

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
7270 Rancho Sueños, Agricultural Clearing; PDS2017-AD-17-009

November 3, 2017

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 off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program and the project site and locations of any off-site improvements contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. However, the project qualifies for a de minimus Habitat Loss Permit Exemption which was discussed at a batching meeting with the California Department of Fish and Wildlife (CDFW) and the United States Fish and Wildlife Service (USFWS) on September 21, 2017. To support the exemption, the USFWS and CDFW have concurred in a letter dated October 25, 2017, and the following required findings have been made:

- The loss of coastal sage scrub is less than one acre
- The habitat is not occupied by the California gnatcatcher
- The project occurs in low value habitat or medium value habitat outside of identified preserve planning areas
- The habitat loss will not preclude the design or prevent the preparation of the subregional NCCP reserve system.

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 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

☒

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

☐

NO

☐

NOT APPLICABLE/EXEMPT

☒

The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?

YES

☐

NO

☐

NOT APPLICABLE/EXEMPT

☒

The [Steep Slope](#) section (Section 86.604(e))?

YES

☐

NO

☐

NOT APPLICABLE/EXEMPT

☒

The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?

YES

☐

NO

☐

NOT APPLICABLE/EXEMPT

☒

The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?

YES

☐

NO

☐

NOT APPLICABLE/EXEMPT

☒

The Resource Protection Ordinance (RPO) is not applicable to this project. Section 86.603 (a) of the RPO states that Administrative Permits for clearing are not subject to the RPO. Since the proposed project is an Administrative Permit for agricultural clearing it is exempt from 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 has been reviewed and is found to be complete and in compliance with the WPO. The project does not require Hydromodification because it is a standard project and does not meet the threshold for a priority development project.

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

☐

Transportation (traffic, railroad, and aircraft) noise levels at the project site are not expected to expose people to noise levels that exceed Community Noise Equivalent Level (CNEL) = 60 decibels (dB) limit because review of the project indicates that the project is not in close proximity to a railroad and/or airport. Additionally, the County of San Diego GIS noise model does not indicate that the project would be subject to potential excessive noise levels from circulation element roads either now or at General Plan buildout.

The proposed project is for a vineyard which will be harvested by hand, the nature of the land use would not result in noise generating activities. Therefore 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.