



(Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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 does not contain a Floodway or Floodplain. Construction associated with the project will not be located within a Floodway or Floodplain fringe. 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). The project site does not contain steep slopes as defined by the RPO as the majority of slopes on the property have been altered over time or were artificially constructed at the time of construction of the existing gas station and construction of Interstate 8. 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. The project has been conditioned to fully mitigate for any impacts to sensitive habitats lands. 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 County of San Diego approved archaeologist, Shelby Castells, and it has been determined that the property does not contain any archaeological and/or historical sites. As such, the project complies with the RPO. Therefore, the project complies with 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

A Priority Development Stormwater Quality Management Plan dated January 12, 2023 has been reviewed and are found to be complete 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

**General Plan – Noise Element**

The County of San Diego General Plan, Noise Element, Policy 4b addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project is excess of CNEL 60 dB(A), modifications must be made to the project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute. Project implementation is not expected to expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 60 dB(A). Based on a Noise Analysis prepared by MD Acoustics, LLC dated June 15, 2023, the project implementation will not expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 60 dB(A). The project related traffic contributions to nearby roadways would not create any off-site direct and/or cumulative noise impacts. Based on the Noise Report, the noise data indicates the ambient noise level ranged between 62 dBA Leq to 74 dBA Leq near project site and surrounding area. Traffic associated with the project was estimated in a Local Mobility Analysis which found the project to generate a total of 3,072 Average Daily Trips. The trip generation based on the ITE Trip Generation Manual 10th Edition was also calculated. Using the ITE rates, the Project is calculated to generate 2,273 ADT, nearly 800 ADT less than the trip generation based on the SANDAG rates. Maximum levels reach 87 dBA as a result of traffic along Los Coches Rd. During times when traffic is present the quietest noise level measured 54 dBA. Based on the traffic generated by the Project and roadway classifications, the increase in the traffic noise level from the project is anticipated to be

0.4 dBA, which is a nominal increase and not perceptible as it takes a change in 3 dBA or more for the ear to hear a discernable difference.

#### Noise Ordinance – Section 36.404

Non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36.404) at or beyond the project's property line. The project and surrounding uses are zoned General Commercial (C36) and is surrounded by parcels zoned Transportation and Utility Corridor (S94), which is subject to the one-hour average nighttime sound level limit of 55 dBA and daytime of 60 dBA. The parcels to the north, east, and west are zoned Variable Residences (RV) and Residential-Commercial (RC), which is subject to the noise threshold of 57.5 dBA daytime and 50 dBA nighttime. Primary noise sources associated with the Project are primarily generated by the proposed car wash and associated equipment such as vacuums and dryers. The Noise Analysis state's the project's noise levels at the adjoining properties will be exposed to noise levels that will not exceed County Noise Standards. Project only operational noise levels are anticipated to range between 47 to 50 dBA Leq at adjacent residential uses. The operation of the car wash is proposed to be between 7 a.m and 8 p.m. and does not operate beyond 10 p.m. during more restrictive noise level requirements. The project will also incorporate mitigation measures such as 8 to 10 foot CMU wing walls at the entrances of the car wash, which will be conditioned for the project to ensure that noise levels from the proposed car wash will comply with the Noise Ordinance section 36.404. With the implementation of the PDF, the operational noise generated from this proposal would be in compliance with the County noise standards, Section 36.404.

#### Noise Ordinance – Section 36.409

Based on a Noise Analysis prepared by MD Acoustics, LLC dated June 15, 2023, the project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). Construction operations will occur only during permitted hours of operation pursuant to Section 36.409 and the Project does not anticipate the use of blasting for construction. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.

Finally, the project's conformance to the County of San Diego General and County of San Diego Noise Ordinance (Section 36.404 and 36.409) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.