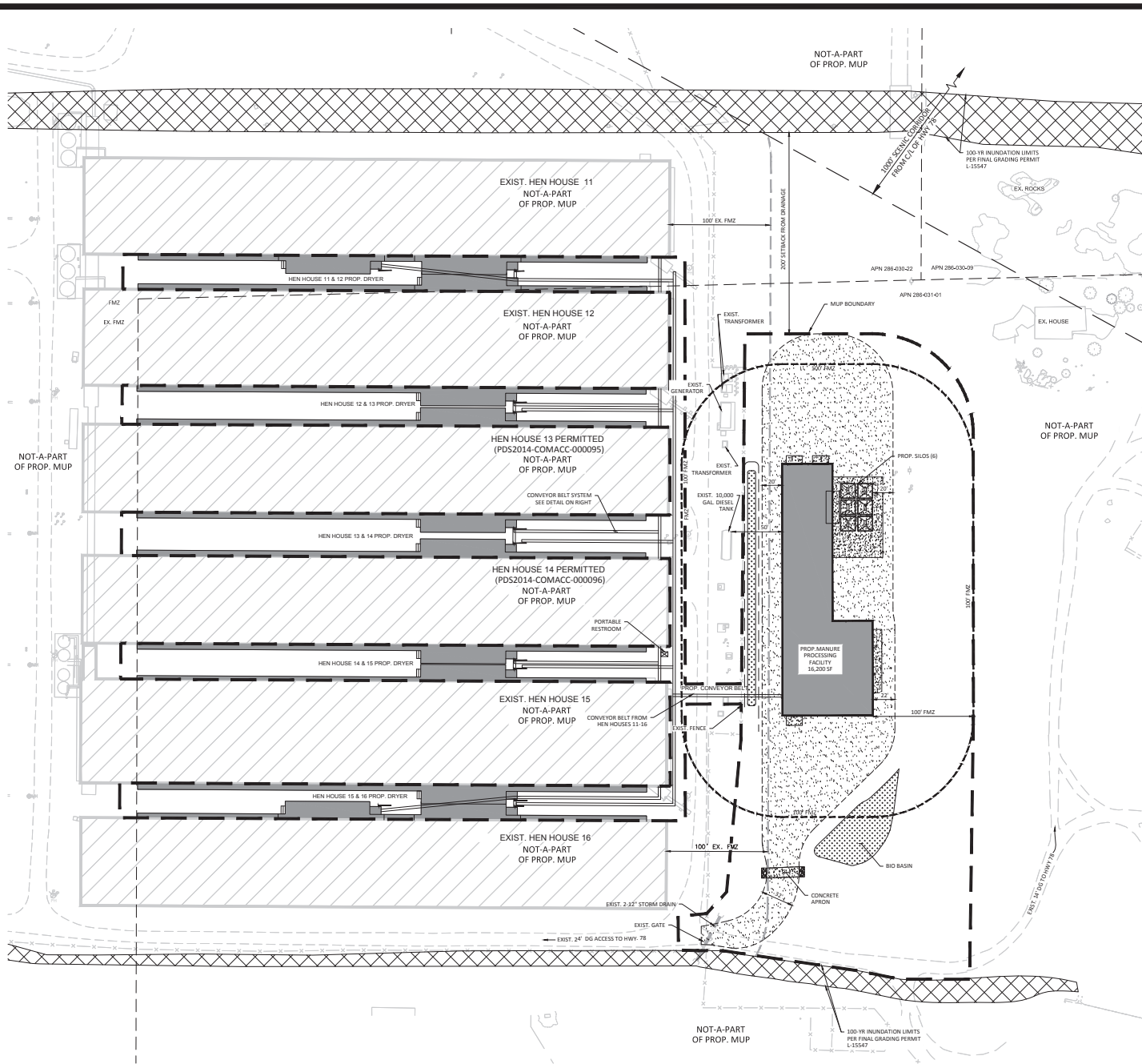
SHEET INDEX

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
DATE: 1/22/2020

INTERNATIONAL
9755 Clearbrook Mesa Blvd.
San Diego, CA 92124
Phone: (619) 614-4000
MBAKRNTL.COM



