



The County of San Diego

Planning Commission Hearing Report

Date:	July 15, 2016	Case/File No.:	Valley Center Church PDS2013-MUP-81-098W1
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	MUP Modification to add fellowship hall, steeple and monument sign
Time:	9:00 a.m.	Location:	SW Corner of Fruitvale Road and Fruitvale Lane
Agenda Item:	#1	General Plan:	Semi-Rural (SR-2)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	General Agriculture (A-70)
Applicant/Owner:	Southeastern CA Conference of Seventh-day Adventist	Community:	Valley Center
Environmental:	Negative Declaration	APNs:	188-271-15-00

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to evaluate a proposed Major Use Permit Modification (MUP MOD) for the addition of a 2,700 square foot fellowship hall including a kitchen, eating area and storage rooms along with the addition of a 50 foot-tall steeple and monument sign to an existing sanctuary, ultimately to determine if the required findings can be made, and to take the following actions:

- a. Adopt the Environmental Findings included in Attachment D, which includes an Addendum to the previously adopted Negative Declaration (ND) pursuant to California Environmental Quality Act (CEQA) guidelines.
- b. Grant the Major Use Permit Modification PDS2013-MUP-81-098W1, which includes the requirements and conditions set forth in the Form of Decision in Attachment B.

2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and polices of the General Plan?
- b. Does the project comply with the policies set forth under the Valley Center Community Plan?

- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with other applicable County regulations?
- e. Does the project comply with the California Environmental Quality Act (CEQA)?

B. REPORT SUMMARY

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed MUP MOD, conditions of approval and findings, and environmental findings prepared in accordance with CEQA.

The applicant proposes the addition of a 2,700 square foot fellowship hall, 50 foot-tall steeple and monument sign to an existing church with a capacity of 168. Existing ancillary use of the facility for religious and non-religious purposes including social and/or educational events will continue without modification. Based on staff's analysis, it is the position of Planning & Development Services (PDS) that the required findings can be made. PDS recommends approval of the MUP MOD, with the conditions noted in the attached Form of Decision (Attachment B).

C. BACKGROUND

A Major Use Permit (MUP-81-098) was submitted and approved by the Planning Commission on February 5, 1982 for a 3,942 square foot church as defined by the 1980 County of San Diego Zoning Ordinance as "an institution which people regularly attend to participate in or hold religious services, meetings and other activities." The original approval included a sanctuary with kitchen facilities, ancillary rooms and associated parking for a total capacity of 168 persons.

D. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a Major Use Permit Modification to add a 2,700 square foot fellowship hall including a kitchen, eating area and storage, a 50-foot tall steeple and monument sign to the existing sanctuary. The project would also include a remodel of the sanctuary to replace existing kitchen and storage areas with classrooms for use as part of regular Sunday services. The proposed fellowship hall and kitchen facilities would be utilized for lunch and after lunch activities associated with regular Sunday worship traditions of the Seventh-day Adventist Church. Existing ancillary use of the facility for religious and non-religious purposes including social and/or educational events on Wednesday, Friday and Saturday evenings from 6:00 to 9:00 pm and Sundays 8:00 am to 9:00 pm will continue without modification. Occasional use of the facility as a wedding venue for members of the congregation only will also continue.

The project site is located at 14919 Fruitvale Road in the Valley Center Community Plan area, within unincorporated San Diego County. The site is subject to the Semi-Rural General Plan Regional Category and Semi-Rural (SR-2) Land Use Designation. Zoning for the site is A70 (Limited Agricultural). The site is developed with an existing church that would be retained and expanded. The total occupancy of 168 would not be modified by the proposed action. Access would be provided by a private driveway connecting to Fruitvale Road. The project would be

served by an onsite septic system which is to be upgraded and imported water from the Valley Center Municipal Water District.

Please refer to Attachment A – Planning Documentation, to view the Plot Plan, Preliminary Grading Plan and Preliminary Landscape Plan.

2. Subject Property and Surrounding Land Uses

The MUP MOD area would cover approximately 0.7 acres of the 2.2 acre site and is located at the southwest corner of Fruitvale Road and Fruitvale Lane, in the Valley Center Community Planning Area (See Figure 1 – Vicinity Map). The project site is currently developed with an existing 3,942 square foot sanctuary building and associated parking (See Figure 3).

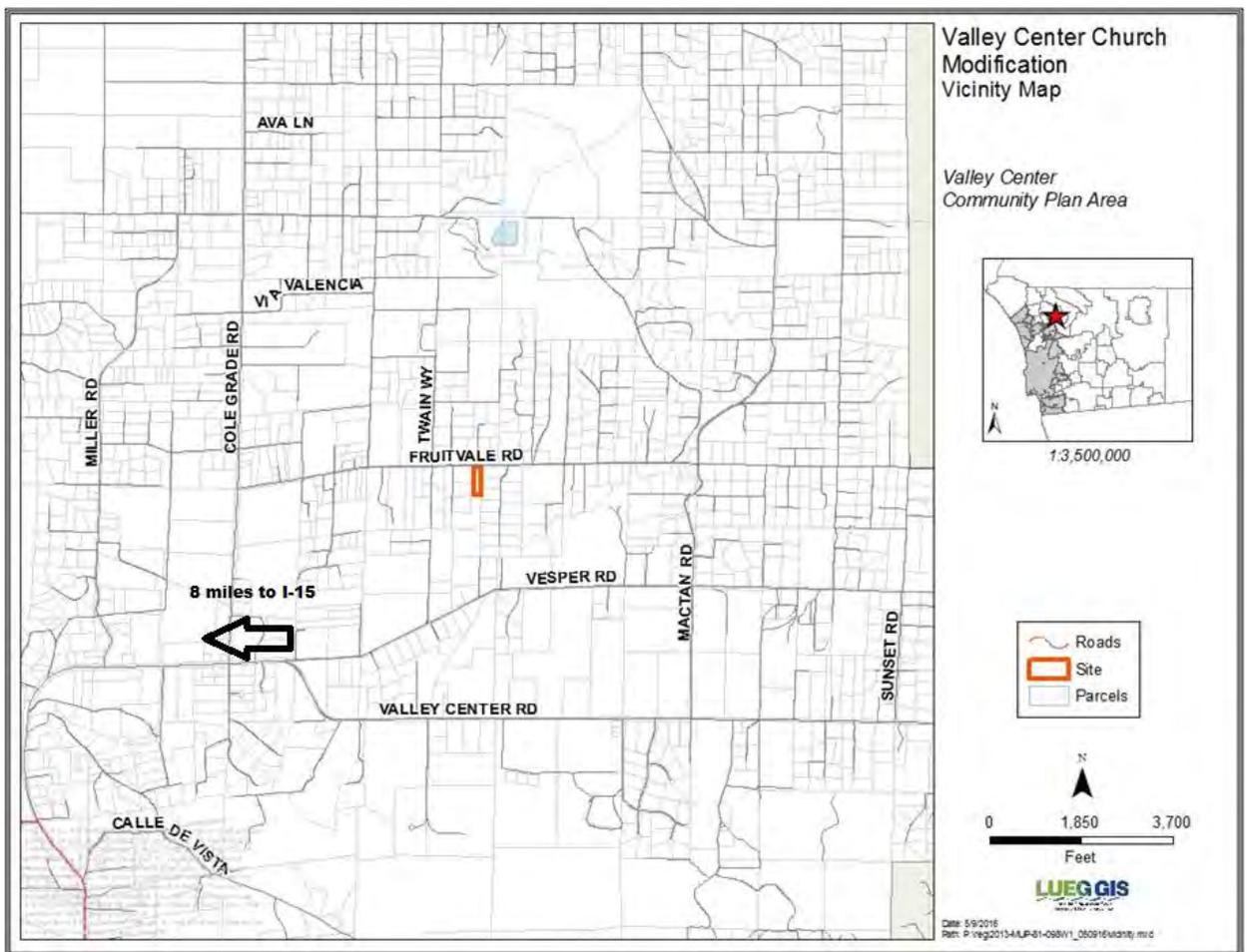


Figure 1 - Vicinity Map

As shown in Figure 2 – Aerial Photo, surrounding land uses primarily consist of residential, agricultural and vacant uses. Single-family residential and agricultural uses are present on lands to the north, south, east and west of the project site. A Church of Jesus Christ of Latter-Day Saints church is located roughly 600 feet to the northwest of the site at the corner of Fruitvale Road and Twain Way (See Figure 4).

Topography within the MUP MOD footprint is generally flat, with a 4-8% slope gradually increasing from north to south. Steep slopes as defined by the County's Resource Protection Ordinance (RPO), are not present on the site.

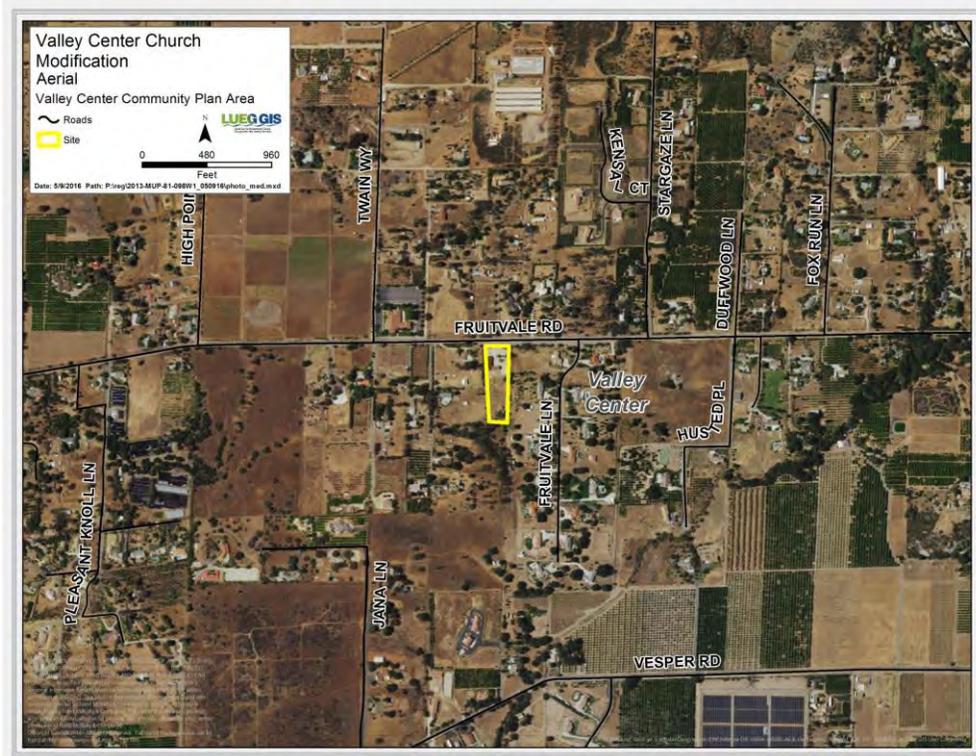


Figure 2 - Aerial Photo



Figure 3 – Existing Seventh-day Adventist Church building

Table C-1 provides a brief overview of the surrounding land uses and zoning regulations.

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-2) & (SR-1)	A70	Fruitvale Road	Single-family residential, agricultural uses, vacant land
East	Semi-Rural Residential (SR-2)	A70	Fruitvale Road and Fruitvale Lane	Single-family residential, agricultural uses, vacant land
South	Semi-Rural Residential (SR-2)	A70	N/A	Single-family residential, agricultural uses, vacant land
West	Semi-Rural Residential (SR-2) & (SR-1)	A70 & RR	Fruitvale Road and Twain Way	Single-family residential, agricultural uses, vacant land

E. ANALYSIS AND DISCUSSION

The project has been reviewed to ensure conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, Valley Center Community Plan, Valley Center Design Guidelines, the Zoning Ordinance, and CEQA Statutes and Guidelines. The following is a detailed summary of the project analysis and consistency with applicable codes, policies, and ordinances.

1. Project Analysis

Community Character

The proposed addition of a 2,700 square foot fellowship hall, 50 foot tall steeple and monument sign was evaluated for compatibility with the surrounding land uses and existing structures in the surrounding area. The existing limited ancillary use of the facility for both religious and non-religious purposes on Wednesday, Friday and Saturday evenings and on Sundays will remain unchanged by the proposed modification and therefore remains compatible with the surrounding area.

Visual

The visual impact upon the surrounding area would be minimal as the existing church and mature trees would largely shield the proposed fellowship hall from view (see Figure 3). In addition, the overall bulk and scale of the existing church and proposed expansion would be similar to residential and agricultural buildings in the surrounding area. Coverage of roughly one-third would also be similar to coverage present on surrounding parcels.

Existing trees both onsite and on surrounding properties are similar in size and scale to the proposed 50 foot tall steeple. In addition, an existing church at the corner of Fruitvale Road and

Twain Way roughly 600 feet to the east of the subject property, includes a 58 foot tower structure similar in size and scale to the proposed project (see Figure 4).



Figure 4 – Existing tower structure on church at corner of Fruitvale Road and Twain Way

Noise

Staff analysis of the proposed expansion of the heating, ventilating and air conditioning (HVAC) system determined that noise from the system would exceed the allowable limit of 45 db for residential zones. A Focused Noise Analysis was subsequently completed by a County of San Diego approved noise consultant. The noise analysis recommended the addition of a sound wall to reduce the noise levels emitted by the proposed HVAC system. The project was modified to include an 8 foot sound wall to be installed between the existing sanctuary and proposed fellowship hall, adjacent to the proposed HVAC system. No additional noise impacts were identified in the noise analysis.

Traffic

The proposed addition to the existing church would not increase the overall capacity of 168 as approved by the original MUP. Existing ancillary use of the facility for religious and non-religious purposes including social and/or educational events will continue without modification. Therefore, no new traffic impacts would result from the proposed project.

