

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

**FOR PURPOSES OF CONSIDERATION OF  
P04-059/ER96-08-023B HELEN WOODWARD ANIMAL CENTER MAJOR USE  
PERMIT FOR REDESIGN TO AN EXISTING ANIMAL CARE FACILITY**

**August 4, 2008**

**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:

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 offsite 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 July 2, 2008.

**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 Olivehain 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 <a href="#">Steep Slope</a> 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:*** The site contains RPO wetlands, which if disturbed would result in a significant impact. The entire area of southern riparian scrub, freshwater marsh, and open water will be placed in an open space easement prior to obtaining any subsequent permit and prior to construction or use in reliance on the permit. In addition, a wetland buffer and limited building zone easement will be required in addition to the biological open space easement. There will be no net loss of wetlands and therefore no significant impact will occur.

***Floodways and Floodplain Fringe:*** The Drainage Study, dated March 26, 2008 indicates no increase in runoff quantities or rates from the existing condition after development of the project. Analysis of existing and proposed drainage facility capacity and existing and proposed lines of inundation by the 100-year flood of the San Dieguito River have also been demonstrated not to be affected by the proposed project. This project lies within the floodplain of the San Dieguito River. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

***Steep Slopes:*** The average slope for the property is less than 10 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 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 subject property and the RPO wetland will be placed within an onsite open space easement along with a wetland buffer and limited building zone easement. 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:** 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 August 5, 2008, it has been determined that the project site does not contain any archaeological resources. In addition, the project must comply with the San Diego County Grading, Clearing, and Watercourse Ordinance (§87.101-87.804), CEQA §15064.5(d), and §7050.5 of the Health & Safety Code. Section 87.429 of the Grading, Clearance, and Watercourse Ordinance requires the suspension of grading operations when human remains or Native American artifacts are encountered.

**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 Storm Water Management Plan, dated March 26, 2008 is complete and in compliance with the Watershed Protection Ordinance (WPO). Low Impact Development (LID) features have been incorporated into the project design.

**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 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 consists of the reconstruction and renovation of the existing Helen Woodward Animal Center (HWAC) on its current Rancho Santa Fe site. New building space will include Building 1, Building 3 and the Therapeutic Riding Structure. Renovated space will be done to Building 2. Based on an Environmental Noise Study report for the Helen Woodward Animal Center P04-059 prepared by Wieland Associates, Inc. dated January 14, 2008, the following noise mitigation shall be incorporated to the project: Construction of 6 foot high noise barriers along the western property line and at the outdoor activity areas of Building 1, construction of a 10 foot high noise barrier around the generator, construction of 8 to 10 foot high walls around the rooftop HVAC units at

Building 1 and Building 3 and location of HVAC units within existing equipment walls on Building 2. With the implementation of the noise barrier mitigation, the proposed animal center will comply with County Noise Regulations.