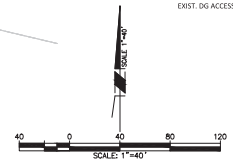
PLAN VIEW DETAIL - DRYER SYSTEM
SCALE: NTS

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	1.09%

LEGEND

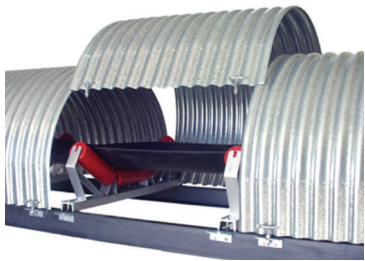
MUP BOUNDARY	---	PROP. DG SURFACE (SECTION PER GEOTECH CONSULTANT)	
EXIST. LOT LINE	---	PROP. MUP STRUCTURE	
EXIST. 100' FUEL ZONE FOR HEN HOUSES	---	FUTURE EGG RANCH HEN HOUSES	
100' FUEL MODIFICATION ZONE (FMZ)	---	CONCRETE APRON	
EXIST. METAL FENCE	---		
EXIST. GATE	---		
EXIST. HEADWALL	---		
EXIST.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



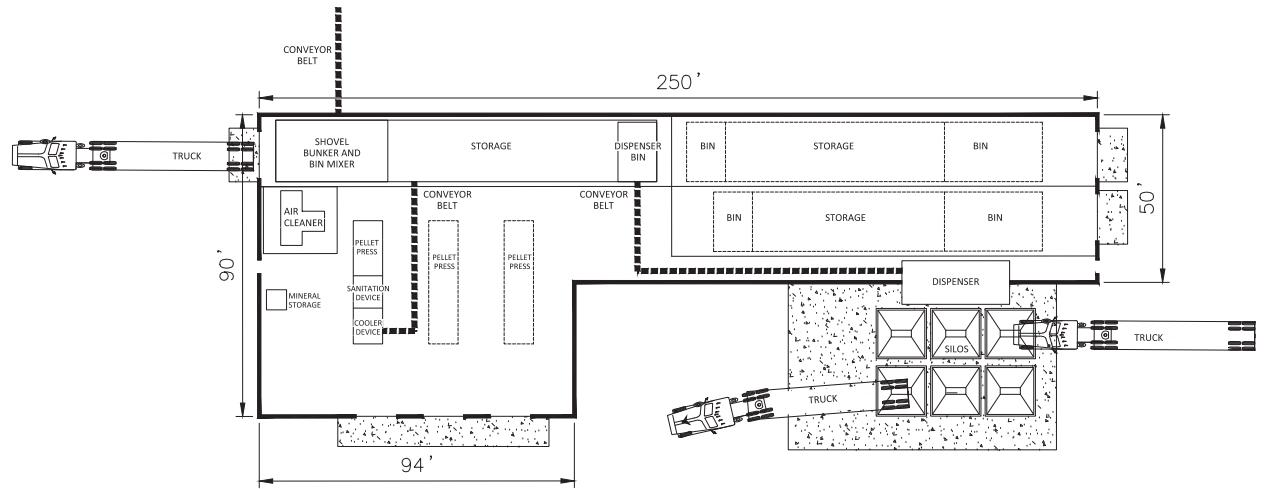
DEMLER BROTHERS EGG RANCH
RAMONA, CA
MANURE PROCESSING FACILITY PROJECT
PDS 2019-MUP-19-004
PLOT PLAN