Sight Distance

During initial scoping of the project, sight distance requirements were identified as a potential issue at the existing driveway. A sight distance study was completed by Darnell & Associates, Inc. in May of 2015. Corner sight distance requirements were determined to be 500 feet based on the posted speed limit for Fruitvale Road of 50 miles per hour. Field investigations found 430 feet of sight

distance looking west from the project driveway. As the required site distance was not met, Darnell & Associates conducted a stopping sight distance analysis based on Association of State Highway and Transportation Officials' (AASHTO's) criteria. The minimum AASHTO stopping sight distance of 424 feet was met.

The applicant applied for a Design Exemption Request to a San Diego County Public Road Standard on December 28, 2015 requesting the use of AASHTO stopping distance in lieu of corner sight distance. PDS was able to support the request and the project received approval of the design exception on January 26, 2016.

2. General Plan Consistency

The proposed project is consistent with the following relevant General Plan goals, policies, and actions as described in Table D-1.

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>LU-2.8 Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.</p>	<p>A Focused Noise Analysis was prepared by a County approved noise specialist. The project would mitigate for noise impacts related to the proposed HVAC system by constructing a sound wall to minimize significant impacts. The project proposes adequate mitigation and includes design measures to ensure all development impacts are mitigated.</p>
<p>LU-6.9 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.</p>	<p>The project conforms to the natural topography of the site and will not significantly alter the dominant physical characteristics of the site. The applicant has also prepared a drainage study and stormwater management plan that complies with state law and local ordinances that indicates that the project would not increase off-site runoff.</p>
<p>LU-10.2 Development-Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.</p>	<p>The project has been designed to minimize visual and noise impacts and preserve the surrounding rural character. The location of the proposed fellowship hall behind the existing building and existing mature landscaping on-site shields views of the facility and the proposed sound wall mitigates noise impact thereby maintaining the surrounding semi-rural character.</p>

General Plan Policy	Explanation of Project Conformance
<p>LU-11.2 Compatibility with Community Character. Require that commercial, office and industrial development be located, scaled and designed to be compatible with the unique character of the community.</p>	<p>The project has been designed and scaled to minimize impacts to the surrounding area. The location of the proposed fellowship hall behind the existing sanctuary as well as existing mature landscaping on the site will shield the new building from view. In addition, the existing capacity of 168 and existing limited ancillary use of the facility will not increase as result of the project. Therefore, the project is compatible with the unique character of the Valley Center community.</p>
<p>S-3.6 Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.</p>	<p>The project has completed an updated Fire Protection Plan letter report that incorporates measures including defensible space requirements and a Sprinkler System for the new Fellowship Hall to reduce the risk of structure and human loss due to wildfire.</p>
<p>N-1.3 Sound Walls. Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the walls.</p>	<p>The project includes a proposed sound wall between the existing sanctuary and proposed fellowship hall in order to mitigate for noise impacts from the proposed HVAC system. The wall has been designed to visually match the adjacent structures to minimize the visual appearance of the wall.</p>

3. Community Plan Consistency

The proposed project is consistent with the following relevant Valley Center Community Plan goals, policies, design guidelines and actions as described in Table D-2.

Table D-2: Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
<p>Commercial 4 Commercial and civic uses shall be located in areas which have adequate roads for circulation and provide easy and safe multi-purpose pathways and trails.</p>	<p>The proposed project will not increase the existing capacity of 168 or the existing limited ancillary use of the facility and has been granted a design exemption for sight distance. The existing access to the site off Fruitvale Road is adequate for circulation and access purposes.</p>

Community Plan Policy	Explanation of Project Conformance
<p>Commercial 6 Commercial/civic uses shall not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community.</p>	<p>The proposed expansion of an existing church will not increase the existing capacity of 168 or the existing limited ancillary use of the facility. Existing visual elements including mature trees both on and off site will screen the proposed addition. Therefore the proposed expansion is in compliance with this policy.</p>
<p>Commercial 8 Discourage commercial and civic uses outside of the Villages and limit all such uses to those that are clearly demonstrated as needed and which are compatible with the rural lifestyle of the Valley Center Community Plan.</p>	<p>The need for a church in this location has been demonstrated by the prior approval of a Major Use Permit and the proposed structural expansion will continue to serve the religious needs of the community. The proposed expansion will not increase the capacity or expand the existing limited ancillary use of the facility and therefore will not diminish the compatibility with the surrounding area of the facility.</p>

4. Zoning Ordinance Consistency

The proposed project complies with all applicable zoning requirements of the A70 zone(s) with the incorporation of conditions of approval. The Planning Commission should consider whether the included conditions of approval ensure compatibility of the proposed project with the surrounding properties and overall community character.

Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes, upon approval of a MUP.
Animal Regulation:	L	N/A
Density:	-	N/A
Lot Size:	2AC	N/A
Building Type:	C	Yes
Height:	G	Yes, upon approval of a MUP.
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

1 - 10

Development Standard	Proposed/Provided	Complies?
<p>Section 2705.b of the Zoning Ordinance allows for Civic, Fraternal or Religious Assembly upon issuance of a MUP.</p>	<p>The project is an expansion of an existing church which is classified in the Zoning Ordinance as Civic, Fraternal or Religious Assembly. No expansion of the existing limited ancillary use of the facility is proposed.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP MOD.</p>
<p>Section 4600 of the Zoning Ordinance set the maximum height requirements. This parcel has a "G" height designator, which requires that structures be not more than 35 feet in height.</p>	<p>The proposed project includes a 50-foot tall steeple to be built on the existing church building. The feature is similar in size and scale to an existing 58-foot tower structure on a nearby church as well as mature trees both on the subject property and surrounding properties. A complete analysis of the MUP Findings can be found in the MUP Decision (Attachment B).</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon granting of an exception pursuant to Section 4620g.of the Zoning Ordinance.</p>
<p>Section 7358 of the Zoning Ordinance requires that findings be made for the Major Use Permit. Among other things, these findings require 1) neighborhood compatibility; 2) harmony in scale, bulk and coverage; and 3) consistency with the General Plan.</p>	<p>The project has been found to be compatible with the harmony of the surrounding area and structures due to proximity to buildings with similar vertical features, incorporation of a sound wall and no expansion of existing uses of the facility. As previously demonstrated in section D-2 of this report, the project has been found to be consistent with the San Diego County General Plan. A complete analysis of the MUP Findings can be found in the MUP Decision (Attachment B).</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP MOD.</p>
<p>Section 6252.x allows for on premise signs as determined by conditions of approval of a major use permit.</p>	<p>The project includes a single seven-foot tall monument sign to be placed adjacent to the existing driveway. The project has been conditioned to substantially comply with the approved plot plans for the project indicating the placement and size of the sign and lighting. A complete analysis of the MUP Findings can be found in the MUP Decision (Attachment B).</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP MOD.</p>

5. Applicable County Regulations

Table D-4: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
1 Resource Protection Ordinance (RPO)	The project has been found to comply with the RPO because it would not impact any wetlands, floodplains/floodways, steep slopes, or sensitive habitat lands. Therefore it was been found that the proposed project complies with the RPO.
2 Fire Code	A Fire Protection Plan (FPP) letter report was prepared by a County approved Specialist and accepted by the Valley Center Fire Department and San Diego County Fire Authority. The project has been conditioned to comply with this FPP letter report for the life of the project. Conformance with the FPP letter report would ensure the project remains in compliance with the San Diego County Consolidated Fire Code.
3 Noise Ordinance	A Noise analysis was prepared by a County approved noise specialist. The project would include a sound wall to reduce noise impacts from the proposed HVAC system and comply with the Noise Ordinance.
4 Light Pollution Code	The project would include lighting on the proposed monument sign which would be shielded to reflect light downward and comply with the Light Pollution Code.

6. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA). An Addendum dated July 15, 2016, to the previously approved Negative Declaration (Log No. 81-8-155), was prepared and is on file with Planning & Development Services as Environmental Review Number 81-8-155A.

The previously approved Negative Declaration (Log No. 81-8-155) was adopted by the Planning Commission on February 5, 1982. The Negative Declaration did not identify any significant impacts associated with the originally approved MUP 81-098.

The project, as designed, would not cause any significant effects on the environment which require mitigation measures, as it is the structural expansion of an existing church on a legally disturbed site; there are no sensitive biological resources; there are no records of archaeological or paleontological resource; the project requires minimal additional grading affecting stormwater or air quality, and the project complies with the County Noise Ordinance.

F. COMMUNITY PLANNING GROUP

On August 11, 2015 by a vote of 12-0-0, the Valley Center Community Planning Group (VCCPG) voted to recommend approval of the project with conditions. The VCCPG requested the applicant present the project to the Valley Center Design Review Board and requested any required oak removal mitigation occur in Valley Center.

Subsequent to the vote by the Valley Center Community Planning Group, the applicant presented the project to the Valley Center Design Review Board (VCDRB). The VCDRB was supportive of the proposed project but did not make a formal recommendation. The project was not required to receive a formal recommendation and the applicant was responsive to the VCCPG request to present the project to the VCDRB.

The Community Planning Group minutes are found in Attachment E.

G. PUBLIC INPUT

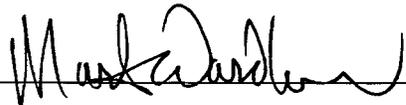
The project was noticed to the surrounding neighbors upon submittal. A single comment from a neighbor was received at the time of application submittal expressing concern over the proposed steeple. Plot plans were provided at the time of inquiry. Further outreach was not returned. No signification impacts related to the steeple concerns were identified.

H. RECOMMENDATIONS

Staff recommends that the Planning Commission:

- a. Adopt the environmental findings included in Attachment D, which includes an Addendum to the previously adopted Negative Declaration (ND) pursuant to California Environmental Quality Act (CEQA) Guidelines.
- b. Grant PDS2013-MUP-81-098W1 (MUP MOD), which includes the requirements and conditions set forth in the MUP MOD Form of Decision in Attachment B.

Report Prepared By: Conor McGee, Project Manager 858-505-6523 Conor.McGee@sdcounty.ca.gov	Report Approved By: Mark Wardlaw, Director 858-694-2962 Mark.Wardlaw@sdcounty.ca.gov
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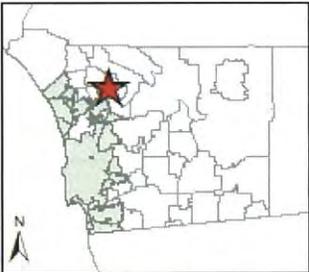
AUTHORIZED REPRESENTATIVE:  _____

MARK WARDLAW, DIRECTOR

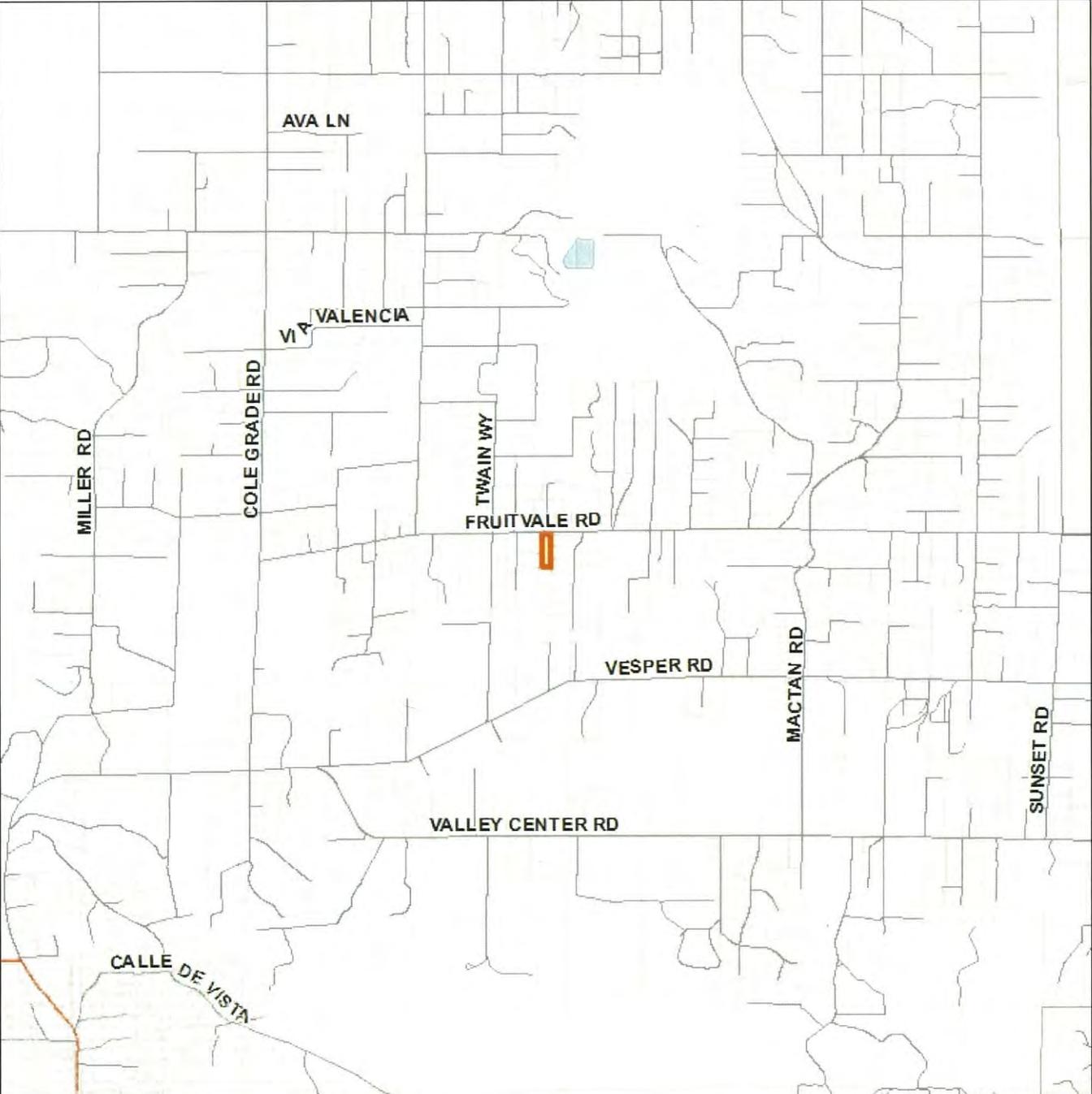
Attachment A – Planning Documentation

Valley Center Church Modification Vicinity Map

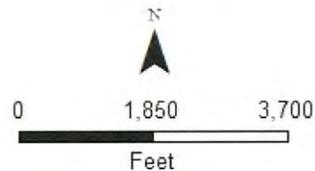
Valley Center
Community Plan Area



1:3,500,000



- Roads
- Site
- Parcels



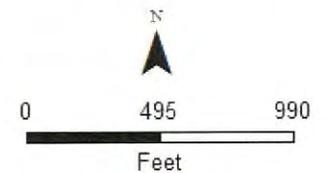
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Valley Center Church Modification General Plan Map

