

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

**FOR PURPOSES OF CONSIDERATION OF
ALPINE BOULEVARD MINOR SUBDIVISION; TPM 21044, LOG NO. 06-14-054**

February 1, 2010

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 proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated March 17, 2009.

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 Padre Dam Municipal 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 (Article IV, Sections 1 & 2) 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 (Article IV, Section 3) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Steep Slope section (Article IV, Section 5)?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Article IV, Section 6) 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 (Article IV, Section 7) 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. 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 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.

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 on the property. The project is in conformance with the RPO.

Sensitive Habitats:

No sensitive habitat lands were identified on the site as determined on a site visit

conducted by Megan Hamilton on August 9, 2007. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

The County of San Diego staff archaeologist, Gail Wright, has inspected the property, analyzed records, and determined there are no archaeological/ historical sites.

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:

A Storm Water Management Plan received on March 13, 2009 for this project has been reviewed and the project has been found to be complete and 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

Discussion:

The only noise mitigation required is to address temporary construction noise. 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:

Project consists of a subdivision of the subject property into four residential parcels and a remainder parcel. Surrounding land use in the vicinity of the project consists primarily of agricultural with some residential and park areas. Documentation and analysis is considered complete with a staff generated noise errata sheet. Staff is now able to make final recommendations that will ensure that the project will comply with County Noise regulations. Based on the noise report, future traffic noise impacts will be as high as 63.8 dBA CNEL at the ground level receptor of Parcel 1. Future traffic noise impacts will range from 38.4 dBA CNEL at the Remainder Parcel to 63.8 dBA CNEL at the ground level receptor at Parcel 1. Second story noise impacts will be as high as 67.6 dBA CNEL at Parcel 1. Noise affected outdoor areas will have future traffic noise impacts as high as 63.8 dBA CNEL on Parcel 1. Although the noise report requires noise mitigation in a form of a nine (9') foot high noise barrier relative to the grade elevation of Alpine Boulevard for Parcel 1, a future residence on Parcel 1 will not be

permitted due the current Building Type Designator "W" which does not allow the construction of residential uses. Therefore, noise mitigation for Parcel 1 consisting of a permanent noise barrier and a noise restriction easement dedication is not required because the current zone precludes any residential development on Parcel 1. The current project design and layout demonstrates consistency with the County Noise Element, Policy 4b.

Temporary construction noise is predicted to exceed the County Noise Ordinance (36.410/.409) sound level limit of 75 dBA at the property line. Temporary noise mitigation will be required during the grading operations of the project. The temporary noise mitigation barrier shall be twelve (12') feet in height and located along the eastern, western, and southern property lines. For temporary construction noise wall details and locations, please refer to Section: 6.3 Temporary Construction Noise and Figure 10 within the noise report prepared by Eilar Associates received on July 5, 2007. Therefore, incorporation of temporary noise barrier recommendations will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element and County Noise Ordinance.