PL: 192414166807, DEMLER, BROTHERS EGG RANCH PLAN (SCALE: 1/8\"/>



COVERED CONVEYOR BELT - DETAIL
SCALE: NTS



MANURE PROCESSING FACILITY - FLOOR PLAN
SCALE: NTS



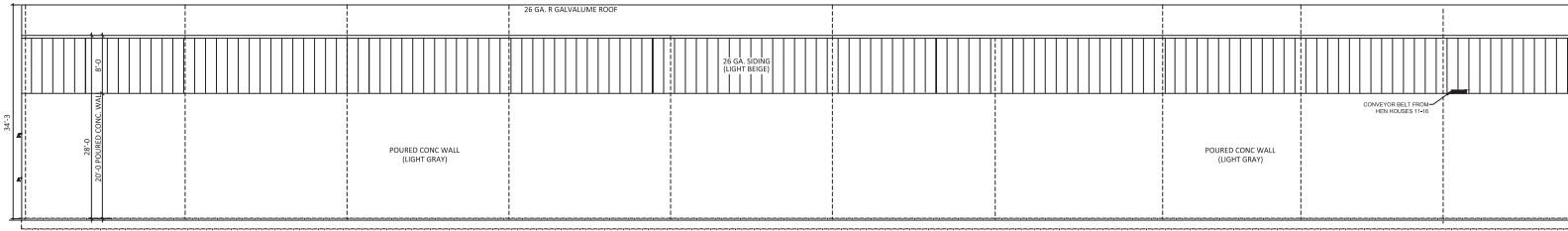
WEST ELEVATION - HEN HOUSES & CONVEYOR BELT SYSTEM
SCALE: NTS

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

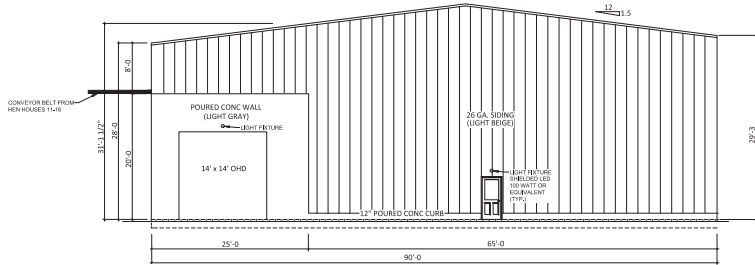
SHEET 3 OF 4
DATE: 1/22/2021



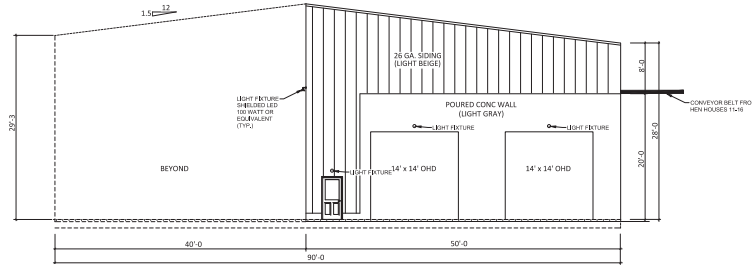
9755 Clearmont Mesa Blvd.
San Diego, CA 92124
Phone: (619) 614-9000
MIBAKER@INTL.COM



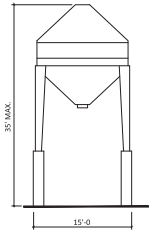
WEST ELEVATION
SCALE: 1/8" = 1'-0"



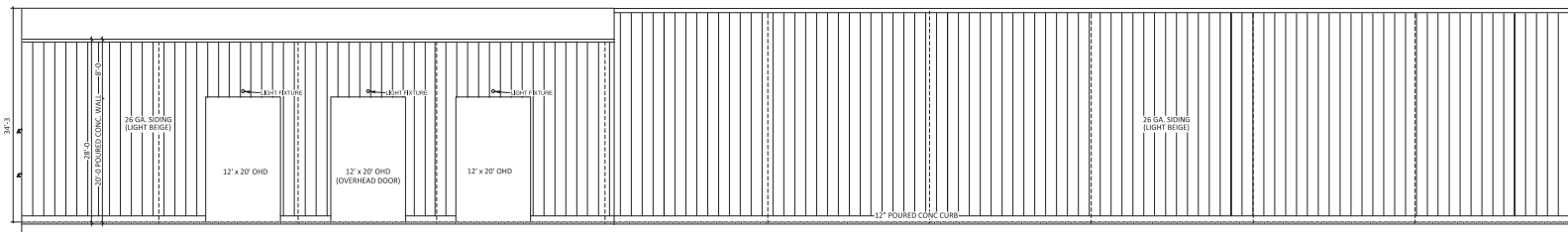
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

