

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

**FOR PURPOSES OF CONSIDERATION OF  
ESCONDIDO ESTATES TENTATIVE MAP: PDS2020-TM-5639; PDS2020-AD-20-007**

**June 15, 2021**

**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:

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. 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 located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

**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 potable water supply from the City of Escondido Water District that obtains water from surface reservoirs or other imported sources. The project will not use groundwater for its potable water supply and adequate groundwater resources exist to support the use of an existing well for common-area irrigation. In addition, the project does not involve operations that would interfere substantially with groundwater recharge.

**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"/>

## 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 San Diego County Resource Protection Ordinance (RPO), 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 RPO.

***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:***

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. No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

**Significant Prehistoric and Historic Sites:**

The property has been surveyed by a County of San Diego approved archaeologist, Natalie Brodie, and it has been determined that the property does not contain any archaeological/historical sites. 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                      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.

**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:

Staff has evaluated the plans and Noise Report prepared by Ldn Consulting Inc and dated June 4, 2021 and submitted to the County on June 4, 2021. Documentation is considered acceptable and staff has final noise recommendations. The project consists of a subdivision of a 10.3 acres parcel into 20 18 single family lots. The project is subject to the County Noise Element exterior noise threshold of 60 dBA CNEL for proposed exterior sensitive outdoor areas and 45 dB CNEL for interior use areas. The project is also subject to the Noise Ordinance Sections 36.404, 36.408 through 410, that regulate the operational and temporary construction noise.

The project site is located east of San Pasqual Valley Road (SR-78) and south of Idaho Avenue and thus, is impacted by these roadways. Based on the noise modeling included in the noise report, it demonstrated that with the implementation of the 5-foot wall along the southern area of Lot 13 and 6-foot wall along the western area of Lots 14 through 16, (as shown on Figure 2-C of the Noise Report prepared by Ldn Consulting Inc. dated June 4, 2021), OR alternately a 10-foot barrier located along the right-of-way of San Pasqual Valley Road, the on-site exterior locations for the noise sensitive land uses would comply with the 60 dBA CNEL threshold. With the implementation of the noise walls/barrier, the exterior noise levels at the second-floor building facades are still anticipated to exceed the 60 dB CNEL at all proposed lots. Therefore, per the General Plan Noise Element a noise easement is required for the entire site, in order to mitigate the noise levels to

compliance with the noise standards. A noise protection easement would be required for all the proposed lots, which would require an interior noise study for all units to determine the mitigation required to achieve an interior noise level of 45 CNEL. With the implementation of the 5-foot and 6-foot solid walls or the 10-foot solid wall and noise protection easement as the PDF, it ensures that the noise levels comply with the County General Plan Noise Elements. In addition, the project traffic contributions on nearby roadways were determined to result in less than significant for the off-site direct and cumulative impacts. Traffic would not result in a substantial contribution to the existing noise levels along any impacted nearby roadways pursuant to the County Noise Guidelines.

The project is also subject to the County Noise Ordinance which regulates temporary project related noise sources. Temporary construction noise is a 75 dBA eight-hour average requirement at the boundary of any occupied property, specifically any existing residences. Based upon the proposed site plan the majority of the grading operations will occur more than 100-feet from the northern and western property lines. At distances of more than 90-feet the grading activities are anticipated not to exceed the County's 75-dBA standard. Construction activities would spread out and move along the site. No blasting or rock crushing is anticipated during the grading operations. Based on the Noise Report, construction activities would comply with the County Noise Ordinance, Section 36.408. Incorporation of construction equipment measures would help reduce the overall construction equipment noise as temporary construction operations are not anticipated to exceed county noise standards. Incorporation of noise measures would ensure the project is in conformance with the County Noise Element and is in compliance with the County Noise Ordinance.

The 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 project site as well as surrounding site is zoned Limited Agriculture (A70), which is subject to noise levels of 50 dBA daytime and 45 dBA nighttime. The primary noise source from the project is from the mechanical ventilation system. The unshielded cumulative noise level from the units would be attenuated to compliance with the allowable noise levels at the nearest property line, which is can be located at approximately 50 feet from the source. At that distance, the noise levels would be reduced to less than significant.