

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

**FOR PURPOSES OF CONSIDERATION OF
Alpine 21 Tentative Map, PDS2005-3100-5431**

June 11th, 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

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 off-site 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 May 19, 2020.

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 exempt from the requirements of the San Diego County Groundwater Ordinance Section 67.720. The project will not have a significant adverse impact on groundwater quantity because the total project demand will be less than 20,000 gallons per day and the project complies with the San Diego County Groundwater Ordinance.

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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES	NO	NOT APPLICABLE/EXEMPT
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

Wetland and Wetland Buffers:

The site contains jurisdictional wetlands, waters of the state, and waters of the U.S., which if disturbed would result in a significant impact. There will be 0.04-acre of combined temporary and permanent impacts to these jurisdictional wetlands and waters resulting from the construction of Chelsea Leigh Way and the installation of a water line. With implementation of mitigation measures there will be no net loss of wetlands and therefore no significant impact will occur. Per Section 86.604 of the Resource Protection Ordinance, crossings of wetlands for roads, driveways or trails/pathways is permitted. The entire area will be placed in an open space easement prior to issuance of improvement or grading plans or prior to recordation of the Final Map, whichever comes first. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

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.

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 Project Storm Water Quality Management Plan has been reviewed and is 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 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.

Staff have completed the review of the plot plan and noise report prepared by the Investigative Science and Engineering, Inc. and dated December 6, 2020. The report was found to be adequate and no further revisions are required. The project consists of a 20 lots subdivision on an approximately 80 acres lot. The project is subject to the Noise Ordinance and Noise Elements, which prohibit noise impacts to and from this project to exceed the noise standards. The project as well as surrounding parcels to the north, east, and west are zoned Limited Agriculture (A70), which is subject to the noise level limits of 50 dBA daytime and 45 dBA nighttime. The surrounding parcels to the south are zoned Multi-Family Residential (RM) and Transportation & Utility Corridor (S94), which is also subject to the noise level limit of 50 dBA daytime and 45 dBA nighttime.

The primary noise source from the project is from the Heating Ventilating and Air Conditioning (HVAC) units. The project proposes 20 ground-based HVAC unit adjacent to each residential structure. The noise report modeled 20 Mitsubishi Electric Model MXZ-3C24NAHZ2 units, which produces a sound level of 58 dBA at 10 feet. The model incorporated existing topography and appropriate proposed structural features and demonstrated the project complies with the Noise Ordinance, Section 36.404 at the nearest property line. The sound level would result in 40 dBA at the nearest property, therefore, complies with the noise standards.

The project complies with the County's Noise Elements without mitigation. Based on the noise report, the on-site noise sensitive land uses would not be exposed to noise levels that exceeds 60 dBA. The highest exterior noise levels to the site is 59.7 dBA CNEL, therefore, the exterior and interior noise levels to the site is expected to comply with the Noise elements without mitigation. Furthermore, based on the project's traffic study, the project will generate 240 average daily trips; these trips will be distributed on the mobility element roadways in the County that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. The increase in ADT by this project would not result in exposing the on- or off-site, existing, and foreseeable future noise sensitive land uses to noise levels that exceed the noise standards.

Lastly, the project is also subject to the County Noise Ordinance which regulates temporary project related noise sources. Temporary construction noise is a 75 dBA eight-hour average requirement at the boundary of any occupied property, specifically any existing residences. The project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). The construction activities include equipment such as excavator, backhoe, loader, trucks, and compactor. Based on the report, the grading equipment would result in 77.4 dBA at 50 feet. As a result, some area where 75 dBA Leq-8h contour encroaches on adjacent residential parcels would be in excess of County Noise Ordinance Section 36.409 standards. The project would be designed and will be incorporated as a noise condition, so that onsite acoustical monitoring of construction activities occur, and remedial engineering practices be implemented on a case-by-case basis. Such measures could

include, but not be limited to, temporary construction noise barriers (for example plywood barriers with a minimum surface density of 3.5 pounds per square foot), reoperation of construction means-and-methods, and selected isolation of noise generating equipment. In addition, construction operations will occur only during permitted hours of operation pursuant to Section 36.409. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75 dB between the hours of 7 AM and 7 PM. No blasting or rock crushing is anticipated during the grading operations.

With the project design layout and Project Design Features (PDF), the project complies with the Noise Ordinance and Noise Elements.