MANURE PROCESSING FACILITY

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

SHEET 4 OF 4
DATE: 1/22/2021

Michael E. Ke...
INTERNATIONAL

Attachment C

Site Photographs



Photograph 1 – Overview of the proposed manure processing facility site, facing west-northwest.



Photograph 2 – View of the northern portion of the proposed manure processing facility site, facing north.



Photograph 3 – View of the proposed manure processing facility site, facing south-southwest.



Photograph 4 – View of the concrete apron associated with the unnamed jurisdictional drainage that is offset a minimum of 200 feet from (north of) the Major Use Permit (MUP) area, facing east.



Photograph 5 – View of the southwest corner of the MUP area and culvert that conveyed surface flows from the previously graded lot, facing south-southwest.



Photograph 6 – View of the primary access route to the proposed manure processing facility, and the ditch constructed in uplands along the southern border of the existing egg ranch, facing west.

Attachment D

Plant and Wildlife Species Observed List

Scientific Name*	Common Name	Habitat**	Cal-IPC Rating***
Plants			
<i>Ailanthus altissima</i> *	tree of heaven	ORN, DIST	Moderate
<i>Amaranthus albus</i> *	pigweed	DIST	
<i>Bromus diandrus</i> *	common ripgut grass	DIST	Moderate
<i>Bromus rubens</i> *	red brome	DIST	High
<i>Chenopodium murale</i> *	nettle leaf goosefoot	DIST	
<i>Croton setiger</i>	dove weed	DIST	
<i>Datura wrightii</i>	Jimsonweed	DIST	
<i>Erigeron bonariensis</i>	flax-leaved horseweed	DIST	
<i>Heterotheca sessiliflora</i> ssp. <i>echioides</i>	bristly goldenaster	DIST	
<i>Hirschfeldia incana</i> *	short-pod mustard	DIST	Moderate
<i>Nicotiana glauca</i> *	tree tobacco	DIST	Moderate
<i>Salsola tragus</i> *	Russian thistle	DIST	Limited
<i>Schinus molle</i> *	Peruvian pepper tree	ORN	Limited
<i>Senecio vulgaris</i> *	common groundsel	DIST	
<i>Solanum elaeagnifolium</i> *	horse nettle	DIST	
<i>Sonchus oleraceus</i> *	common sowthistle	DIST	
Birds			
<i>Charadrius vociferus</i>	killdeer	DIST	
<i>Columba livia</i>	rock dove (pigeon)	DIST	
<i>Corvus brachyrhynchos</i>	American crow	DEV	
<i>Corvus corax</i>	common raven	DIST, DEV	
<i>Haemorhous mexicanus</i>	house finch	DEV, DIST	
<i>Larus californicus</i>	California gull	DEV, DIST	
<i>Psaltriparus minimus</i>	bushtit	ORN	
Mammals			
<i>Canis latrans</i>	coyote	DIST	
<i>Sylvilagus audubonii</i>	desert cottontail	DIST	

* Non-native species

** **Habitat**

DIST Disturbed habitat
ORN Ornamental
DEV Developed

*** **California Invasive Plant Council (Cal-IPC) Ratings**

High These species have severe ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal and establishment. Most are widely distributed ecologically.

Moderate These species have substantial and apparent—but generally not severe—ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive

biology and other attributes are conducive to moderate to high rates of dispersal, though establishment is generally dependent upon ecological disturbance. Ecological amplitude and distribution may range from limited to widespread.

