

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF KARVE SKI PARK PDS2023-MUP-23-009, PDS2023-ER-23-08-008

June 11, 2025

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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Based on satellite imagery and site photos, it has been determined that no native vegetation communities or habitats exist on or adjacent to the site because it has been completely disturbed. The proposed project and any off-site improvements are not located in an area that supports any Coastal Sage Scrub Habitat. 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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The project site is located within an area proposed to be included in the draft North County MSCP Subarea Plan. However, it is not currently in the MSCP. The project is therefore not required to the Biological Mitigation Ordinance (BMO). In addition, there are no sensitive habitats or species within the proposed project area. The site is entirely urban/developed and does not support native vegetation.

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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The project would use groundwater to water project slopes, the tubing lanes, and project landscaping. A Groundwater Use Estimates Review form dated November 2023 was completed for the project. The data shows the project would use an estimated 3,441,343 gallons per year. Compared to existing conditions, which includes a driving range with maintained grass, the proposed project would reduce groundwater usage on the site by approximately 50 percent, from 6,891,000 gallons annually. In addition, the project does not involve operations that would interfere substantially with groundwater

recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g., ¼ mile). The Project will obtain the rest of its water supply from the Valley Center Municipal Water District and does not propose the use of groundwater.

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 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). A small portion of the site west of run 2 contains a slope of 25.5%, but the majority of the project does not contain steep slopes. 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. There are no sensitive habitats or species within the proposed project area. The site is entirely urban/developed and does not support native vegetation. 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 records and a survey of the property by a County of San Diego approved archaeologist, Mary Robbins-Wade, it has been determined that there are no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in an historical resources report titled, Karve Ski Park Project – Cultural Resources Survey Report (June 2024), prepared by Mary Robbins-Wade, Nicole Falvey, and Theodore G. Cooley. As such, 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
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NO
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NOT APPLICABLE
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A SWQMP was prepared by Excel Engineering, consistent with the requirements of the County BMP Design Manual. The BMP Design Manual is a design manual for compliance with local County Watershed Protection Ordinance (Sections 67.801 et seq.) requirements for storm water management. The SWQMP includes a list of required construction BMPs that would be implemented by the project. Such BMPs include, but would not be limited to, biofiltration, vegetation stabilization planting, bonded fixed matrix, silt fences, storm drain inlet protection, stabilized construction entrance, street sweeping, material delivery and storage, spill prevention and control, waste management concrete waste management, solid waste management, and sanitary waste management that would prevent soil erosion and loss of topsoil. The project would introduce landscaping in order to stabilize and preserve soils in the post-project condition.

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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An Acoustical Analysis Report was prepared by HELIX for the project, dated November 2024. The County of San Diego General Plan Noise Element 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 A-weighted decibels (dBA). Moreover, if the project is in excess of 60 dBA CNEL or 65 dBA CNEL, modifications must be made to the project to reduce noise levels. Noise-sensitive areas include residences, hospitals, schools, libraries, or similar uses. Noise-sensitive land uses (NSLU) in the project vicinity include single-family residences adjacent to the project's eastern boundary and across Jesmond Dene Road, approximately 200 feet south. The project is also subject to the County Noise Ordinance which regulates temporary construction noise associated with the project, Sections 36.408 and 36.409. Section 36.409 of the County Noise Ordinance states that construction noise shall not exceed 75 dBA at the property line during an 8-hour period between 7 a.m. to 7 p.m. It is unlawful to operate construction equipment between 7 p.m. and 7 a.m. and no work shall be done on Sundays and Holidays, per Section 36.408.

Construction Noise

The project would produce varying noise levels during project construction depending on the location and equipment used. The project is anticipated to generate noise levels exceeding the County's standard of 75 dBA equivalent sound level (LEQ) (8-hour) during the grading/excavation phase of the bunny hill. The remaining construction phases are not anticipated to generate noise levels exceeding the County's standard of 75 dBA LEQ (8-hour). A Construction Management Plan shall be prepared by the project applicant and submitted to the County for approval prior to issuance of the construction permit.

Operational Noise

The project would generate noise associated with human activity when skiing down the ski slope, bunny hill, and gliding along the zipline. Mechanical noise is anticipated to be generated by the motor of the Magic Carpet™ lift system, live non-amplified music inside of Building B, and building mechanical systems, such as commercial-sized HVAC units mounted on the building roofs. As described in the project's Acoustical Analysis, modeling was conducted to predict the project's operational noise levels at receivers near the project site. A 10-foot noise attenuation barrier is proposed along the project's eastern boundary and was included in project modeling. The acoustic barrier would be 855 feet long and constructed of masonry, wood, plastic, fiberglass, steel, or a combination of those materials. Noise from the project operations would not exceed the County noise standards with the 10-foot noise barrier.