

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
Oro Verde Parcel Map
PDS2022-TPM-21323; PDS2022-ER-22-08-006

July 24, 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
☐

NOT APPLICABLE/EXEMPT
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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
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NO
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NOT APPLICABLE/EXEMPT
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The project conforms with the Multiple Species Conservation Program (MSCP) and Biological Mitigation Ordinance (BMO), as discussed in the MSCP Conformance Statement dated November 28, 2023. The project site is not located within a Biological Resource Core Area (BRCA), Pre-Approved Mitigation Area (PAMA), or regional corridor. No mitigation is required, and the onsite RPO wetland and wetland buffer areas will be preserved within an open space easement.

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 will obtain its water supply from Helix 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
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NO
☐

NOT APPLICABLE/EXEMPT
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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). 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 were identified on the site, including orchard, developed, and disturbed habitats; however, no mitigation is required based on the impact assessment in the Biological Resources Letter Report (DUDEK, November 2023). The Resource Protection Ordinance (RPO) wetland and wetland buffer areas will be preserved in an open space easement.

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
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NO
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NOT APPLICABLE
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A Priority Development Stormwater Quality Management Plan has been reviewed and is 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
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NO
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NOT APPLICABLE
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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 site is zoned C36 that has a one-hour average sound limit of 60 dBA from 7am to 10pm and 55 dBA from 10pm to 7am. The adjacent properties are zoned C36 and RU. RU has a one-hour average sound limit of 50 dBA from 7am to 10pm and 45 dBA from 10pm to 7am. Based on review by staff the project's noise levels are not anticipated to impact adjoining properties or exceed County Noise Standards, which is 55 dBA, because the project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.

Noise Ordinance – Section 36.409

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. In addition, the project will be conditioned with "Good Practice Measures," that will minimize short-term noise levels caused by construction activities. Measures to reduce construction/demolition noise shall be included in contractor specifications and include the following:

- a. Affected property owners shall be notified in writing two weeks prior to construction activity within 500 feet of their property boundaries.
- b. Turn off equipment when not in use.

- c. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- d. Use equipment with effective mufflers.
- e. Ensure that when feasible, electrical power shall be used to run air compressors and similar power tools.
- f. Configure traffic pattern to minimize the use of back up alarm. Back-up beepers for all construction equipment and vehicles shall be adjusted to the lowest noise levels possible, provided that Occupational Safety and Health Administration (OSHA) and Cal OSHA's safety requirements are not violated;
- g. Equipment staging areas should be placed at locations away from noise sensitive receivers.
- h. Usage of truck engine exhaust compression braking systems shall be limited to emergencies.
- i. Radios and other noise-generating "personal equipment" shall be prohibited.
- j. Noise attenuation techniques shall be employed as needed to ensure that noise levels remain below 75 dBA Leq at existing noise sensitive land uses. This step shall apply to all construction activity on and off the proposed project site. Such techniques shall include but not be limited to the construction of temporary sound barriers or sound blankets between construction sites and nearby noise-sensitive receptors.

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.