Limited

These species are invasive but their ecological impacts are minor on a statewide level or there was not enough information to justify a higher score. Their reproductive biology and other attributes result in low to moderate rates of invasiveness. Ecological amplitude and distribution are generally limited, but these species may be locally persistent and problematic.

Attachment E

Special-Status Species Table

Scientific Name Common Name	Status* Federal / State; CRPR or G-Rank / S-Rank; NCMSCP List / Group	Habitat Preferences and Distribution Affinities	Potential for Occurrence
Plants			
<i>Acanthomintha ilicifolia</i> San Diego thorn-mint	FT / SE 1B.1 List A, NE	Annual herb. Blooms April through June. Endemic to active vertisol clay soils of mesas and valleys; usually on clay lenses within chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Known elevations range from 30 to 3,150 feet above mean sea level (amsl).	Not Expected. Suitable habitat (active vertisol clay soils) is not present within the survey area. Further, the nearest occurrence is over 4 miles to the southwest.
<i>Atriplex parishii</i> Parish's brittle-scale	-- / -- 1B.1 List A	Annual herb. Blooms June through October. Usually found on drying alkali flats with fine soils in vernal pools, chenopod scrub, wet meadows, and playas. Known elevations range from 15 to 4,660 feet amsl.	Not Expected. Suitable habitat (drying alkali flats with fine soils) is not present within the survey area. Further, the nearest occurrence is over 9 miles to the west.
<i>Baccharis vanessae</i> Encinitas baccharis	FT / SE 1B.1 List A, NE	Shrub. Blooms August through November. Occurs on sandstone soils of steep, open, rocky areas in chaparral and cismontane woodland. Known elevations range from 130 to 2,920 feet amsl.	Not Expected. Suitable habitat (sandstone soils of steep, open, rocky areas in chaparral) is not present within the survey area. Further, the nearest occurrence is over 11 miles to the south-southwest.
<i>Brodiaea orcuttii</i> Orcutt's brodiaea	-- / -- 1B.1 List A	Perennial herb (bulb). Blooms May through July. Usually found in vernal pools and small drainages with mesic, clay soils (sometimes serpentine) in valley and foothill grassland, closed-cone coniferous forest, cismontane woodland, chaparral, and meadows and seeps. Known elevations range from 95 to 5,740 feet amsl.	Not Expected. Suitable habitat (vernal pools and small drainages with mesic, clay soils) is not present within the survey area. Further, the nearest occurrence is over 3 miles to the south.
<i>California macrophylla</i> round leaved filaree	-- / -- -- List B	Annual herb. Blooms March through May. Found in valley grasslands and cismontane woodlands. Known elevations range from 720 to 3,345 feet amsl.	Not Expected. Marginally suitable habitat (disturbed areas) is present within the survey area. However, the nearest occurrence is over 8 miles to the west.
<i>Centromadia parryi</i> <i>ssp. australis</i> southern tarplant	-- / -- 1B.1 List A	Annual herb. Blooms March through October. Often found in disturbed sites near the coast at marsh edges; also, in alkaline soils sometimes with saltgrass. Sometimes in grasslands and on vernal pool margins. Known elevations range from 0 to 3,200 feet amsl.	Not Expected. Suitable habitat (disturbed sites at marsh edges) is not present within the survey area. Further, the nearest occurrence is over 6 miles to the west.