Valley Center
Community Plan Area

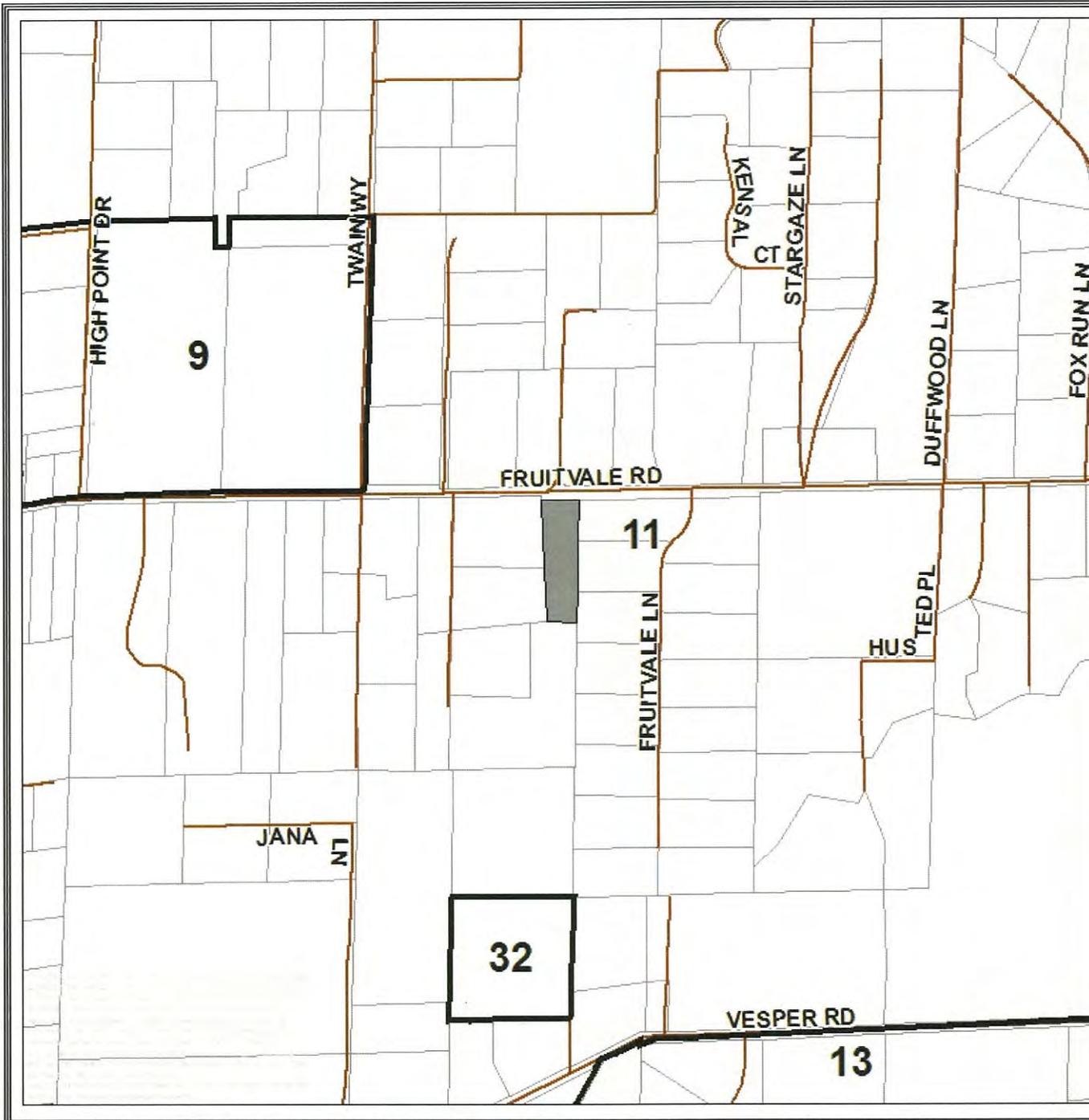
- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (13) Semi-Rural Residential (SR-4)
- (32) Public/Semi-Public Facilities

Roads
Site
Parcels
Planning



LUEGGIS
LAND USE & ENVIRONMENTAL GIS
CONSULTANTS

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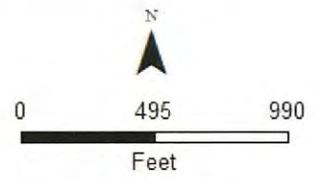


Valley Center Church Modification Zoning Map

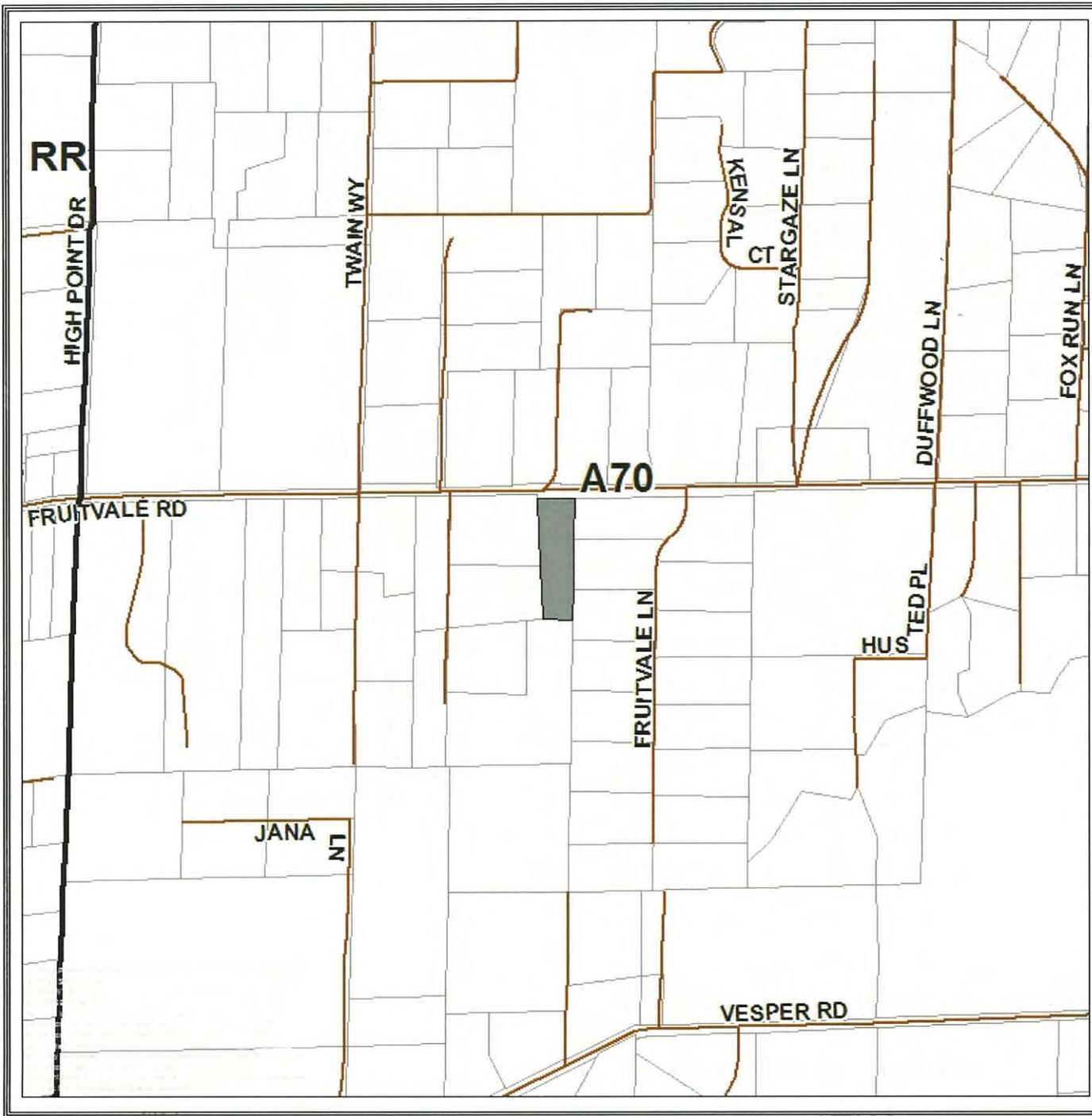
Valley Center
Community Plan Area

A70 - Limited Agricultural
RR - Rural Residential

- Roads
- Site
- Parcels
- Zoning



Date: 5/9/2016
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Valley Center Church
Modification
Aerial
Valley Center Community Plan Area

- ~ Roads
- Site



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FRUITVALE RD

Valley
Center

FRUITVALE LN

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VALLEY CENTER SEVENTH-DAY ADVENTIST CHURCH

14919 FRUITVALE ROAD
VALLEY CENTER, CA. 92082



WT Design Consulting
9419 FAIRGROVE LANE
SAN DIEGO, CA 92123
PH: 619.548.8302
LICENSE:

REVISION	DATE	DESCRIPTION
△	12-19-10	Issue Documents
△	05-28-12	Revised zoning Documents
△	12-08-14	Revised zoning Documents
△		
△		
△		

PROJECT/CLIENT:
Proposed Church Modification and Addition for:
VALLEY CENTER SEVENTH-DAY ADVENTIST CHURCH
14919 FRUITVALE ROAD
VALLEY CENTER, CA. 92082

1 - 18

I hereby certify that the above is a true and correct copy of the original drawing as submitted to the City of Valley Center, California. I am a duly Licensed Professional Engineer in the State of California, License No. 44567. My commission expires on 12/31/2014.

PROJECT PERSONEL		PROJECT ADDRESS:	VICINITY MAP	SHEET INDEX																					
<p><u>OWNER:</u> SOUTHEASTERN CALIFORNIA CONFERENCE OF SEVENTH DAY ADVENTIST P.O. BOX 9050 RIVERSIDE, CA 92515</p> <p><u>DESIGNER:</u> WT DESIGN CONSULTING WILL TATE / DESIGNER 9419 FAIRGROVE LANE #202 SAN DIEGO, CA. 92128 PH: (619) 846-8302</p>	<p><u>GENERAL CONTRACTOR:</u> TBD</p>	<p>14919 FRUITVALE ROAD VALLEY CENTER, CA 92082</p> <p><u>LEGAL DESCRIPTION:</u> SEE SURVEY</p> <p><u>ASSESSOR PARCEL #:</u> 188-271-15-05</p> <p><u>PARCEL NET:</u> 272 ACRES</p> <p><u>SETBACKS</u> FRONT = 85' (FROM CENTERLINE OF ROAD) REAR = 25' SIDE = 15'</p>		<table border="1"> <thead> <tr> <th>NO.</th> <th>SHEET</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;"><u>ARCHITECTURAL</u></td> </tr> <tr> <td>T-1.01</td> <td>TITLE SHEET / PROJECT DATA</td> </tr> <tr> <td>A-1.01</td> <td>SITE PLAN</td> </tr> <tr> <td>A-2.01</td> <td>FLOOR PLAN</td> </tr> <tr> <td>A-2.02</td> <td>ENLARGED FELLOWSHIP HALL PLAN</td> </tr> <tr> <td>A-3.01</td> <td>EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A-3.02</td> <td>EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A-3.03</td> <td>MONUMENT SIGN PLAN & ELEVATIONS</td> </tr> <tr> <td>A-3.04</td> <td>STEEPLE ELEVATIONS</td> </tr> </tbody> </table> <p style="color: red; font-size: 1.2em; font-weight: bold;">Redlined 6-30-16</p>	NO.	SHEET	<u>ARCHITECTURAL</u>		T-1.01	TITLE SHEET / PROJECT DATA	A-1.01	SITE PLAN	A-2.01	FLOOR PLAN	A-2.02	ENLARGED FELLOWSHIP HALL PLAN	A-3.01	EXTERIOR ELEVATIONS	A-3.02	EXTERIOR ELEVATIONS	A-3.03	MONUMENT SIGN PLAN & ELEVATIONS	A-3.04	STEEPLE ELEVATIONS	<p>A.P.N. 188-271-15-05</p> <p><u>SHEET TITLE:</u> Title Sheet/ Project Data</p> <p><u>DATE:</u> 12-08-14</p> <p><u>SHEET NO.:</u> T-1.01</p>
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A-3.03	MONUMENT SIGN PLAN & ELEVATIONS																								
A-3.04	STEEPLE ELEVATIONS																								

SDC PDS RCVD 09-23-15
MUP81-098W1

LICENSE

REVISIONS FROM DATE	DESCRIPTION
12-10-10	zoning documents
02-26-13	review zoning documents
12-08-14	review zoning documents

