

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
Alpine Tavern Gas Station Site Plan
PDS2018-STP-18-012, PDS2018-ER-18-14-003

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:

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
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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 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 March 12, 2020.

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 Padre Dam 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 type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" 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 <u>Steep Slope</u> section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" 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.

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 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:

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:

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, Kassandra Nearn, it has been determined that the project site does not contain any archaeological resources. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

The County of San Diego staff archaeologist/historian has inspected and surveyed the property, analyzed records, and determined there are no archaeological/ 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 Quality 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:

Staff has reviewed the noise memo dated August 25, 2018 and submitted to the County on September 20, 2019. This document provided an analysis of noise sources and receptors that may be impacted by noise levels from this project. The project site is zoned Freeway Commercial (C44) and is located near noise sensitive land uses that are zoned Rural Residential (RU) on the northern property line. The most restrictive arithmetic mean nighttime noise limit at the project property lines with the RU zone would be 52.5 decibels (dBA) nighttime and daytime of 57.5 dBA. The parcels at the eastern and western property lines are zoned commercial and thus subject to allow a one-hour average nighttime 55 dBA and 60 dBA daytime. Lastly, on the southern property is zoned M52 which allows a one-hour average sound limit of 70 dBA anytime. Based on the noise memo provided, the main source of noise would be from the mechanical units such as the air conditioning unit, commercial refrigeration, and air compressor. The memo included the manufacturer specifications of those units, which demonstrate that the noise levels from those units would comply with the noise limits pursuant to the Noise Ordinance, Section 36.404. In addition, the noise levels from the air conditioning units

and refrigeration would be attenuated by the standard parapet walls installed on the building's roofline. The existing air compressor is located at the south end of the site and away from the residential zoned property. The proposed development is located 110 feet from the site's property line and at least 200 feet from the nearest NSLU property line. Based on the noise memo letter, the operational noise levels would be attenuated to conformance with the Noise Ordinance, Section 36.404 at the nearest NSLU property line.

Section 36.409 of the County Noise Ordinance states that construction noise shall not exceed the average sound level of 75 dBA for an eight-hour period at the property line between 7 a.m. to 7 p.m. No impulsive construction equipment is proposed. The project will also be conditioned for the temporary noise measures to ensure that the noise levels from the construction activities would not exceed the noise standards pursuant to the Noise Ordinance, Sections 36.408 through 410.

Based on the information above, the project design and location would comply with County noise standards.