Scientific Name Common Name	Status* Federal / State; CRPR or G-Rank / S-Rank; NCMSCP List / Group	Habitat Preferences and Distribution Affinities	Potential for Occurrence
<i>Clinopodium chandleri</i> San Miguel savory	-- / -- 1B.2 List A	Perennial herb. Blooms March through July. Riparian species found in chaparral, foothill woodland, coastal sage scrub, and valley grassland. Known elevations range from 1,345 to 3,410 feet amsl.	Not Expected. Suitable habitat (riparian areas) is not present within the survey area. Further, the nearest occurrence is over 10 miles to the southwest and from 1977 with 2 other nearby occurrences from 1995.
<i>Monardella hypoleuca</i> ssp. <i>lanata</i> felt-leaved monardella	-- / -- 1B.2 List A	Perennial herb (rhizomatous). Blooms June through August. Occurs in sandy soil in the understory of mixed chaparral, chamise chaparral, and southern oak woodland. Known elevations range from 980 to 5,170 feet amsl.	Not Expected. Suitable habitat (sandy soil in chaparral and woodlands) is not present within the survey area. Further, the nearest occurrence is over 1 mile to the east.
<i>Navarretia fossalis</i> spreading navarretia	FT / -- 1B.1 List A	Annual herb. Blooms April through June. Found in San Diego hardpan and claypan vernal pools, swales, marshes, swamps, and alkali playas; often surrounded by coastal scrub, chenopod scrub and valley and foothill grassland. Known elevations range from 95 to 3,510 feet amsl.	Not Expected. Suitable habitat (vernal pools and other wetlands) is not present within the survey area. Further, the nearest occurrence is over 5 miles to the west-southwest and from 1903.
<i>Nolina cismontana</i> chaparral nolina	-- / -- 1B.2 List A	Shrub. Blooms May through July. Generally associated with sandstone or gabbro soils in chaparral and coastal scrub. Known elevations range from 455 to 4,185 feet amsl.	Not Expected. Suitable habitat (sandstone or gabbro soils in chaparral and coastal scrub) is not present within the survey area. Further, the nearest occurrence is over 13 miles to the northwest.
<i>Packera ganderi</i> Gander's ragwort	-- / SR 1B.2 List A	Perennial herb. Blooms April through June. Occurs on recently burned sites and gabbro outcrops in chaparral. Known elevations range from 1,590 to 4,300 feet amsl.	Not Expected. Suitable habitat (recently burned sites and gabbro outcrops) is not present within the survey area. Further, the nearest occurrence is over 6 miles to the north-northwest.
<i>Scutellaria bolanderi</i> ssp. <i>austromontana</i> southern mountains skullcap	-- / -- 1B.2 List A	Perennial herb (rhizomatous). Blooms June through August. Occurs in gravelly soils on streambanks or in mesic sites in chaparral, cismontane woodland, and lower montane coniferous forest. Known elevations range from 1,390 to 6,560 feet amsl.	Not Expected. Suitable habitat (gravelly soils on streambanks or in mesic sites) is not present within the survey area. Further, the nearest occurrence is over 3 miles to the east and from 1894.