PROJECT/CLIENT

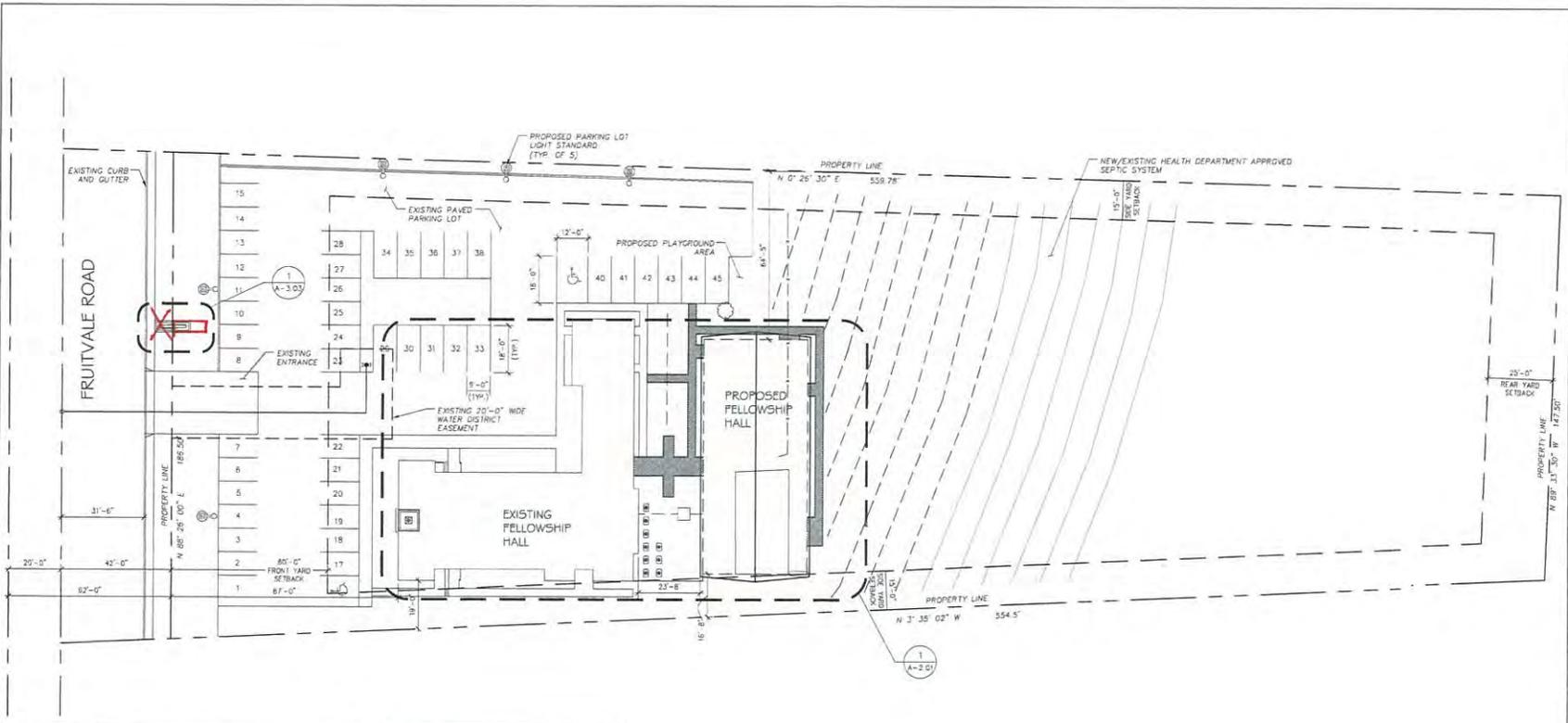
Proposed Church Modification and Addition for:
VALLEY CENTER SEVENTH-DAY ADVENTIST CHURCH
 14919 FRUITVALE ROAD
 VALLEY CENTER, CA. 92082

A.P.N. 188-27-15-00
 SHEET TITLE

Site Plan

DATE: 12-08-14
 SHEET NO.

A-1.01



ABBREVIATIONS:

FF	FINISH FLOOR
FS	FINISH SURFACE
FG	FINISH GRADE
OFF	GARAGE FINISH FLOOR
FL	FLOW LINE
TC	TOP OF GRATE
TW	TOP OF WALL
TF	TOP OF FOOTING

LEGEND:

---	PROPERTY BOUNDARY
- - - -	CUT/FILL SLOPE (2:1 SLOPE RATIO TYPICAL UNLESS SHOWN OTHERWISE ON PLANS)
- - - -	EXISTING LEACH LINES
- - - -	NEW LEACH LINE LOCATIONS
---	EXISTING CONTOUR

SYMBOL:

---	---
- - - -	- - - -
- - - -	- - - -
---	---

GRADING NOTE:

GRADING IN EXCESS OF 200 CUBIC YARDS OF MATERIAL WILL NOT BE REQUIRED. A SEPERATE PRELIMINARY GRADING PLAN WILL NOT BE REQUIRED.

SUMMARY TABLE:

EXISTING BUILDING SQ. FT.	3,942 SQ. FT.
PROPOSED BUILDING SQ. FT.	2,700 SQ. FT.
EXISTING OCCUPANCY	168
PROPOSED OCCUPANCY	168

Redline 6-30-15



SITE PLAN

SCALE 1" = 40'-0"
 1" = 20'-0"

LICENSE

REVISION	REV#	DATE	DESCRIPTION
△	12-10-13		Final Structural
△	02-20-14		Structural, Parking, Mechanical
△	12-08-14		Structural, Parking, Mechanical
△			
△			

PROJECT/CLIENT

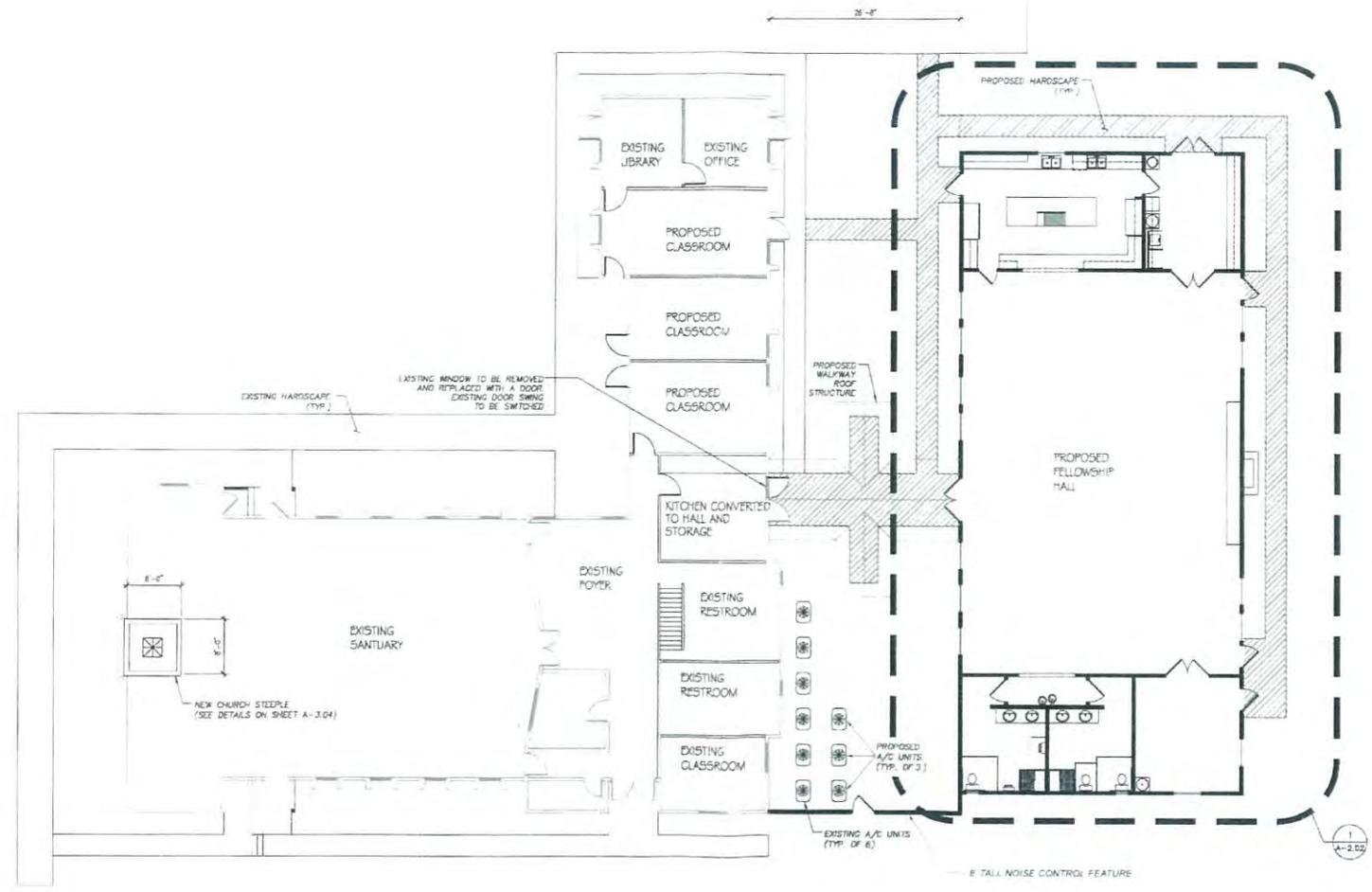
Proposed Church Modification and Addition for:
VALLEY CENTER SEVENTH-DAY ADVENTIST CHURCH
 14919 FRUITVALE ROAD
 VALLEY CENTER, CA. 92082

A.P.N. 188-27-15-00
 SHEET TITLE

Floor Plan

PROJECT NUMBER
 DATE: 12-08-14
 SHEET NO.:

A-2.01

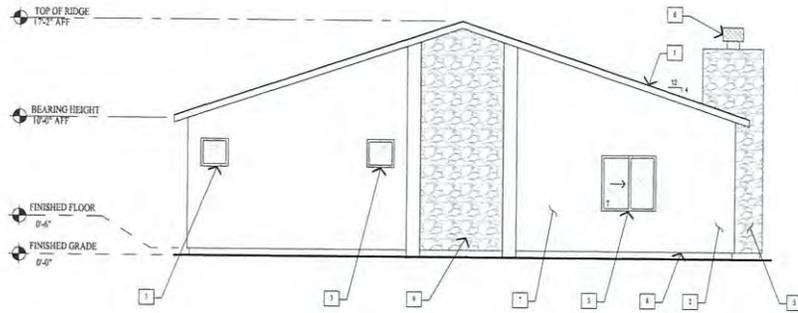


FLOOR PLAN

SDC PDS RCVD 04-06-16
MUP81-098W1



1 - 20



ELEVATION KEYNOTES

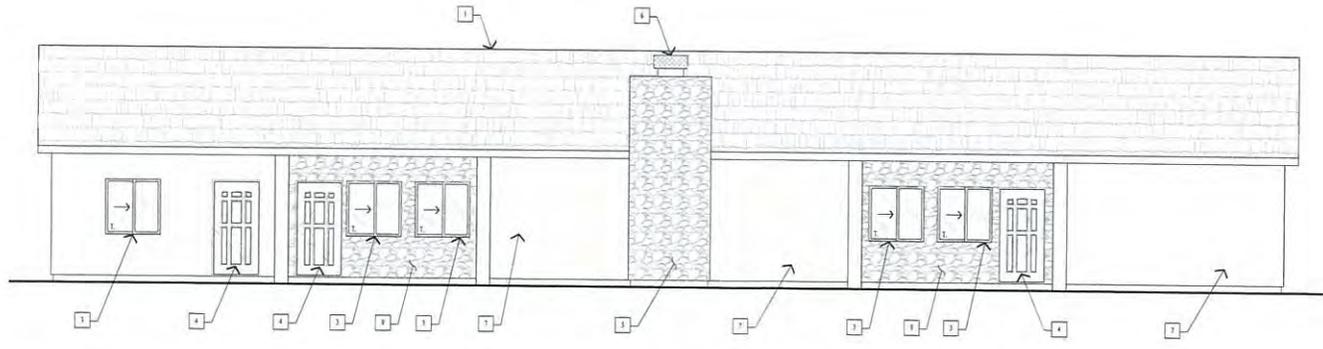
- 1 COMPOSITE ROOF SHINGLES TO MATCH EXISTING SANCTUARY BUILDING
- 2 ELASTOMERIC / ACRYLIC STUCCO, FINE TEXTURE
COLOR: TB0
MFG: GENUINE OR EQUAL
- 3 WINDOW PER SCHEDULE
- 4 DOOR PER SCHEDULE
- 5 CHIMNEY
- 6 GALVANIZED METAL SPARK ARRESTOR AND CHIMNEY CAP
- 7 STUCCO FINISH
- 8 LINE OF STUCCO NEED SCREEN
- 9 BRICK VENEER FINISH

ELEVATION GENERAL NOTES

- 1. ALL NEW WINDOW (GLAZING) SHALL BE INSTALLED WITH A CERTIFIED LABEL SHOWING U-VALUE
- 2. ALL EXTERIOR DOOR AND WINDOWS SHALL BE WEATHER STRIPPED.
- 3. CAULK AND SEAL ALL JOINTS IN WINDOWS, DOORS, AND/OR FRAMES.

