



(Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<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 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 no wetland habitats as defined by the San Diego County Resource Protection Ordinance (RPO). 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 RPO.

***Floodways and Floodplain Fringe:***

The Drainage Study determined that the Project would not alter the existing drainage pattern in a manner which would result in flooding on- or off-site. The Drainage Study performed existing and proposed condition analyses which illustrated that there is an increase in the amount of runoff generated from the proposed condition. In order to ensure that the additional runoff generated would not alter the rates downstream, a detention basin has been proposed to capture the peak runoff rates. The result would be that the post-development flow rates equal pre-development flow rates. The Project's drainage patterns would mimic the existing conditions of the site. The basin would be adequately sized to attenuate post-Project peak flow rates in the event of a 100-year storm event. Lastly, the proposed project would not place housing or structures within a floodway, floodplain, or 100-year flood area.

***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:***

Biological resources onsite were evaluated in a Biological Resources Letter Report (Blue Consulting Group, February 2020). The project site contains 0.01 acres of jurisdictional unvegetated non-wetland waters, 1.48 acres of non-native grassland, 0.48 acres of disturbed habitat, and 0.63 acres of developed habitat. No sensitive plant or wildlife species were observed onsite. The project will impact to 1.48 acres of non-native grassland, 0.48 acres of disturbed habitat, and 0.63 acres of developed habitat. Impacts to disturbed and developed habitats do not require mitigation and impacts to non-native grassland do require mitigation. Mitigation will include the complete avoidance of the 0.01 acres of jurisdictional unvegetated non-wetland waters and the offsite preservation of 0.74 acres of non-native grassland within a BRCA in the MSCP. Breeding season avoidance will also be implemented to ensure project consistency with the Migratory Bird Treaty Act (MBTA). 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 County staff archaeologist Marcos Ramos Ponciano, 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 a cultural resources report titled, "Cultural Resources Survey Report for Fuerte Minor Subdivision: PDS2018-TPM-21261, APN: 498-151-23", (March 2019) prepared by Marcos Ramos Ponciano.

**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

Discussion:

The project Storm Water Management Plan and Hydromodification Management Study have been reviewed and are found to be complete and in compliance with the WPO. A Standard Project (SP) Storm Water Quality Management Plan (SWQMP) dated July 31, 2020 and Drainage Study dated February 6, 2020 and prepared by Walsh Engineering & Surveying, Inc, which demonstrated the project complies with the Stormwater Ordinance. The project would comply with the WPO (identified as mitigation measure Hyd-1.2) and implement site design measures, source control BMPs, and treatment control BMPs to prevent a significant increase of pollutants to receiving waters.

**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

Discussion:

Even though the proposal could expose people to potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance), the following noise mitigation measures are proposed to reduce the noise impacts to applicable limits:

General Plan – Noise Element: Policy 4b addresses noise sensitive areas and requires projects to comply with a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Projects which could produce noise in excess of 60 dB(A) are required to incorporate design measures or mitigation as necessary to comply with the Noise Element. Based on the Noise Report prepared by Investigative Science & Engineering, Inc. and dated May 30, 2018, Lots 2 and 3 of may be exposed noise levels that exceeds for interior use area. The project would be required to grant a noise protection easement over those two lots to ensure that future noise sensitive developments are reviewed for noise compliance prior to obtaining a building permit. With that project design feature, the project is not expected to expose existing or planned noise sensitive areas to noise in excess an exterior use area of 60 dB(A) CNEL and interior use areas to 45 dB CNEL.

Noise Ordinance – Section 36-404: Non-transportation noise generated by the project is not expected to exceed the standards of the Noise Ordinance at or beyond the project's property line. The site is zoned Rural Residential (RR) that has a one-hour average sound limit of 50 dBA daytime and 45 dBA nighttime. The adjacent properties to the east and south are zoned Limited Agriculture (A70). The project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.

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 eight-hour period between 7 a.m. to 7 p.m. It is unlawful to operate construction equipment between 7 pm and 7 am and no work shall be done on Sundays and Holidays, per Section 36.408. In addition, the project will be conditioned with a "Good Practice Measures," to ensure compliance with the Noise Ordinance, Sections 36.408 and 36.409. Based on the information provided, the noise level generated from the construction activities is not anticipated to exceed the standards and therefore compliance with the Noise Ordinance, Sections 36.408 and 36.409.