Scientific Name Common Name	Status* Federal / State; CRPR or G-Rank / S-Rank; NCMSCP List / Group	Habitat Preferences and Distribution Affinities	Potential for Occurrence
<i>Sibaropsis hammittii</i> Hammitt's clay-cress	-- / -- 1B.2 List A	Annual herb. Blooms March through April. Occurs on mesic microsites in open areas on clay soils in <i>Stipa</i> grassland; often surrounded by chamise chaparral. Known elevations range from 2,265 to 3,445 feet amsl.	Not Expected. Suitable habitat (clay soils) is not present within the survey area. Further, the nearest occurrence is over 15 miles to the south-southeast.
<i>Tetracoccus dioicus</i> Parry's tetracoccus	-- / -- 1B.2 List A	Shrub. Blooms April through May. Occurs on stony, decomposed gabbro soils in chaparral and coastal scrub. Known elevations range from 360 to 3,280 feet amsl.	Not Expected. Suitable habitat (gabbro soils) is not present within the survey area. Further, the nearest occurrence is over 3 miles to the south-southwest.
Invertebrates			
<i>Branchinecta sandiegonensis</i> San Diego fairy shrimp	FE / -- G2 / S2 Group 1	Occupies vernal pools in chaparral and coastal scrub habitats, a wetland endemic to San Diego and Orange County coastal mesas and cismontane valleys.	Not Expected. Suitable habitat (vernal pools) is not present within the survey area. Further, the nearest occurrence is over 5 miles to the west-southwest.
<i>Euphydryas editha quino</i> Quino checkerspot butterfly	FE / -- G5T1T2 / S1S2 Group 1, NE	Found in sunny openings within chaparral and coastal sage shrublands in parts of Riverside and San Diego counties. Prefers hills and mesas near the coast, and needs high densities of food plants <i>Plantago erecta</i> , <i>Plantago ovata</i> var. <i>insularis</i> , and <i>Castilleja exserta</i> .	Not Expected. Suitable habitat (chaparral and coastal sage scrub, host plants) is not present within the survey area. Further, the nearest occurrence is over 13 miles to the southwest.
<i>Lycaena hermes</i> Hermes copper butterfly	FC / -- G1 / S1 Group 1	Found in southern mixed chaparral and coastal sage scrub at western edge of Laguna Mountains. Host plant is <i>Rhamnus crocea</i> . Although <i>R. crocea</i> is widespread throughout the coast range, <i>Lycaena hermes</i> is not.	Not Expected. Suitable habitat (chaparral and coastal sage scrub) is not present within the survey area. Further, there are no occurrences within the 9-quadrangle search.
Amphibians			
<i>Anaxyrus californicus</i> arroyo toad	FE / SSC G2G3 / S2S3 Group 1, NE	Inhabits washes, arroyos, sandy riverbanks, and riparian areas with willows, sycamores, oaks, and cottonwoods. Has extremely specialized habitat needs, which include exposed sandy streambanks with stable terraces for burrowing with scattered vegetation for shelter, and areas of quiet water or pools free of predatory fishes with sandy or gravel bottoms without silt for breeding.	Not Expected. Suitable habitat (sandy sites in riparian areas) is not present within the survey area. Further, the nearest occurrence is approximately 3 miles to the east.

Scientific Name Common Name	Status* Federal / State; CRPR or G-Rank / S-Rank; NCMSCP List / Group	Habitat Preferences and Distribution Affinities	Potential for Occurrence
<i>Ensatina eschscholtzii klauberi</i> large-blotched salamander	-- / WL G5T2? / S3 Group 1	Occurs in leaf litter, decaying logs, and shrubs in heavily forested areas such as conifer and woodland associations.	Not Expected. Suitable habitat (forested areas) is not present within the survey area. Further, the nearest occurrence is over 7 miles to the east.
<i>Rana draytonii</i> California red-legged frog	FT / SSC G2G3 / S2S3 Group 1, NE	Occurs in lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11 to 20 weeks of permanent water for larval development. Must have access to estivation habitat.	Not Expected. Suitable habitat (riparian areas with permanent sources of deep water) is not present within the survey area. Further, there are no occurrences within the 9-quadrangle search.
Reptiles			
<i>Aspidoscelis hyperythra</i> orangethroat whiptail	-- / WL G5 / S2S3 Group 2	Inhabits low-elevation coastal scrub, chaparral, and cismontane woodlands. Prefers washes and other sandy areas with patches of brush and rocks. Often found on the edge of intact native vegetation and disturbed areas. Perennial plants necessary for its primary food, termites.	Not Expected. Suitable habitat (disturbed areas adjacent to intact native vegetation) is not present within the survey area. Further, the nearest occurrence is less than 2 miles to the southeast.
<i>Coleonyx variegatus abbotti</i> San Diego banded gecko	-- / SSC G5T3T4 / S1S2 Group 1	Occurs in coastal and cismontane habitats throughout Southern California. Found in granite or rocky outcrops in coastal scrub and chaparral habitats.	Not Expected. Suitable habitat (coastal scrub and chaparral) is not present within the survey area. Further, there are no occurrences within the 9-quadrangle search.
Birds			
<i>Accipiter cooperii</i> (Nesting) Cooper's hawk	-- / WL G5 / S4 Group 1	Generally found in forested areas up to 3,000 feet in elevation, especially near edges and rivers. Prefers hardwood stands and mature forests but can be found in urban and suburban areas where there are tall trees for nesting. Common in open areas during nesting season.	Not Expected. Suitable nesting habitat (mature forests near edges and rivers) is not present within the survey area. Further, the nearest occurrence is approximately 12 miles to the south-southeast.
<i>Accipiter striatus</i> (Nesting) sharp-shinned hawk	-- / WL G5 / S4 Group 1	Occurs in pine, oak, riparian deciduous, and mixed conifer habitats. Prefers riparian areas. Found on north-facing slopes; plucking perches are critical requirements. Nests are usually within 275 feet of water.	Not Expected. Suitable nesting habitat (forest, woodland, and riparian areas near water) is not present within the survey area. Further, there are no occurrences within the 9-quadrangle search.

