

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

**FOR PURPOSES OF CONSIDERATION OF
HAGERTY TENTATIVE PARCEL MAP, PDS2008-3200-21144; LOG NO. PDS2008-
3910-08-012-015**

April 22, 2016

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

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

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

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

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

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

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

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

The project will obtain its water supply from the Fallbrook Utilities 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 type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input 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"/>

Discussion:

Wetland and Wetland Buffers:

Wetlands and/or wetland buffer areas have been identified on the project site and they were evaluated in the Biological Resources Report prepared by Vincent N. Scheidt, dated March 20, 2015. The Report determined that the disturbed wetland habitat onsite does not meet the County's definition of "RPO Wetlands" pursuant to Section 86.602(q)(bb) of the RPO.

Floodways and Floodplain Fringe:

The project site contains Federal Emergency Management Agency (FEMA) mapped floodplains, County-mapped floodplains and drainages. Based on a California Environmental Quality Act (CEQA)-Level Drainage Study prepared by Lyle Engineering, Inc. dated April 2015, there are two existing floodplains that traverse the property. The Ostrich Creek Farms floodplain is located on the western side of the property and travels through the remainder parcel. The second floodplain is defined by the spill overflow from an existing 54-inch culvert crossing and an existing drainage way that traverses across one of the proposed parcels (Parcel 4). Both floodplains are contained within their respective main channels and do not spill into the overbank areas. However, no existing or proposed structures lie within the 100-year limits of inundation of the onsite floodplains because the updated analysis and design will move the inundation lines, as delineated per Parcel Map No. 3577, outside of the pad areas.

Steep Slopes:

The average slope for the property is less than 25 percent gradient. 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 no steep slopes on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

Sensitive habitat lands, including southern willow scrub, were identified on the site as determined on a site visit conducted by Vince Scheidt on June 15, 2007. However, the project will not complete any development, grading, grubbing, clearing, or any other activity that will damage the sensitive habitat lands. 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 by a County of San Diego certified archaeologist/historian, Heather Kwiatkowski, and it has been determined that the property does not contain any archaeological/ historical sites. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

The project Storm Water Management Plan and Hydromodification Management Study have been reviewed and is/are 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

Even though the proposal could generate potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance), the following noise mitigation measures are proposed to reduce the noise impacts to applicable limits:

The project is the Hagerty Tentative Parcel Map application comprised of a four parcel subdivision with a remainder parcel. Based on a Noise Analysis prepared by ISE dated March 7, 2014, the project would require permanent noise mitigation to ensure future traffic noise exposure to Parcels 1 and 2 are reduced to less than significant. A noise restriction easement would ensure that the appropriate noise barrier along Parcels 1 and 2 are construction and would ensure exterior noise levels of 60 dBA CNEL and interior 45 dB are met pursuant to the County Noise Element. The project is also subject to the County Noise Ordinance which regulates temporary construction noise operations. The project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). Construction operations will occur only during permitted hours of operation pursuant to Section 36.409. The closes residential receptor is located approximately 150 feet away from any construction activity. No impulsive type of construction equipment is proposed and no processing on site is to occur. Also, it is not anticipated that the project will operate

construction equipment in excess of an average sound level of 75dB between the hours of 7:00 A.M and 7:00 P.M. Therefore, with the incorporation of noise walls and the dedication of a noise protection easement, the project demonstrates conformance to the County Noise Element.