WEST ELEVATION

SCALE: 1:1X17: 1/8" = 1'-0"
24X36: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1:1X17: 1/8" = 1'-0"
24X36: 1/4" = 1'-0"



LICENSE:

REVISION #	DATE	DESCRIPTION
1	12-10-10	Take Documents
2	02-26-13	Revised Door Schedule
3	12-08-14	Revised Window Schedule

PROJECT/CLIENT:

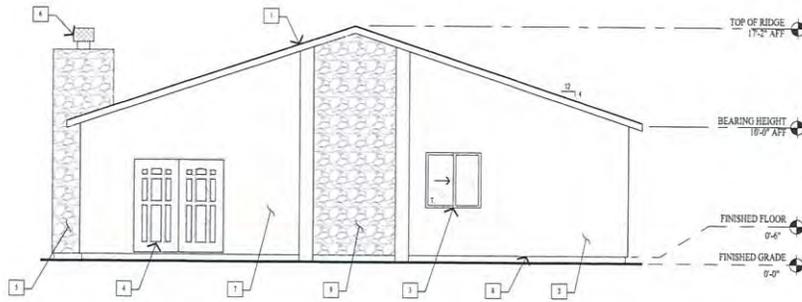
Proposed Church Modification and Addition for:
VALLEY CENTER SEVENTH-DAY ADVENTIST CHURCH
 14919 FRUITVALE ROAD
 VALLEY CENTER, CA. 92082

A.P.N. 188-271-15-00
 SHEET TITLE

Exterior Elevations

DATE: 12-08-14
 SHEET NO.:

A-3.01



ELEVATION KEYNOTES

- 1 COMPOSITE ROOF SHINGLES TO MATCH EXISTING SANCTUARY BUILDING
- 2 ELASTOMERIC / ACRYLIC STUCCO: FINE TEXTURE
COLOR: TD0
MFG. SENECHY OR EQUAL
- 3 WINDOW PER SCHEDULE
- 4 DOOR PER SCHEDULE
- 5 CHIMNEY
- 6 GALVANIZED METAL SPARK ARRESTOR AND CHIMNEY CAP
- 7 STUCCO FINISH
- 8 LINE OF STUCCO NEEP SCREEN
- 9 BRICK VENEER FINISH



LICENSE

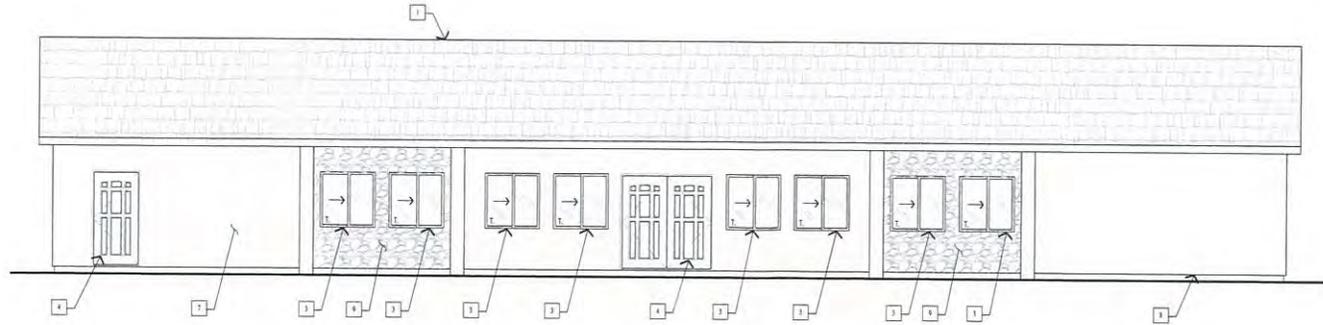
REVISIONS:	DATE	DESCRIPTION
△	12-10-10	Issue Documents
△	02-26-13	Issue Revising Documents
△	12-08-14	Issue Revising Documents
△		
△		
△		

PROJECT/CLIENT:

ELEVATION GENERAL NOTES

- 1 ALL NEW WINDOW (GLAZING) SHALL BE INSTALLED WITH A CERTIFIED LABEL SHOWING U-VALUE
- 2 ALL EXTERIOR DOOR AND WINDOWS SHALL BE WEATHER STRIPPED.
- 3 CAULK AND SEAL ALL JOINTS IN WINDOWS, DOORS, AND/OR FRAMES.

EAST ELEVATION



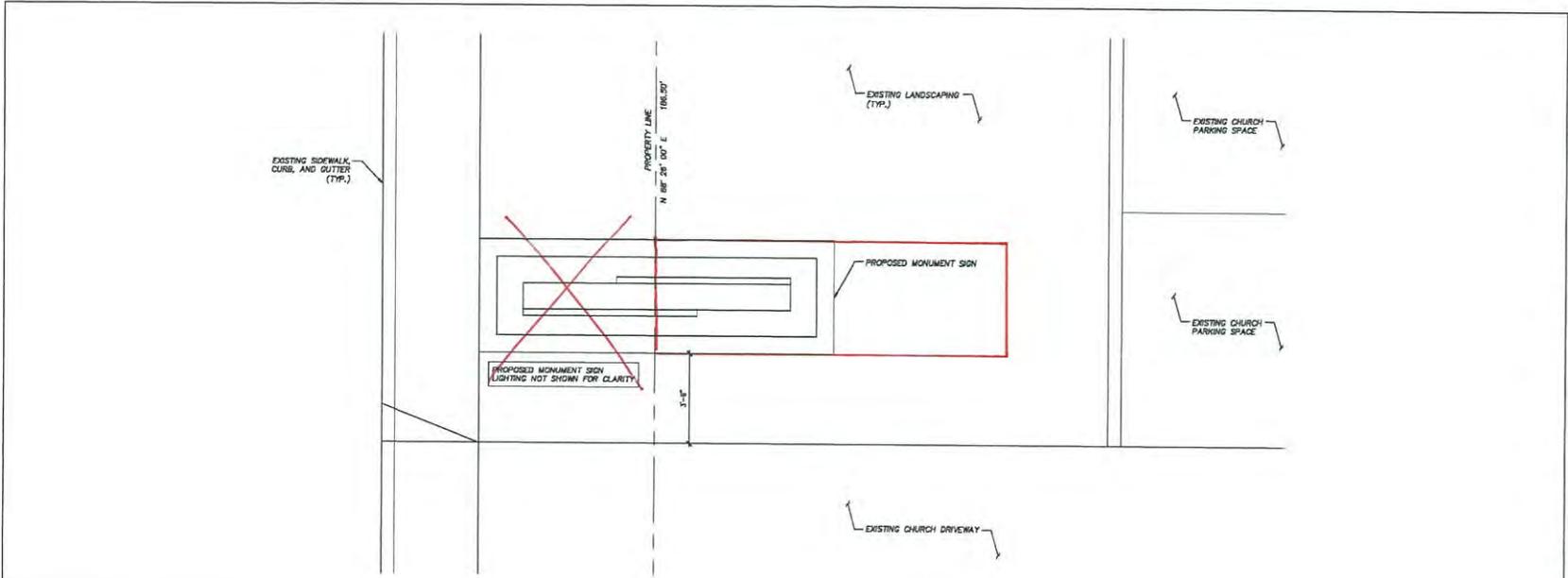
NORTH ELEVATION



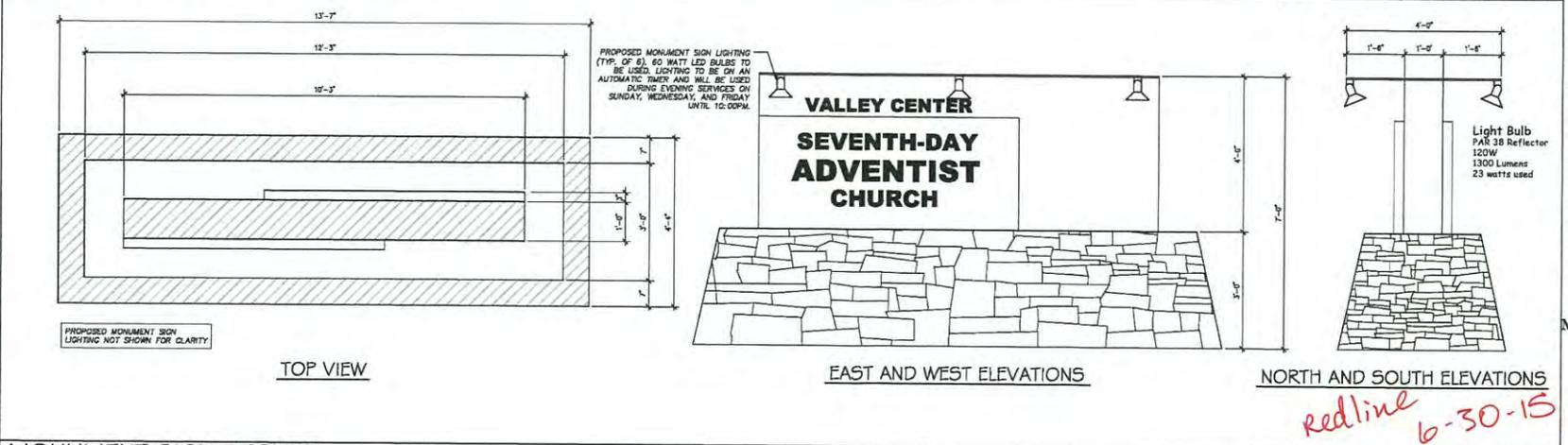
Proposed Church Modification and Addition for:
VALLEY CENTER SEVENTH-DAY ADVENTIST CHURCH
 14919 FRUITVALE ROAD
 VALLEY CENTER, CA. 92082

A.P.N. 180-271-15-00
 SHEET TITLE:
 Exterior Elevations
 DATE:
 12-08-14
 SHEET NO.:

A-3.02



MONUMENT SIGN PLAN VIEW



MONUMENT SIGN DETAILS



REVISIONS:

ITEM	DATE	DESCRIPTION
▲	12-10-10	Final Drawings
▲	12-26-13	Revised Sign [unclear]
▲	12-08-14	Revised Sign [unclear]
▲		
▲		
▲		

PROJECT/CLIENT:
Proposed Church Modification and Addition for:
VALLEY CENTER SEVENTH-DAY ADVENTIST CHURCH
 14919 FRUITVALE ROAD
 VALLEY CENTER, CA. 92082

A.P.N. 188-271-15-00
 SHEET TITLE:
Monument Sign Plan & Elevations
 DATE:
 12-08-14
 SHEET NO.:

A-3.03

1 - 24

Redline 6-30-15

**Attachment B – Form of Decision
Approving PDS2013-MUP-81-098W1**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

MARK WARDLAW
Director

DARREN GRETLER
Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/pds

COMMISSIONERS

Michael Beck (Chairman)
Leon Brooks (Vice Chairman)
Bryan Woods
Peder Norby
Douglas Barnhart
David Pallinger
Michael Seiler

February 5, 1982
July 15, 2016

PERMITEE: SOUTHEASTERN CA CONFERENCE OF SEVENTH-DAY ADVENTIST
MAJOR USE PERMIT MODIFICATION: PDS2013-MUP-81-098W1
E.R. NUMBER: PDS2013-ER-81-08-155A
PROPERTY: 14919 FRUITVALE ROAD; VALLEY CENTER COMMUNITY PLAN AREA
APN(S): 188-271-15

DECISION OF THE PLANNING COMMISSION
ON THE APPLICATION OF ~~JOHN T. ANDERSON~~ SOUTHEASTERN CONFERENCE OF SEVENTH-DAY
ADVENTISTS
APPLICATION NUMBER P81-098W¹

GRANT, as per plot plan dated November 13, 1981, consisting of one (1) sheet, as amended on and approved concurrently herewith, a major use permit, pursuant to Section 2705b of The Zoning Ordinance, for a church with a capacity of 168, including sanctuary and ancillary rooms and associated parking.

Also granted is a specific exception pursuant to Section 3275d of The Zoning Ordinance to permit the location of parking area at 60 feet rather than 72 feet from the centerline of Fruitvale Road, and a specific exception pursuant to Section 4813 to permit an identification sign at 60 feet rather than 72 feet from the centerline of Fruitvale Road.

GRANT, as per redlined plot plan dated June 30, 2016, consisting of eight (8) sheets, approved concurrently herewith, a Major Use Permit Modification, to add a 2,700 square foot fellowship hall including a kitchen, eating area and storage rooms, 50-foot tall steeple and monument sign to the church with a capacity of 168. Existing ancillary use of the facility for religious and non-religious purposes including social and/or educational events on Wednesday, Friday and Saturday evenings from 6:00 to 9:00pm and Sundays 8:00 am to 9:00 pm will continue without modification including occasional use of the facility as a wedding venue for members of the congregation only.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **July 15, 2018** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

.....
SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

CONDITIONS FOR MUP-81-098

The following conditions are imposed with the granting of this major use permit:

A. Prior to obtaining any building or other permit pursuant to this major use permit, and prior to commencement of construction or use of the property in reliance on this major use permit the applicant shall:

- 1. Execute easement for public highway to 42 feet from the centerline plus slope rights and drainage easements for Fruitvale Road. **[SATISFIED]**
- 2. Execute a secured agreement to improve Fruitvale Road to a one-half graded width of 42 feet with P.C.C. curb, gutter and sidewalk, A.C. pavement over approved base ornamental street lights, A.C. pavement and A.C. dike taper to existing pavement. Face of curb will be 32 feet from centerline.

This agreement requires posting security in accordance with Section 7613 of the Zoning Ordinance. It also requires the improvements be completed by 24 months from the date approving the major use permit or prior to use or occupancy of the facility, whichever is earlier. **[SATISFIED]**

- 3. The applicant shall deposit with the County of San Diego, through the Department of Public Works, in care of the cashier, Building 2, a cash deposit sufficient to: **[SATISFIED]**
 - a. Pay the cost of annexing this land, without notice or hearing, to an existing special district to operate and maintain the street lights. This cost shall include the fee for processing through the State Board of Equalization.
 - b. Energize, maintain and operate the street lights until revenues begin accruing from this development for those purposes.
 - c. Augment the Contingency Fund of the existing district by an amount equal to three month's operating cost of the street lights.
 - d. Augment the Reserve Fund by one month's operating cost.

