

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

**FOR PURPOSES OF CONSIDERATION OF
Bonita Self Storage Major Use Permit
PDS2016-MUP-16-010, PDS2016-ER-16-18-002**

September 6, 2018

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 September 6, 2017.

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 will obtain its water supply from the Sweetwater Authority 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"/>

Discussion:

Wetland and Wetland Buffers:

The site contains a drainage containing marsh vegetation that is considered a Resource Protection Ordinance wetland, which if disturbed would result in a significant impact. The drainage area on site and a 50 foot buffer will be placed in an open space easement prior to obtaining any subsequent permit and prior to construction or use in reliance on the permit. There will be no net loss of wetlands and therefore no significant impact will occur. 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 site is located within a 100-year floodplain. However, the project is not proposing to place structures with a potential for human occupation, access roads, or other improvements that will limit access during flood events or affect downstream properties in these areas. In addition, a hydraulic analysis (Tory R. Walker Engineering June 2017) was completed for the proposed project. The project proposes to place fill over a majority of the project site prior to construction of the self-storage facilities, which currently has an elevation of approximately 86 feet AMSL. The analysis determined that during a 100-year flood event, the water surface elevation (WSEL) of the Central Avenue Channel across the northern portion of the project site is approximately 90.56 feet, and that the placement of fill would increase the 100-year WSEL of the Central Avenue Channel by 0.03 feet. The project proposes to raise the elevation of the developed portion of the project site above 91 feet AMSL, thereby raising it above the WSEL of a 100-year storm flow. A Priority Development Project SWQMP (Omega Engineering 2017) has been

prepared for the proposed project, and adequate on site drainage systems will be implemented. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

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:

Based on field surveys conducted on September 14, 2015 and May 27, 2016, no sensitive plant or animal species were detected on-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 County of San Diego staff archaeologist/historian has inspected 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	NO	NOT APPLICABLE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

The project Storm Water Quality Management Plan has been reviewed and has been 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 for the following reasons:

General Plan – Noise Element

The project is subject to the County Noise Element exterior noise level requirement of 70 dBA Community Noise Equivalent Level (CNEL). The project site is located within a noise contour that does not exceed 70 dBA. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

Noise Ordinance – Section 36.404

The project is zoned for Rural Residential (RR) and subject to the most restrictive nighttime one-hour average sound level limit of 45 dBA and daytime 50 dBA pursuant to Section 36.404. Based on the Noise Analysis, primary noise sources associated with the project are comprised of moving trucks and rooftop HVAC units. There will be no use of generator units, no outdoor events and no uses of amplified equipment that would exceed County noise standards. Additionally, the Major Use Permit will be conditioned to require all noise generating equipment and operations to conform to the County Noise Ordinance, Section 36.404.

Noise Ordinance – Section 36.409

The project is subject to construction equipment operations related to project grading activities. Temporary construction equipment activities are subject to a 75 dBA eight hour average limit at an occupied boundary line. Based on the project description, typical construction equipment to prep and grade the site would involve excavation equipment, haul trucks, scrapers and dozers. No proposed drilling and no blasting is proposed. No use of impulsive type of heavy equipment is anticipated. The property to the north is zoned commercial. The one-hour average daytime sound level limits at the property lines are 50 dBA and 45 dBA respectively, all pursuant to the County Noise Ordinance, Section 36.404. On-going noise generating operations are comprised of moving trucks and rooftop HVAC units. The Noise Analysis analyzed a worst-case scenario utilizing all noise sources occurring at the same time. Based on the report, the noise level demonstrates conformance for the Noise Ordinance Section 36.404 by distance separation and limited duty-cycles for operational noise sources.

The project is also subject to temporary construction noise associated with grading and preparing the site. Temporary construction equipment operations are subject to a 75 dBA eight-hour average at a residentially occupied property line. Grading would be spread out over the project site, with an average distance of over 75 feet from adjacent and occupied property lines. Additionally, no blasting and no rock crushing is proposed on site. Therefore, grading activities are not anticipated to exceed the 75 dBA construction noise requirement.