

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF
Panwebster Minor Subdivision
PDS2013-TPM-21204; PDS2013-ER-13-14-002**

July 17, 2014

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

YES NO NOT APPLICABLE/EXEMPT

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

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

YES NO NOT APPLICABLE/EXEMPT

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated December 11, 2013.

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

YES NO NOT APPLICABLE/EXEMPT

The project will obtain its water supply from the Lakeside Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

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

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

Wetland and Wetland Buffers: The site is located adjacent to Los Coches Creek, which if disturbed would result in a significant impact. Although the RPO wetland is outside of the project boundaries, the RPO wetland buffer extends onto the project site. Because coast live oak woodland occurs adjacent to the wetland, the buffer extends to the canopy edge, up to 200 feet. The entire area of RPO buffer will be placed in an open space easement prior to issuance of improvement or grading plans or prior to recordation of the Parcel Map, whichever comes first. There will be no net loss of wetlands and therefore no significant impact will occur. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe: The project is adjacent to the Los Coches Creek floodway/floodplain fringe area as defined in the Resource Protection Ordinance. However, there are no proposals for any offsite uses or improvements. Furthermore, the project has been conditioned to show the lines of inundation on the Tentative Parcel Map, which will ensure no buildings are placed within the floodway/floodplain. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes: Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are steep slopes on the property however, an open space easement is proposed over most of the steep slope lands. Certain areas are encroaching, but within the allowable limits. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats: Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which

serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the site as determined on a site visit conducted by Beth Ehsan on July 25, 2013. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites: The property has been surveyed and evaluated by County of San Diego staff archaeologist, Donna Beddow, and it has been determined there are no cultural resources present within the project site. However, because there are cultural resources in the general vicinity of the project, there is the potential for the presence of buried cultural resources including historical archaeological deposits. Therefore, grading monitoring will be a condition of the project. For these reasons, the project complies with the Resource Protection Ordinance.

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

YES

NO

NOT APPLICABLE

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

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

YES

NO

NOT APPLICABLE

The project is a Tentative Parcel Map comprised of four parcels and a Remainder Parcel. The project is required to demonstrate all proposed exterior noise sensitive areas would be exposed to 60 dBA CNEL or less pursuant to the County Noise Element Tables N-1 and N-2. Proposed exterior areas for Parcels 1 and 2 would experience future traffic noise exceeding the 60 dBA CNEL sound level requirement. Noise mitigation measures would be required which may consist of the future residential structure in combination of free-standing sound barriers shielding traffic noise from Los Coches Road. Parcel 1 would require an eight (8') foot high permanent noise barrier and Parcel 2 would require a six (6') foot high permanent noise barrier. Please note that these barriers have been modeled to show feasibility of achieving conformance with the County Noise Element and alternate mitigation measures may be proposed including the use of the future residential structure as mitigation or the combination of the residential structure and sound barriers. A noise restriction easement would be dedicated over the project site, beginning approximately 320 feet from the Los Coches centerline, to ensure proposed exterior and interior noise sensitive area are consistent with the County Noise Element.

The project is also subject to the County Noise Ordinance which requires temporary construction equipment operations to comply with the 75 dBA eight hour requirement at any property lines which border a residence. Construction equipment activities associated with grading for pads on Parcels 2, 3, and portions of Parcel 4 would potentially exceed the County noise ordinance requirements. An eight (8') foot high temporary construction noise barrier would be required along Parcels 2, 3 and portions of Parcel 4 when grading operations occur within 75 feet of the occupied property line along the eastern boundary as shown within the noise report, Section 2.2.2 and Figure 12. Additionally, if any impulsive activities are to take place on site in close proximity to any occupied property line, it must be limited to a duty cycle of 25 percent or incorporate additional noise barriers directly screening the equipment from the impacted occupied property lines. Therefore, based on an Acoustical Analysis Report prepared by Eilar Associates dated September 12, 2013 and with the incorporation on permanent and temporary noise barriers and a noise restriction easement dedication to the Tentative Parcel Map, the project would comply with County noise standards.