

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

**FOR PURPOSES OF CONSIDERATION OF
Perrin Oak Ranch Winery Site Plan
PDS2016-AD-16-023**

May 29, 2020

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 is located within the draft North County Multiple Species Conservation Program (MSCP) Plan Area, designated as outside of Pre-Approved Mitigation Area (PAMA). Based on aerial imagery and GIS data, the site is completely developed. The site does not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. In addition, the project is accessible by an existing driveway and will occur within the existing developed footprint. 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 is in conformance with the Multiple Species Conservation Program and Biological Mitigation Ordinance as no sensitive habitats were found on the project site or off-site improvement areas, per the Multiple Species Conservation Program Conformance Statement for PDS2016-AD-16-023.

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 Ramona 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 (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 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. 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 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: 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 site. 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 approved archaeologist/historian Brian F. Smith and it has been

determined there is one archaeological/historical site present. Testing and other investigation determined the archaeological/historical site does not meet the definition of significant site and does not need to be preserved under the Resource Protection Ordinance. Therefore, the project complies with 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

A Priority Development Project Stormwater Quality Management Plan (SWQMP) was prepared for the project by EBA Engineering, dated November 8, 2019. The SWQMP was reviewed and determined to be acceptable for discretionary approval. The SWQMP is a living document and will be updated at Final Engineering to ensure compliance with the most current storm water requirements.

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

Staff has evaluated the Plot Plan and noise information submitted to the County on August 28, 2018 for the Administrative Permit for the Perrin Oak Ranch. All previous noise comments have been addressed, the documentation and noise analysis is considered complete and staff has final noise recommendation to ensure the project would comply with County noise standards. The project proposes to authorize the operation of a small winery. The project and surrounding uses are zoned General Agriculture (A72) and is subject to the most restrictive one-hour average nighttime sound level limit of 45 dBA and daytime of 50 dBA. The worse-case scenario of the nearest property lines is for the equipment located in the south area of the MUP, which is approximately 192 feet away from the western property line. Based on the information provided, the noise level from the Heating, Ventilation, and Air Conditioning (HVAC) is expected to not exceed the noise limit. The area of the amplified music would also be attenuated by the topography and landscaping at the proposed areas. In addition, the hours of operations would be limited to 10:00 am to 6:00 pm, where no music, live or recorded would occur after 6:00 pm. Note that the Hours of Operations where Staffs would be working is from 7:00 a.m. to 6:00 p.m. With the incorporation the distance separation, topography, and limitations to the hours of operations and events occurring, the operational noise generated from this proposal would be in compliance with the County noise standards, Section 36.404.