

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF
Lakeside Riverwalk Fire Facility, STP09-014**

November 9, 2009

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

Discussion:

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

Discussion:

The project site is in the Metro-Lakeside-Jamul segment of the Multiple Species Conservation Program (MSCP). The project is exempt from the Biological Mitigation Ordinance (Section 86.503(a)(8)) because it proposes a public facility or public project, determined to be essential by the County and makes all the appropriate exemption findings (see MSCP Findings dated November 9, 2009).

The proposal is consistent with the MSCP Plan and Subarea Plan since it is not located in an area of critical importance to sensitive species or habitats. The site is located near an area that is mapped as Pre-approved Mitigation Area (PAMA). However, the property and adjacent areas do not contain native habitat. The project and the off-site improvements will not affect any MSCP covered species or their habitats.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

The project will obtain its water supply from the Lakeside 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 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 project will not affect any wetlands or wetland buffer areas as defined by the Resource Protection Ordinance (RPO).

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:

The average slope for the property is less than 25% in grade. 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 on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

The project will not disturb any sensitive habitat lands as defined by the RPO.

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Gail Wright, it has been determined that the project site does not contain any archaeological resources. 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

DPW staff has reviewed the Preliminary Drainage Study, Stormwater Management Plan (SWMP), and Preliminary Grading Plan prepared by Nasland Engineering. The SWMP is adequate for CEQA purposes and complies with the San Diego County Standard Urban Stormwater Mitigation Plan (SUSMP) and Watershed Protection Ordinance (WPO) requirements for a SWMP.

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:

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

The project is the construction and operation of a fire station. The fire station will consist of on-site living quarters, proposed HVAC units and a stand-by generator unit area. The on-site living quarters is subject to the County Noise Element interior noise requirement of 45 dBA. Although the noise report shows that interior noise level requirement can be met with specific wall assembly design features, the site plan application will be conditioned to require an interior noise evaluation at the time building plans are available. The interior noise evaluation is not typically evaluated during this site plan application process. At the time building plans are available, an interior noise report will be required. The proposed fire station is also subject to the County Noise Ordinance Section 36.404. Operational noise sources associated with the fire station

include the installation of mechanical HVAC units and a generator unit. The stand-by generator unit proposed by a fire station is specifically excluded from Section 36.404 pursuant to Section 36.417: Exemptions. Based on the noise report, the operations of the outdoor HVAC condenser units and air exhaust fans will be located within equipment wells in the roof of the proposed buildings. The mechanical equipment would be shielded by a 6-foot high or higher parapet walls to screen noise. The combined roof mounted HVAC units and air exhaust units would generate a worst case property line northern property line noise level of 32.0 dBA when all units are operating. Areas of the adjacent hillside looking down at the unit would have overall noise level as high as 41 dBA. These levels are less than the County's most restrictive noise one-hour average nighttime sound level limit of 45 dBA at the project property line.

Construction equipment operations have also been evaluated which is subject to the County Noise Ordinance, Section 36.409. The noise report specifies that it is unlikely that any material removal would require the use of blasting or breaking. The highest impact level at the adjacent property, north of the probable site high point will be less than the allowed 75 dBA eight hour average. To support this conclusion, Figure 7 shows noise contours generated from construction equipment operations and noise levels will range from 65 dBA to 75 dBA at the northern property line. Therefore, incorporation of the proposed design and a specific noise condition to require an interior noise analysis at the time building plans are available will ensure the proposed fire station will comply with County noise standards.