4. Submit detailed and complete landscape plans for the approval of the Director of Planning and Land Use. The landscape plans and review fee shall be submitted to the Regulatory Planning Division. Plans shall include: **[SATISFIED]**
 - a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit from the Department of Public Works approving the variety, location and spacing of all trees proposed to be planted within said right-of-way.
 - b. A complete planting plan including the names, sizes and locations of all plant materials, including trees, shrubs and ground cover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture other than such irrigation as is necessary to establish the plantings.
 - c. A complete watering system including the location, size and type of all backflow prevention devices, pressure and nonpressure water lines, valves and sprinkler heads in those areas requiring a permanent irrigation system. For areas of native or naturalizing plant material, the landscape plan shall show a method of irrigation adequate to assure establishment and growth of plant material through two growing seasons.
 - d. Finished elevation of the proposed grading.
 - e. The following specific items shall be addressed as part of the landscape plan:
 1. The landscape plan shall be reviewed with regard to building plans and elevations to insure adequate visual buffering, if necessary, from adjacent residences.
 2. Particular attention shall be paid to visually buffer the proposed parking area from the street. Utilization of berms or plant material to screen the area is encouraged.
 - f. The location and type of walls, fences, walkways and lighting to be installed.
 5. Obtain the approval by the Department of Health Services, Sanitation Division, of percolation and water quality tests showing that the site will support the required subsurface, sewage disposal system and that an adequate water supply is available. **[SATISFIED]**
 6. Satisfy the County Fire Marshal's standards for project construction. **[SATISFIED]**
- B. Prior to any occupancy or use of the premises pursuant to 'this major use permit, the applicant shall: **[SATISFIED]**
1. Furnish to the Director, Department of Planning and Land Use, along with their request for final inspection, a letter from the Director, Department of Public Works, stating all road improvements required by Condition A-2 have been constructed to that department's satisfaction.

2. Improve all parking areas and driveways shown on the approved plot plan with a minimum of one and one-half inches of road oil mix, asphaltic concrete or PCC concrete, and delineate parking spaces.
3. Obtain a construction permit from Department of Public Works for work in the right-of-way.
4. Install all landscaping as shown on the approved landscape plan, including the watering system.

Upon certification by the Director of Planning and Land Use for occupancy or establishment of use allowed by this major use permit, the following conditions shall apply:

- C. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Section 6324 of The Zoning Ordinance.
- D. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance (except for an electric bell or chime system which may be sounded between 9:00 a.m. and sunset one day per week and on religious holidays for churches only).
- E. The parking areas and driveways shall be well maintained.
- F. All landscaping shall be adequately watered and well maintained at all times.
- G. ~~This major use permit expires on February 5, 1984 at 5:00 p.m. (or such longer period as may be approved by the Planning Commission or Board of Supervisors of the County of San Diego prior to said expiration date) unless construction or use in reliance on this major use permit has commenced prior to said expiration date.~~

CONDITIONS FOR MUP-81-098W¹

WAIVERS, EXCEPTIONS AND MODIFICATIONS: This permit is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County Zoning Ordinance, the County Public and Private Road Standards, County Board of Supervisors Policy I-18, and all other required ordinances of the County San Diego. The sole exceptions to the aforementioned are:

- a. To allow sight distance in both directions along Fruitvale Road from the project's driveway opening to meet minimum AASHTO stopping sight distance criteria in lieu of County intersectional sight distance criteria, per approved Design Exception Request letter dated January 26, 2016.

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

ANY PERMIT: (Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).

1. GEN#1–COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. GEN#2–RECORDATION OF DECISION

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an ‘all purpose acknowledgement’ and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder’s Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

3. ROADS#1–RELINQUISH ACCESS: [PDS, LDR] [DGS, RP], [GP, CP, BP, UO]

INTENT: In order to promote orderly development and to comply with the [Mobility Element of the General Plan](#) access shall be relinquished. **DESCRIPTION OF REQUIREMENT:** Relinquish access rights onto Fruitvale Road (SC 310), a 2.2C Mobility Element Light Collector Road with intermittent turn lanes, except for the one (1) existing driveway opening. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. Only the one (1) existing access point is permitted along Fruitvale Road. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the access shall be relinquished. **MONITORING:** The [DGS, RP] shall prepare the relinquishment documents and forward a copy of the documents to [PDS, LDR] for preapproval. [DGS, RP] shall forward copies of the recorded documents to [PDS, LDR]. The [PDS, LDR] shall review the documents for compliance with this condition.

4. ROADS#2–SIGHT DISTANCE: [PDS LD, LDR] [UO]

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Table 5, Section 6.1 of the [County of San Diego Public Road Standards](#), an

unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:** There shall physically be minimum unobstructed sight distance based upon AASHTO stopping sight distance criteria in both directions along Fruitvale Road from the project's driveway opening.

- a. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight fall within the existing right-of-way, and a clear space easement is not required."
- b. The engineer or surveyor shall further certify that the sight distance of adjacent driveways and street openings on Fruitvale Road will not be adversely affected by this project.

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [PDS LD, LDR] for review. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit, the sight distance shall be verified. **MONITORING:** The [PDS LD, LDR] shall verify the sight distance certifications per approved Design Exception Request letter dated January 26, 2016.

5. **ROADS#2-ENCROACHMENT PERMIT: [PDS LD, LDR] [UO]**

INTENT: An Encroachment Permit is required from the Department of Public Works (DPW) for any and all proposed/existing facilities within the County right-of-way. (This applies to Fruitvale Road). **DESCRIPTION OF REQUIREMENT:** An Encroachment Permit shall be approved for all proposed facilities within the County right-of-way. A sight distance certification shall also be provided that addresses any proposed facilities within the County right-of-way. If any proposed structures do not meet County standards, they would need to be relocated outside of the right-of-way. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit an Encroachment Permit shall be obtained. **MONITORING:** The [PDS LD, LDR] shall verify an Encroachment Permit has been approved. If not facilities are proposed within County right-of-way, this condition shall be waived.

NOTE: At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of DPW.

BUILDING PERMIT: *(Prior to approval of any building plan and the issuance of any building permit).*

6. **NOISE#1-NOISE REQUIREMENT [PDS, FEE X1]**

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: An eight-foot (8') high barrier shall be located between both the existing and proposed buildings, screening the HVAC units from the western property line. **DOCUMENTATION:** The applicant shall place the

design elements, or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

OCCUPANCY: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

7. **GEN#3–INSPECTION FEE**

Intent: In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

8. **PLN#1–SITE PLAN IMPLEMENTATION**

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved Major Use Permit Modification plot plan and the building plans. This includes removing all temporary construction facilities from the site and maintaining all parking and driveways areas and watering all landscaping at all times. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] and [DPR TC, PP] shall inspect the site for compliance with the approved Building Plans.

9. **NOISE#2–NOISE CONTROL DESIGN MEASURES [PDS FEE X1]**

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans: An eight-foot (8') high barrier shall be located between both the existing and proposed buildings, screening the HVAC units from the western property line. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational. **MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

ONGOING: *(Upon establishment of use the following conditions shall apply during the term of this permit).*

10. PLN#2–SITE CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans and plot plans. This includes, but is not limited to maintaining the following: all parking and driveways areas and watering all landscaping at all times. Failure to conform to the approved plot plans is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

11. ROADS#3–SIGHT DISTANCE: [PDS LD, CODES] [OG]

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with County standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance in both directions along Fruitvale Road from the project driveway opening for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit per approved Design Exception Request letter dated January 26, 2016.

12. NOISE#3–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Major Use Permit Modification associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

FINDINGS FOR MUP-81-098

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the major use permit are made:

- (a) The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with consideration given to:

1. Harmony in scale, bulk, coverage, and density:

The facts supporting Finding (a-1) are as follows:

- a. The proposed building will be consistent with development regulations of the Zoning Ordinance which control the scale, bulk and coverage for development on the project site and surrounding property;
- b. The church will be set back 86 feet from the centerline of Fruitvale Road and adequate area will be provided to buffer the proposed parking area and church from the street and adjacent residences.
- c. Less than one-third of the project site will be covered by paving and structures.

2. The availability of public facilities, services, and utilities:

The facts supporting Finding (a-2) are as follows:

- a. Adequate water services and facilities will be provided by the Valley Center Water District. An 8-inch main is located adjacent to the project site in Fruitvale Road.
- b. Adequate fire protection services and facilities will be provided by the Valley Center Volunteer Fire Department and the County Office of Fire Services Coordinator.
- c. Sewage disposal will be adequately provided by septic systems approved by the Department of Public Health Services.

3. The harmful effect, if any, upon desirable neighborhood character:

The facts supporting Finding (a-3) are as follows:

- a. An existing church is located in the project area, to the west of the proposed project and on the north side of Fruitvale Road.
- b. Per condition of the Major Use Permit, appropriate landscape buffering will be required, as necessary, between the church and adjacent residences.

c. The proposed church will serve the religious needs of the community.

4. The generation of traffic and the capacity and physical character of surrounding streets:

The facts supporting Finding (a-4) are as follows:

a. Access will be provided to the project via Fruitvale Road, identified by the Circulation Element as a collector road.

b. Per condition of the Major Use Permit, the project will provide necessary easement and improvements to Fruitvale Road.

5. The suitability of the site for the type and intensity of use or development which is proposed:

The facts supporting Finding (a-5) are as follows:

a. The site is relatively level and without significant environmental resources which would be impacted by proposed site development.

b. The site is adjacent to Fruitvale Road, a collector road identified by the County Circulation Element.

NOTE: Noise from church bells or services could potentially disturb adjacent residential neighbors.

6. The harmful effect, if any, upon environmental quality and natural resources:

The facts supporting Finding (a-6) are as follows:

The Environmental Review Board found the project to have an insignificant impact on the environment for the following reasons:

a. No known endangered species or other environmental resources will be significantly affected by the project.

b. The proposal will not have significant growth inducing impacts.

c. The project appears to be compatible with the County General Plan.

- (b) The impacts, as described in Findings (a) above, and the location of the proposed use will not adversely affect the San Diego County General Plan.

The facts supporting Finding (b) are as follows:

a. The proposed church will serve the religious needs of the residential community.

b. The proposed religious assembly use type is permitted by major use permit by the applicable A-70 Use Regulation, which is consistent with the applicable Estate Residential L.U.E. Designation.

c. The Estate Residential Designation restricts density to a maximum of 1 unit per 2 acres in the most level areas (less than 15% slope). Potential noise disturbance from church bells or religious assembly is not likely to impact the desirable residential character of the low density area, since the church will be adjacent to only a few residential lots, with adequate private area for buffering.

d. Conditions of the major use permit require an easement and improvements to Fruitvale Road, consistent with the County Circulation Element.

e. The proposed church will be located adjacent to Fruitvale Road, a collector road identified by the Circulation Element, in an area which includes an existing church and residential uses.

FINDINGS FOR MUP-81-098W¹

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the major use permit are made:

(a) *The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with consideration given to:*

1. *Harmony in scale, bulk, coverage, and density:*

Scale and Bulk

The subject property is developed with an existing 3,942 square foot church with a capacity of 168, including a sanctuary and ancillary rooms as well as associated parking. The proposed Modification includes the addition of a 2,700 square-foot fellowship hall behind the existing church building, the addition of a 50 foot tall steeple on the roof of the existing sanctuary and a monument sign near the driveway to the church. The capacity of the church will remain at 168 and no additional parking will be required. Existing ancillary use of the facility for religious and non-religious purposes including social and/or educational events will continue without modification.

The plot plans and elevations on file with MUP Modification PDS2013-MUP-81-098W1 illustrate that the proposed fellowship hall and steeple would be unobtrusive to the surrounding viewshed. The visual impact upon the surrounding area would be minimal as the existing church building and topography of the site will shield view of the proposed fellowship hall to be placed behind the existing church. The proposed 50 foot tall steeple will be similar in bulk and scale to an existing church with a 58 foot decorative tower roughly 600 feet to the northwest.

The surrounding area consists of residential, agricultural and vacant land uses. The project is compatible with adjacent uses in terms of bulk and scale because the proposed fellowship hall and steeple would be within the same area as other

religious facilities featuring similar vertical elements and the project will not increase the existing capacity of 168. Therefore, the project would not substantially impact the surrounding area.

Coverage

The subject parcel is 2.2 acres in size. Surrounding land uses consist of residential, agricultural and vacant land uses with parcel sizes ranging from approximately two acres to over 15 acres in size. The project is located on a parcel that is developed with a church including ancillary rooms and associated parking. The proposed Modification would add an additional 2,700 square foot, which represents a 2.8% increase in lot coverage. The total lot coverage of roughly one-third would be similar to surrounding parcels developed with single family homes, greenhouses and other agricultural structures and a church.

Density

The Modification would be for an expansion of an existing church and does not have a residential component subject to density regulations.

2. *The availability of public facilities, services, and utilities:*

The project is located within the Valley Center Fire Protection District. The project has been reviewed by the District and a fire availability form has been provided. Water services and facilities will be provided the Valley Center Municipal Water District. Sewage disposal will be adequately provided by septic systems approved by the Department of Environmental Health. All required utilities are therefore available for the project.

3. *The harmful effect, if any, upon desirable neighborhood character:*

The project would not adversely affect the desirable neighborhood character because the applicant proposes to add an additional 2,700 square foot fellowship hall and 50 foot tall steeple to an existing church. The capacity of the church will remain 168. Existing ancillary use of the facility for religious and non-religious purposes including social and/or educational events will continue without modification. The existing church building and topography on the site will shield the proposed fellowship hall from view. In addition, an existing church with a similar vertical tower feature is located within the project area roughly 600 feet to the northwest off Fruitvale Road. Therefore, the project will not have a harmful effect on the neighborhood character.