Scientific Name Common Name	Status* Federal / State; CRPR or G-Rank / S-Rank; NCMSCP List / Group	Habitat Preferences and Distribution Affinities	Potential for Occurrence
<i>Agelaius tricolor</i> (Nesting colony) tricolored blackbird	-- / SCE, SSC G2G3 / S1S2 Group 1	Highly colonial species, most numerous in Central Valley and vicinity. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with insect prey within a few kilometers (km) of the colony.	Not Expected. Suitable nesting habitat (open water, protected nesting substrate) is not present within the survey area. Further, the nearest occurrence is over 4 miles to the west-southeast.
<i>Aimophila ruficeps canescens</i> southern California rufous-crowned sparrow	-- / WL G5T3 / S3 Group 1	Frequents relatively steep, often rocky hillsides with grass and forb patches in coastal sage scrub and sparse mixed chaparral habitats.	Not Expected. Suitable habitat (rocky hillsides in coastal sage scrub and sparse mixed chaparral) is not present within the survey area. Further, the nearest occurrence is nearly 3 miles to the southeast.
<i>Ammodramus savannarum</i> (Nesting) grasshopper sparrow	-- / SSC G5 / S3 Group 1	Occurs in dense grasslands on rolling hills, lowland plains, in valleys, and on hillsides on lower mountain slopes. Favors native grasslands with a mix of grasses, forbs and scattered shrubs. Loosely colonial when nesting.	Not Expected. Marginally suitable habitat (disturbed areas with scattered shrubs) is present within the survey area. However, the nearest occurrence is over 17 miles to the southwest.
<i>Artemisiospiza belli belli</i> Bell's sage sparrow	-- / WL G5T2T3 / S3 Group 1	Nests in chaparral dominated by fairly dense stands of chamise (<i>Adenostoma fasciculatum</i>). Found in coastal sage scrub in southern part of range. Nests are located on the ground beneath a shrub or in a shrub 6 to 18 inches above ground. Territories are about 50 yards apart.	Not Expected. Suitable habitat (chamise chaparral, coastal sage scrub) is not present within the survey area. Further, there are no occurrences within the 9-quadrangle search.
<i>Aquila chrysaetos</i> (Nesting & wintering) golden eagle	-- / FP, WL G5 / S3 Group 1	Found in rolling foothills, mountain areas, sage-juniper flats, and desert. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	Not Expected. Suitable nesting habitat (large trees in open areas) is not present within the survey area. Further, all four occurrences within the 9-quadrangle search are over 11 miles from the survey area.
<i>Athene cunicularia</i> (Burrow sites & some wintering sites) burrowing owl	-- / SSC G4 / S3 Group 1, NE	Primarily found in open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation, but it persists and even thrives in some landscapes highly altered by human activity, such as earthen canals, berms, rock piles, and pipes. Subterranean nester, most often dependent upon burrowing mammals, most notably, the California ground squirrel (<i>Otospermophilus beecheyi</i>).	Low. Marginally suitable habitat (disturbed areas) is present within the survey area. However, the site is heavily disturbed; no suitable burrows, sign, or squirrels were observed within the survey area, and the nearest occurrence is over 8 miles to the west.