

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
ALDI RAMONA SITE PLAN; PDS2018-STP-18-021 / PDS2018-ER-18-09-007

March 12, 2020

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, 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
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

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
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

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 type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" 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"/>

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. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance (RPO).

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the San Diego County Resource Protection Ordinance (RPO), nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the RPO.

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 as defined by the RPO on the property. Therefore, it has been found that the proposed project complies with Section 86.604(e) of the RPO.

Sensitive Habitats:

A 0.01-acre basin on the project site was found to contain San Diego fairy shrimp, a federally endangered species. While this 0.01-acre basin qualifies as sensitive habitat lands in accordance with the Resource Protection Ordinance, development of the site,

including the 0.01 acres basin will be permitted to occur as all feasible mitigation measures have been incorporated into the project and the mitigation has been determined to provide an equal or greater benefit to the affected species. The project is conditioned to purchase two vernal pool credits from the Ramona Grasslands Conservation Bank and has received an Incidental Take Permit from the United States Fish and Wildlife Service. 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 records (including archaeological surveys) maintained by the County and the South Coastal Information Center, it has been determined that the property does not contain any archaeological and/or historical sites. Therefore, it has been found that the proposed project complies with Section 86.604(g) of 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
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NO
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NOT APPLICABLE
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Discussion:

The project Storm Water Management Plan and Hydromodification Management Study have been reviewed and are found 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
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NO
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NOT APPLICABLE
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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:

Staff has reviewed the plot plan and noise information provided. Staff determined that the information provided is sufficient. The project consists of a construction of a 19,857 square foot Aldi market. The project site and surrounding parcels are zoned RMV5, therefore, is subject to the one-hour average sound level limits of 60 dBA daytime and 55 dBA nighttime. The main source of operational noise from this project would be from the trucks and mechanical units. Since the project will only be operating during the daytime hours between (7:00 a.m to 10:00pm), the project will be required to meet the 60 dBA Leq at the nearest property line.

The project proposal consists of one loading dock. Regular trucks create noise level of approximately 87 dBA at 4 feet. For fixed or point sources, sound levels attenuate or drops off at a rate of 6 dBA for each doubling of distance. The truck loading is located at approximately 200 feet from the nearest noise sensitive receptor property line. Noise reduction due to distance would be approximate -33.9 dBA, with the resultant decibel of 53 dBA at the nearest NSLU property line. It is anticipated that the round trip would be approximately 15 minutes. The State of California does not allow trucks to idle for more than 5 minutes. Deliveries will occur only during the daytime hours of operation. Therefore, if the truck was to fully operate for the one hour on-site, the noise levels would be in conformance with the County's noise standards.

Based on the information provided, the noise level from that equipment is approximately 70 dBA (most conservative scenario) at 10 feet. The nearest property line is at 24 feet from the equipment. The equipment would be further attenuated by the CMU enclosure reducing the noise levels to conformance with the Noise Ordinance, Section 36.404. The proposed mechanical equipment and other stationary noise producing sources would be located either inside the store or within a CMU, which would provide adequate attenuation for the noise levels from the equipment. Based on the information above, the noise levels from these sources are not anticipated to exceed the standards.

Additionally, the project is also subject to the County Noise Ordinance that regulates the temporary noise limits. Temporary construction noise is subject to Section 36.408, 409, and 410. Noise from construction activities is one of the main noise-producing sources from this project. Construction work would be limited to Monday through Saturday between 7a.m. to 7 p.m with some exceptions as required for safety considerations or certain construction procedures that cannot be interrupted. Blasting and/or rock crushing is not proposed. The project demonstrates Noise Ordinance compliance and conformance to the County Noise Element. Temporary noise from construction and grading is not expected to exceed the 75 dBA. Staff have the following conditions for this project to ensure compliance with the Noise Ordinance.