4. *The generation of traffic and the capacity and physical character of surrounding streets:*

The traffic generated from the project will not increase from current levels as the capacity of the church will remain 168. Existing ancillary use of the facility for religious and non-religious purposes including social and/or educational events will continue without modification. Access to the site will continue to be taken from Fruitvale Road. Existing parking is available on the property and no additional road improvements will be required by the project.

- 5. *The suitability of the site for the type and intensity of use or development which is proposed:*

The property is currently developed with a church with a capacity of 168. Existing ancillary use of the facility for religious and non-religious purposes including social and/or educational events will continue without modification. The subject property is 2.2 acres in size and is developed with access and utility services adequate to serve the proposed use. The addition of a 2,700 square foot fellowship hall and 50 foot tall steeple would not require alteration to the land form and is suitable for this site and the type and intensity of proposed uses and development. An existing church tower within the project area is similar to the proposed steeple. For the reasons stated above, the proposed project will be compatible with adjacent land uses.

- 6. *Any other relevant impacts of the proposed use:*

No other relevant impacts were determined.

- (b) The impacts, as described in Findings (a) above, and the location of the proposed use will not adversely affect the San Diego County General Plan.

The site is subject to the Semi-Rural (SR-2) General Plan Land Use Designation and the Valley Center Community Plan and Design Guidelines. The project would be consistent with the Semi-Rural General Plan Land Use Designation of the General Plan because it proposes the expansion of an existing church facility that will serve the religious needs of the Valley Center Community. The project is also consistent with the goals and policies within the General Plan.

- (c) That the requirements of the California Environmental Quality Act have been complied with:

The project does comply with the California Environmental Quality Act (CEQA) and State and County Guidelines because the permit will rely on the previously adopted Negative Declaration (Log No. 81-08-155) pursuant to CEQA Section 15164. A 15162 Checklist was prepared, and a review of that study and the project indicate that there are no new significant environmental impacts associated with the project. No significant adverse impacts were identified.

.....
ORDINANCE COMPLIANCE AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

NOISE ORDINANCE COMPLIANCE: In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated

with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and [County Watershed Protection Ordinance \(WPO\) No.10385](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification requirements, materials and wastes control, erosion control, and sediment control on the project site. Projects require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended November 2015. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PR_OGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below

<http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

DRAINAGE: The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

GRADING PERMIT: A grading permit is required prior to commencement of grading per criteria of [Section 87.201](#) of the County Code.

CONSTRUCTION PERMIT: A Construction Permit and/or Encroachment Permit is required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT: An Encroachment Permit is required from the Department of Public Works (DPW) for any and all proposed/existing facilities within the County right-of-way. (This applies to Fruitvale Road). At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of DPW.

EXCAVATION PERMIT: Obtain an Excavation Permit from the County Department of Public Works for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, Land Development Counter] and provide a copy of the receipt to the [PDS, Building Division Technician] at time of permit issuance.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:

Cara Lacey, Chief
Project Planning Division
Planning & Development Services

cc: Southeastern CA Conference of Seventh-day Adventist, 11330 Pierce Street, Riverside,
CA 92505
Doug Munson, P.O. Box 55, Poway, CA 92074

email cc:

Conor McGee, Project Manager, Project Planning, PDS
Mark Slovick, Planning Manager, Project Planning, PDS
Kenneth Brazell, Team Leader, Land Development/Engineering, PDS
Valley Center Community Planning Group
Valley Center Design Review Board

Attachment C – Environmental Documentation



County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

July 15, 2016

Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF VALLEY CENTER CHURCH MODIFICATION; PDS2013-MUP-81-098W1; PDS2013-ER-81-08-155A

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously ***adopted ND or previously certified EIR***:

A Negative Declaration (ND) for a 3,942 square foot church, MUP-81-098 was adopted by the Planning Commission on February 5, 1982. The adopted ND found the project would not have any potentially significant effects.

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

- a. Contact Ashley Smith, Project Manager
- b. Phone Number: (858) 495-5375
- c. E-mail: Ashley.smith2@sdcounty.ca.gov

3. Project applicant's name and address:

Southeastern CA Conference of Seventh-day Adventist
11330 Pierce Street, Riverside, CA 92505

4. Summary of the activities authorized by present permit/entitlement application(s):

The applicant requests a Modification to Major Use Permit (MUP) 81-098 to authorize the addition of a 2,700 square foot fellowship hall, 50 foot-tall steeple and monument sign to the existing church.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES NO

If yes, describe **ALL** differences.

The project is the addition of a 2,700 square foot fellowship hall, 50 foot-tall steeple and monument sign.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- NONE
- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Haz Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities & Service Systems
- Mandatory Findings of Significance

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or previously certified EIR is adequate upon completion of an ADDENDUM.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

Signature

Date

Ashley Smith

Project Manager

Printed Name

Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

NO

II. AGRICULTURE AND FORESTRY RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

NO

III. AIR QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

NO

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES NO

V. CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES NO

VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES NO

VII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES NO

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES NO

IX. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose

people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES NO

X. LAND USE AND PLANNING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES NO

XI. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES NO

XII. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES NO

The project includes an expanded HVAC system that could generate noise in excess of local standards. The addition of an 8 foot-tall sound wall to the project will reduce the noise to below allowable levels.

XIII. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES NO

XIV. PUBLIC SERVICES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES NO

XV. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES NO

XVI. TRANSPORTATION/TRAFFIC -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES NO

XVII. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES NO

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES NO

Attachments

- Previous adopted ND (Log Number 81-8-155) dated December 17, 1981.
 - Addendum to the previously adopted ND dated June 22, 2016.

XVIII. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2, Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Public Facility Conservation/Open Space Element of the General Plan (Section 6-Solid Waste, XII-6-1Goal COS-17: Solid Waste Management)

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall 1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region

NOTICE OF DETERMINATION

Instructions for Filing: This Notice of Determination is to be filed by the approving body of the Lead Agency (Board of Supervisors, Planning Commission, etc.) with the San Diego County Clerk, County Courthouse, 220 West Broadway, San Diego, CA 92101/Mail Station #C11. A copy should be sent to the Environmental Analysis Division, 5201 Ruffin Road, Suite B/5, San Diego, CA 92123, Mail Station 0-175

TO: County Clerk, County of San Diego #C11
FROM: Planning Commission of San Diego County
SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title:	P81-098, EAD Log #81-8-155
State Clearinghouse Number (if submitted to State Clearinghouse)	
Contact Person:	Sonia Itson, Intial Studies Coordinator Telephone No.: 565-5695
Description of Project:	Major Use Permit for a church with a capacity of 168, including sanctuary and ancillary rooms, 44 parking spaces, and setback exceptions for parking area and identification sign
This is to advise that the <u>Planning Commission of San Diego County</u>	

has made the following determinations regarding the above-described project:

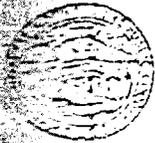
- The project has been approved disapproved by the Lead Agency.
- The project will will not have a substantial adverse (significant) effect on the environment.
- An Environmental Impact Report was prepared for this project pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970.
- A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A copy of this Negative Declaration is attached.

February 10, 1982
Date

Bill Chatham
Signature

William K. Chatham, Deputy

10



COUNTY OF SAN DIEGO

INTER-DEPARTMENTAL CORRESPONDENCE

DATE December 17, 1991

TO: Deputy Director, Department of Planning and Land Use (0173)
FROM: Environmental Review Board (0175)

NOTIFICATION OF NEGATIVE DECLARATION: P81-98, EAD Log #81-3-155

The above referenced project has been examined by the Environmental Review Board and found to have a insignificant impact on the environment for the following reasons:

1. No known endangered species or other environmental resources will be significantly affected by this project.
2. The proposal will not have significant growth-inducing impacts.
3. The project appears to be compatible with the County General Plan.

Potentially Significant Environmental Effect

None deemed necessary

Additional copies of this Negative Declaration may be obtained at the Environmental Analysis Division, 5201 Ruffin Road, Suite 87, San Diego, CA 92183.

Respectfully submitted,

Kathleen Lehtola
KATHLEEN M. LEHTOLA, Secretary
Environmental Review Board

Cc:ms

Approved by the San Diego County, Department of Planning and Land Use,
Paul Zucker, Director

By _____
Deputy, Legislative Administration Division



County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

AN ADDENDUM TO THE PREVIOUSLY ADOPTED NEGATIVE DECLARATION OR ENVIRONMENTAL IMPACT REPORT FOR VALLEY CENTER CHURCH MUP-81-098, ER-81-08-155

FOR PURPOSES OF CONSIDERATION OF Valley Center Church Modification, PDS2013-MUP-81-098W1

July 15, 2016

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent or supplemental EIR or subsequent Negative Declaration have occurred.

Discussion:

There are some minor changes and additions, which need to be included in an Addendum to the previously adopted Negative Declaration to accurately cover the new project. The additions are underlined and deletions are struck out. The changes and additions consist of the following:

1. To the Project Name add Valley Center Church Modification
2. To the Project Number(s) add PDS2013-MUP-81-098W1
3. To the first paragraph add as indicated: "The Negative Declaration for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated July 15, 2016 which includes the following forms attached."
 - A. An Addendum to the previously adopted Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated July 15, 2016.
 - B. An Ordinance Compliance Checklist

4. To the Required Mitigation Measures add as indicated: "Refer to the attached Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated July 15, 2016 for the rationale for requiring the following measures."

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

**FOR PURPOSES OF CONSIDERATION OF
PDS2013-MUP-81-098W1, Valley Center Church Modification**

July 15, 2016

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 not use any groundwater for any purpose, including irrigation or domestic supply. Water is provided by the Valley Center Municipal Water District

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 NO NOT APPLICABLE/EXEMPT

The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance? YES NO NOT APPLICABLE/EXEMPT

The Steep Slope section (Section 86.604(e))? YES NO NOT APPLICABLE/EXEMPT

The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance? YES NO NOT APPLICABLE/EXEMPT

The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance? YES NO NOT APPLICABLE/EXEMPT

Discussion:

No resources subject to teh Resource Protection Ordinance are present at the site.

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 has 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:

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.

Attachment D – Environmental Findings

VALLEY CENTER CHURCH MODIFICATION
MAJOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2013-MUP-81-098W1
ENVIRONMENTAL LOG: PDS2013-ER-81-08-155A

ENVIRONMENTAL FINDINGS

July 15, 2016

1. Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously adopted Negative Declaration dated December 17, 1981, that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the Negative Declaration was adopted as explained in the Environmental Review Update Checklist dated July 15, 2016.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation

Valley Center Community Planning Group

Minutes of the August 11, 2014 Meeting

Chair: Oliver Smith; Vice Chair: Ann Quinley; Secretary: Steve Hutchison

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent/Abstain; BOS=Board of Supervisors; PDS=Department of Planning & Development Services; DPW=Department of Public Works; DRB=Valley Center Design Review Board; N=Nay; P=Present; R=Recuse; SC=Subcommittee; TBD=To Be Determined; VCCPG=Valley Center Community Planning Group; Y=Yea

Forwarded to Members: 2 September 2014

Approved:

A		Call to Order and Roll Call by Seat #:								7:04 APM				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
MILLER	HUTCHISON		GLAVINIC	BRITTSCH	FRANCK	QUINLEY	VICK	BOULLOS	NORWOOD	SMITH	JACKSON	RUDOLF		LAVENTURE
P	P		P	P	P	P	P	P	P	P	P	P		A

Notes: Britsch arrives 7.20 pm

Quorum Established: 11 present

B Pledge of Allegiance

C Approval of Minutes:

Motion: Move to approve the minutes of 21 July, 2014

Maker/Second: Glavinic/Quinley Carries/Fails 11-0-0 (Y-N-A): Voice

D Public Communication/Open Forum:
None

E Action Items [VCCPG advisory vote may be taken on the following items]:

E1 Report, discussion and possible vote on options to promote and protect beekeeping operations within San Diego County. An update on developing beekeeping ordinance presented by Tracy Ellis from the Agricultural Scientist, Entomologist, Plan Health and Best Prevention (PHPP) and San Diego Beekeeping Society (SDBS) (Smith)

Discussion: Smith explains the history of the beekeeping ordinance and the additional fourth option that significantly reduces setbacks from property lines for beehives. He explains the process for a rehearing of an ordinance based on new information. Tracy Ellis, San Diego County staff, presents and reviews the Italian bee defense zone of 25-feet and the Africanized bee defense zone of 150-feet. She says in October 2013 the BOS asked for a reevaluation of rules governing beekeeping within the county, and a new proposal. Frank Golbeck, San Diego Beekeeping Society, added that the goal is to protect beekeeping in SD County. He presents the required best management practices [BMPs]: County registration, the 6-foot barrier around hives to elevate the bees line of travel, the on-line beekeeping course, the need for a water supply, fire prevention relative to smoker use, the need to re-queen with known docile queens, regular hive inspection, and the requirement for identification information on each hive. He also notes that beekeepers must avoid sensitive receptors [parks, schools, hospitals etc] when locating their hives.

The fourth option, the Tiered ordinance, recognizes three categories of beekeeping: Tier A- urban beekeepers on city lots may have 2-5 hives with setbacks of 25-feet from a road, 25-feet from a neighboring property line, and 35-feet from a neighboring dwelling. Tier B- represented by larger lot sizes and permitting up to 20 hives with setbacks of 50-feet from a road, 50-feet from a property line, and 100-feet from a dwelling. Tier C- the commercial tier allows for 100 –300 hives with setbacks similar to Tier B.

Ellis shows aerial photos to illustrate setbacks for the three tiers.

