

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025060041

Project Title: Waste Discharge Requirements for Demler Brothers LLC, Pine Hill Egg Ranch and Pullet Farm

Lead Agency: California Regional Water Quality Control Board, San Diego Region

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Project Location: Ramona

City

San Diego

County

Project Description (Proposed actions, location, and/or consequences).

The Pine Hill Egg Ranch, located at 25818 Highway 78, Ramona, CA 92065, and the Pullet Farm, a 200-acre pullet-raising facility at 24555 Old Julian Highway, Ramona, CA, are the focus of this project. The project involves the adoption of Order No. R9-2025-0012, Waste Discharge Requirements for Demler Brothers LLC, Pine Hill Egg Ranch, and Pullet Farm, Ramona, San Diego County (Order). This Order will regulate waste discharges such as nutrient and mortality management at both facilities, including the discharge of egg wash process water into onsite evaporation ponds at Pine Hill Egg Ranch. For more information, please refer to Section E of the Initial Study and Environmental Checklist for the Adoption of Waste Discharge Requirements for Demler Brothers LLC, Pine Hill Egg Ranch and Pullet Farm, Ramona, San Diego County.

The San Diego Water Board initially released a Draft Negative Declaration for the project on May 21, 2025. Following review of comments received on the Draft Negative Declaration, the San Diego Water Board changed the Negative Declaration to a Mitigated Negative Declaration. As a result, the San Diego Water Board is submitting this Mitigated

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project will not result in any significant or potentially significant impacts on the environment. However, air quality impacts due to the creation of objectionable odors affecting a substantial number of people have been identified as "Less than Significant with Mitigation Incorporated." Accordingly, the Order requires the Discharger to implement mitigation measures and best management practices to minimize offsite odors and prevent nuisance conditions. These measures include regular waste removal, covered storage and transport of manure, and proper handling of chicken carcasses. And egg wash water must be managed using roofed evaporation ponds, aeration, and routine inspections to prevent stagnation and odors.

The Order requires the Discharger to implement management measures which will reduce hydrology and water quality impacts to less than significant. Egg wash water will be discharged to lined evaporation ponds to prevent groundwater infiltration and protect water quality and beneficial uses. Vegetated bioswales will help reduce erosion and filter stormwater runoff. The Discharger must implement a groundwater monitoring program, including annual sampling and reporting, to assess groundwater conditions and the effectiveness of mitigation measures (See the Proposed Mitigated Negative Declaration and Initial Study and Environmental Checklist for more details).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

California Department of Transportation (Caltrans) requested that the applicant be required to pave the gravel portion of the main driveway used by trucks to prevent gravel from entering Caltrans ' Right-of-Way. Additionally, the existing driveway must be upgraded to meet current Caltrans standards.

The Caltrans comment refers to a separate manure processing facility project, not the waste discharge requirements covered by this Mitigated Negative Declaration. However, staff recognize that hauling activities from Pine Hill Egg Ranch and the Pullet Farm may have similar impacts. While the San Diego Water Board does not regulate traffic or Caltrans rights-of-way, the Tentative Order has been revised to require the Discharger to obtain all necessary permits and comply with applicable local, state, and federal regulations related to construction, operation, and maintenance of the Facilities.

Provide a list of the responsible or trustee agencies for the project.

NA