

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF GREENHILLS RANCH PHASE II; PDS2016-SPA-16-001; PDS2016-REZ-16-002; PDS2016-TM-5611; PDS2016-ER-98-14-020B

December 15, 2022

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 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

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 November 1, 2022.

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 Helix 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"/>

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. 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). Steep slopes exist on 8.73 acres of the total project site acreage of 36.29 acres. There are steep slopes on the property however, an open space easement is proposed over the majority of steep slope lands. There is a small amount of steep slope lands within the development footprint (0.85 acres or 9.7% of the site acreage) but this area is exempt per RPO Section 86.604(e)2(bb)ii. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

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. Sensitive habitat lands were identified on the site. However, all feasible measures necessary to protect and preserve the sensitive habitat lands will be required as a condition of permit approval and mitigation will provide an equal or greater benefit to the affected species. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

The property has been surveyed by a County of San Diego-approved archaeologist/historian, Andrew R. Pigniolo, and it has been determined there are archaeological/historical site/resources onsite (Cultural Resource Survey and Historical Evaluation of the Green Hills Ranch Phase II Project, Lakeside, San Diego County, California, Andrew R. Pigniolo, November 2016). These resources include a historic foundation of a 1950s barn with minimal historic refuse (CA-SDI-19645) and a prehistoric isolated lithic tool (P-37-035619). CA-SDI-19645 was also relocated during the survey, though it was noted that it had been partially impacted by power line construction in the area and lacks integrity and other qualities that would make it eligible for the California Register of Historical Resources (California Register). Historic-age structures P-37-030665 and P-37-030666 have also been recorded within the project area, but both lack integrity and other qualities that would make them eligible for the California Register or as significant under the County RPO. Based on their lack of integrity and significant qualities, P-37-030665 and P-37-030666 are not significant resources. One additional archaeological site, CA-SDI-19477, was identified in the record search but determined to be outside of the project area. Testing and other investigation determined the archaeological/historical site/resources do not meet the RPO definition of significant and do not need to be preserved under RPO. 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

The project’s Priority Development Project Storm Water Quality Management Plan (REC Consultants, Inc., January 27, 2023) 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

Transportation (traffic, railroad, aircraft) noise levels at the project site are not expected to exceed Community Noise Equivalent Level (CNEL) 60-decibel (-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.

Noise impacts to the proposed project from adjacent land uses are not expected to exceed the property line sound level limits of the County of San Diego Noise Ordinance.

The proposed project could generate potentially significant noise levels (i.e., in excess of the County Noise Ordinance) from grading and construction activities. As described in the Noise Assessment Report for the project by LDN Consulting, Inc., dated September 28, 2020, the following noise mitigation measures are proposed to reduce the noise impacts to applicable limits:

- Eight-foot (8') high temporary noise barriers would be required to screen grading activities along the potentially impacted areas and reduce noise levels at the adjacent occupied residences.
- The project will be conditioned to develop a specific noise mitigation plan prior to approval of a grading plan to ensure rock drilling and crushing activities will comply with the County's Noise Ordinance for construction and impulsive noise thresholds. It is anticipated that temporary noise barrier 8 to 12 feet in height along property lines where the impacts could occur will be required. Since most of the project drilling and blasting activities would take place in the area of proposed lots 28 to 38, it is likely a noise barrier would be needed along the east boundary of proposed lots 33 to 38 and HOA Lot A.