

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

**FOR PURPOSES OF CONSIDERATION OF
ALBERS MINOR RESIDENTIAL SUBDIVISION, TPM 20843, LOG NO. 04-14-022**

August 9, 2007

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

Discussion:

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 May 17, 2007.

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 Padre Dam Municipal 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 (Article IV, Sections 1 & 2) of the Resource Protection Ordinance? YES NO NOT APPLICABLE/EXEMPT

The Floodways and Floodplain Fringe section (Article IV, Section 3) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Steep Slope section (Article IV, Section 5)?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Article IV, Section 6) 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 (Article IV, Section 7) 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:

The site contains dense Engelmann oak woodland, which if disturbed would result in a significant impact. The entire area of dense Engelmann oak woodland 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.

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map.

Steep Slopes:

The site has 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 the entire steep slope lands. Therefore, the project is in conformance with the RPO.

Sensitive Habitats:

No sensitive habitat lands were identified on the site as determined on a site visit conducted by Christine Stevenson on April 7, 2005. Therefore, it has been found that the proposed project complies with Article IV, Item 6 of the Resource Protection Ordinance.

Significant Prehistoric and Historic Sites:

The property has been surveyed by a County of San Diego certified archaeologist Andrew R. Pignolo, on April 9 and November 5, 2004 and it has been determined there is one archaeological isolate. Testing and other investigation determined the archaeological/historical site does not meet the definition of significant site. It does not need to be preserved under 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

Discussion:

The project Storm Water Management Plan received July 1, 2004 was reviewed for this project and appears 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

Discussion:

Even though the proposal could expose people to 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:

Based on the noise report, temporary noise mitigation is required to reduce construction noise levels to 75 dBA or less at the property line. Grading and home building construction noise from Pad 2 will have noise impact levels as high 77 dBA to the northern property line. Construction noise impacts from Pad 4 will have noise impact levels as high as 81 dBA to the southeastern property line. Construction of a temporary three-foot high noise barrier along the northern edge of Pad 2 will reduce construction noise levels to within 75 dBA. Construction of a temporary five-foot high barrier along the eastern edge of Pad 4 will reduce construction noise levels to within 75 dBA. For noise barrier details and location, refer to Page 5, Section (B) Temporary Construction Noise Barrier and Figure 3 in the noise report prepared by Recon. Road work will occur over three weeks overall in three phases: (1) Road Widening activities over the course of an hour will not be centered directly in front of any residential property and will produce construction noise levels as high as 75 dBA. No mitigation is required; (2) Utility Installation will generate noise levels as high as 69 dBA meeting the County noise standard; (3) Road Paving activities over the course of an hour will not be centered directly in front of any residential property. Temporary construction noise mitigation would be required in the vicinity of the structures within 27 feet of the road. Mitigation will be in a form of restricting the transfer of asphalt from the dump truck to the paver to at least a distance of 71 feet from the three potentially impacted houses.

Recommended temporary construction noise mitigation will ensure that the project will operate construction equipment in an average sound level of 75 dB or less between the hours of 7 AM and 7 PM. Therefore, the Albers Subdivision TPM 20843 project will meet the property line construction noise level limits of the County Noise Ordinance (Section 36.410).

SECTION B - ADDITIONAL INFORMATION REQUIREMENTS:

See DPW review letters of April 15, 2005, and June 19, 2007 regarding Drainage Report and Updated Hydrology Report and August 6, 2004 regarding SWMP. See DPW Final Requirements letter dated July 24, 2007.

SECTION C - DRAFT PROPOSED ON- AND OFF-SITE IMPROVEMENTS ANTICIPATED:

See DPW Final Requirements letter dated July 24, 2007.

Environmental Analysis Form - DPW Issues

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