

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

**FOR PURPOSES OF CONSIDERATION OF  
Sunshine Summit Multi-Carrier Facility, P06-093, Log No. 06-04-002**

**November 20, 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

Discussion:

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program (MSCP), 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 MSCP. Therefore, conformance with the MSCP 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 is outside of the CWA boundary. Although the project proposes landscaping, it will be non-irrigated native vegetation. The Conceptual Landscape Plan submitted April 4, 2007 has been reviewed by a County landscape architect and deemed sufficient. As such, 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 (Section 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 (Section 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)(2)(iii)) ?	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:***

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year.

***Floodways and Floodplain Fringe:***

The project is not adjacent to a floodway/floodplain fringe area as defined in the RPO, nor are there any proposals for any uses or improvements that are in conflict with the RPO.

***Steep Slopes:***

The property does contain greater than 25 percent slopes. However, the proposed project area is both level and stable and directly adjacent to a level and developed portion of the parcel. Therefore, the project will not require the dedication of open space easements due to steep slopes.

***Sensitive Habitats:***

No sensitive habitat lands were identified on the site as determined on a site visit conducted by Merry Tondro on August 13, 2007. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

**Significant Prehistoric and Historic Sites:**

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Gail Wright, on November 2, 2006, it has been determined that the project site does not contain any archaeological resources.

**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

DPW staff has reviewed the revised Stormwater Management Plan submitted and found it to be complete on April 4, 2007.

Discussion:

The project is not located in a County Urban Area as defined by 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:

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

The project will consist of the construction of four exterior equipment cabinets and two equipment shelters which will house additional equipment cabinets for wireless telecommunication operations. Additionally, project proposes exterior wall-mounted HVAC units on each of the equipment shelters. Vista Towers Facility will enclose the equipment cabinets and equipment shelters all within an 8-foot high Concrete Masonry Unit perimeter wall. Staff considers documentation and noise analysis complete and has final recommendations that will ensure the project will comply with County of San Diego Noise Ordinance. Project site is zoned as A70 and subject to the most restrictive nighttime sound level limit of 45 dBA at the property line. Existing, on-site noise conditions, generated from an existing San Diego County wireless facility, produce noise levels that are saturated at 45 dBA along the northern and northwestern property line. Based on the noise report, calculations show that the proposed Vista Towers HVAC units and equipment cabinet noise levels will be as high as 26.4 dBA at the northern property line which is considered the worst case location. The Vista Towers

facility alone will have insignificant noise contributions to the existing noise conditions. Therefore, with or without the existing noise conditions from the County wireless facility, the proposed Vista Towers project will comply with County Noise Ordinance, Section 36.404.

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