Franck asks about foraging area. Ellis responds that bees can forage several miles from a hive. Smith asks

about pollination. Ellis says in most agricultural operations two hive boxes per 2 acres is normal. Franck asks about commercial operators and the need for providing a water source for their hives. Golbeck says that it is routine to provide barrel waters for commercial hives. Glavinic asks about BMPs and asks about the 6' hive barrier for commercial operations. Ellis clarifies that most BMPs apply to tiers A & B. Glavinic suggests a higher barrier may be appropriate – 8-feet. Golbeck says the 6-foot barrier redirects the approach of bees and is usually adequate, even for tall people. Ellis says the barrier applies to urban Tier A operations. Miller asks about a quality of life issue regarding how one finds a hive, if one is being harassed by bees in one's yard? Golbeck says defensive bee behavior occurs only immediately around the hive, not in foraging areas five miles out. Franck asks how many beekeepers there are in the county. Ellis estimates 700-800, but only about 70 are registered. 95% of registered hives are commercial hives. Glavinic asks about enforcement of hive rules. Ellis says the County uses the nuisance abatement procedure. Ellis says they proposed a \$250 apiary inspection fee, however the County will re-evaluate the costs before establishing an inspection fee. Smith cites the weakness of code enforcement and thus, likely, nuisance abatement, since both procedures require a neighbor to turn in a neighbor. He suggests that the County has only a weak response unless money is available for enforcement. He also suggests that enforcement is not usually timely. According to Ellis, an agricultural inspector will respond to complaints. She says they need to respond to complaints quickly because of the potential health risks.

Dennis Jobe, audience member and beekeeper, says the objective is to address colony collapse syndrome and this led to peoples' acceptance of bees where they didn't occur before. He notes that people are tolerating bees in odd places. He points out that many more people are keeping bees, and in many cases, just for pollination. In the past five years, there are many new beekeepers. He acknowledges that the County ordinance change is encouraging off-record beekeeping. He explains the danger of uneducated beekeepers. He describes the infatuation of new beekeepers with bees. He continues to explain bee habits. Ellis describes a grant proposal to the University of California for bee inspection. Jobe elaborates on the usefulness of the hive barrier. Rudolf asks if there is a requested action? Ellis says they are not asking for specific action. Rudolf asks what Ellis will recommend to BOS Ellis says the presented plan.

Motion: Move to forward to the BOS VCCPG's support for the hive setback distances, requirements for apiary best management practices and recognition of sensitive sites, with the proviso that the County acknowledge its code enforcement capability needs to be elevated to a higher standard with appropriate funding.

Maker/Second: Smith/Glavinic

Carries/Fails: 12-0-0 [Y-N-A] Voice

E2

Update and possible vote on Valley Center Road planted median impact by Butterfield Trails Project (Vick and Jackson)

Discussion: Vick presents. He asserts that VC got swindled. He cites a well-attended meeting by County staff, the applicant [Wayne Hilbig attended by phone link], and VCCPG. He recounts the proposed alternatives that were considered by the County staff. All the alternatives were rejected. Bill Lewis, consultant to applicant, thought an additional alternative might be possible. However, Wayne Hilbig asked Lewis not to spend any more time or money on alternatives. Smith explains Lewis' idea to create a thin planted median rather than a more standard width planted median that would accommodate the acceleration lane now conditioned and approved by DPW. Vick says Hilbig offered a take-it-or-leave-it choice. DPW says the median is only 11-feet wide and cannot accommodate a planted median with the acceleration lane added. Vick says the developer did not disclose the impact of his project on the VC Road median although he had two formal opportunities to do so at the South Village Subcommittee meeting presentation and a subsequent presentation to the VCCPG. Jackson asks about the alternative to replace the removed planted median at some other location along VC Road. He says the planted median, a County public asset, will be destroyed and it must be restored. Smith says it is probably too late, a done deal, since Hilbig has secured approval of the project including the removal of the median. He cites Hutchison's concluding statement at the County meeting regarding the extreme sensitivity to changes in Valley Center Road between Woods Valley Road and Cole Grade Road. He observes that VCCPG needs to be more vigilant about questioning developers and the ramifications of their projects. Franck asks about the presentation model used at the community meetings showing the median unchanged. Smith clarifies

that about a month after the public presentations, the change was required by DPW. David Ross, audience and reporter, asks about how much public investment will be lost as a result of the removal of the community financed median? Smith responds that the costs of the median include \$50K a year for irrigating all median plantings plus construction costs. Quinley says the planted median will be a serious issue when North Village is being built. Vick says VCCPG should go on record to oppose such removals. Glavinic is concerned about the traffic capacity in the area of North Village. He says we need to be in the County's face with regard to the preservation of the median. Smith says the VCCPG seems to want a letter outlining our concern for the loss of median and the need to carefully review any future changes to the median. He notes that the median is a County asset and should be replaced in an appropriate place. Rudolf advises against making removal a deal breaker, since North Village would not be possible without some loss. Vick suggests it must be replaced somewhere along VC Road. Rudolf disagrees and says there may be other sites for replacement. Rudolf reminds members of the degree of difficulty of processing projects and the need to work hard on it. He acknowledges that VCCPG helps developers in most instances, and yet, after such support Hilbig rejected any suggestion of an alternative to removal of the median to benefit his project.

Motion: Move to have the Chair write a letter to the County regarding the planted median on Valley Center Road and the community's desire to retain and expand it.

Maker/Second: Smith/Norwood

Carries/Fails: 12-0-0 [Y-N-A] **Voice**

E3

Update on Valley Center Road speed reporting signage changes--a bigger display and relocation of signs. (Jackson)

Discussion: Jackson presents the topic, saying sometimes VCCPG's letters work. He notes that DPW will replace the radar-based, lighted speed indication signs with larger, more visible versions of such signs and relocate the one south of Lilac Road on southbound VC Rd to near Sunday Drive and southbound VC Road. Smith explains DPW's logic for the replacement of the signs.

Motion: None

E4

Update on Lilac Hills Ranch DEIR response to the submission by Valley Center Community Planning Group and other organizations, (Hutchison)

Discussion: Hutchison explains that the comments from August 2013 were resubmitted to the County to ensure that the issues not previously addressed would receive responses [because no public comments received responses before the DEIR was redistributed to the public for further comment]. In addition, new and revised comments totaling over 250 pages were submitted on behalf of the VCCPG by the deadline. He also noted that the level of public response seemed to be comparable to the level achieved in 2013 if not larger. He pointed out that several law firms had commented, that the level of individual comments was consistent with the effort the previous year, and that more than one environmental group commented as well. Asked when the responses to the comments could be expected, Hutchison responded that it was too difficult to predict based on the opinions of the County staff, but it could take between two and 6 months. He also noted that the revised DEIR could be re-circulated once more if deemed necessary by the County staff.

E5

Discussion and possible vote on recent updates proposed for "County of San Diego Traffic Guidelines".
(Jackson)

Discussion: Postponed due to lack of opportunity to review by the Mobility SC.

E6

Vote to approve Lilac Hills Ranch subcommittee copying expenses for distribution of copies of their comments on Lilac Hills Ranch DEIR and associated analysis. (Hutchison)

<p>Discussion: Hutchison incurred photocopying expenses related to the Lilac Hills Ranch SC review of comments for that project as well as the review by the VCCPG. Receipts have been turned over to Smith.</p>	
<p>Motion: Move to approve the photocopying expenses.</p>	
<p>Maker/Second: Smith/Quinley</p>	<p>Carries/Fails 10-0-2 [Y-N-A]: Jackson/Britsch recused due the proximity of their properties to the project</p>
<p>E7</p>	<p>1) PDS2014-MUP-14-029 Major Use Permit; Valley Center Cemetery District; 28953 Miller Road Valley Center at Little Creek Lane; Contact person is Gary Wynn at 760-740-8722 or gary@wynnengineering.com. Valley Center Cemetery District (VCCD) proposes to expand an existing cemetery located on Miller Road. On June 25, 2013 the property owner to the north granted an additional one acre net area to provide for this expansion. The expansion area will be utilized as additional interment area along with a proposed 800 SF office build and septic system upgrade. The property has a General Plan Designation 17 and is zoned RR.5m two acre minimum lot size. This is an existing non-conforming use. (Laventure)</p>
<p>Discussion: Gary Wynn presents in the absence of Laventure. Wynn speaks to the project saying he has not heard from the County, so, he is not sure why he is presenting tonight except to introduce the project to the VCCPG. He points out that the district is running out of burial plots and needs to expand. He did meet with the County 3-years ago. The district does have condemnation authority, but it decided to negotiate a deal with Herb Schaefer, a principal developer of the North Village whose land adjoins the cemetery parcels. The district acquired 1-acre from Schaefer.</p> <p>The cemetery was founded in 1850. And probably because of that early start, Wynn discovered the County had no right-of-way for Miller Road in front of the cemetery. He says they are altering the entrance to the cemetery. He notes that some graves are along road and will not be disturbed. He explains the existing conditions within the cemetery. He notes that the new exit will provide better site distances along Miller Road. A new building is proposed that will have 800 square feet of space and will be on a septic system.</p> <p>He observes that this is not a complicated project. It's a simple expansion. He asks for questions. Quinley asks if burials are still occurring? Wynn says, yes, the rate is varied and there are not as many cremations as expected. Rudolf asks what is immediately adjacent to cemetery in North Village. Residences, says Wynn, but what type he is not yet certain. Rudolf asks if south of the new exit road will be gravesites. Wynn says, yes. Glavinic asks if parking will increase, and he suggests more parking in other areas to accommodate services. Wynn replies, yes, some new parking spaces along the internal road. Rudolf asks about County ownership of Miller Road. Wynn says the cemetery will dedicate asphalt in front of cemetery. He says the major widening of Miller Rd. will likely occur when Westin develops their portion of North Village. He says likely, an Irrevocable offer to Dedicate [IOD] will eventually be required. He notes that the district is still working on approval and will return in about a year. Smith asks about niches and how full they are. Wynn says there is still room.</p>	
<p>E8</p>	<p>PDS2013-MUP-81-098W1; Valley Center Church Modification, 14919 Fruitvale Road; owner is Southeastern CA. Conference of Seventh-day Adventist at 951-509-2200; Applicant and contact person is Doug Munson @ 760-390-7727 or drmunson@cox.net. The proposed project consists of the addition of a 40 x 90 Fellowship Hall, the addition of a steeple, the addition of a monument sign, the remodel of the existing fellowship Hall into classrooms, the removal of the existing kitchen in favor of a hallway and the removal of a portion of existing leach lines and replacement in a new location. (Bob Franck)</p>
<p>Discussion: Franck presents the Modification to Major Use Permit [MUP]. Franck cites an open house last Sunday with 45 neighbors invited to review the remodeling plans. The turn-out was not that great. Doug Munson, applicant representative, says the project has tiers. He explains the enlargement of the fellowship hall with a kitchen and restrooms with showers. He explains the remodeling of the sanctuary. The occupancy load for the buildings will not change. He notes that a leach field is in way of construction and it will be relocated with no increase in size. Remodeling will add a steeple to the church. The standard height limit is 35-feet, but he is asking for 50'. Research suggested the increased size would be in better proportion to the building. He describes a monument sign that will have 'down lighting' to minimize light pollution. Glavinic asks about the construction material for the steeple. Munson says it will be fiberglass. The design of the steeple tapered</p>	

portion is not finalized. Rudolf asks if the project has gone to the DRB? Munson says it is not required, however, he will go to the DRB. Rudolf asks about a steeple for another church that was exceptional in height and approved. Not known to those present. Franck says the property is 5-feet lower than the grade of the road. He notes that the property is surrounded by tall trees that will match the vertical reach of the steeple.

Munson says there is an oak in the road right-of-way that he is requesting to remove. He is asking for a site distance on approach and has talked to the neighbor to get agreement. The remodeling plan calls for three new air conditioner units. They will require a 6-foot masonry wall connecting buildings to mask the AC units. Hutchison asks about mitigation for loss of the oak. Munson will do what the County requires. He wants to work with his neighbor. Smith asks about the restriping of Fruitvale to the east of the church. Glavinic adds that the road is widened in front of church and that exacerbates the speed issue and site distance issue. Munson describes the mailed meeting [open house] notice and the effort to make sure neighbors are aware of the project. Smith asks about conditioning of oak tree mitigation, saying we usually condition mitigation to occur in VC.

Motion: Move to approve the plan with the condition that applicant presents project to the Design Review Board subject to completion of a scoping letter, that VCCPG have a final review if changes are made to the project subsequently, and that oak removal mitigation occur in VC.

Maker/Second: Franck/Rudolf	Carries/Fails 12-0-0 [Y-N-A]
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F	Group Business
F1	Report on the Community Plan Update progress. [Rudolf]

Discussion: Rudolf reports that the BOS has funded the update of the Valley Center Community Plan that was to have been done concurrently with the General Plan Update [which was approved by the BOS in August 2011]. The community plan update now has the highest priority. VCCPG should be expecting contacts from the County and/or its consultants.

Motion: None

F2	Tribal Liaison Update. [Glavinic]
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Discussion: Smith asks if there is an update from the Tribal Liaison SC. Glavinic says the only issue is the intersection of VC Road and Highway 76. Smith relates a story from Pala Pauma Chair regarding roundabouts. The issue is still pending.

F4	Next regular meeting scheduled for September 8, 2014	
G	Motion to Adjourn:	9.21 pm
	Maker/Second: Quinley/Smith	Carries/Fails: 12-0-0 [Y-N-A]

Subcommittees of the Valley Center Community Planning Group

- | | |
|----|--|
| a) | Mobility – Mark Jackson |
| b) | Community Plan Update – Richard Rudolf, Chair |
| c) | Nominations – Hans Britsch, Chair |
| d) | Northern Village – Ann Quinley, Chair |
| e) | Parks & Recreation –LaVonne Norwood Johnson, Chair |
| f) | Southern Village – Jon Vick, Chair |
| g) | Tribal Liaison – Larry Glavinic, Chair |
| h) | Website – Oliver Smith, Chair |
| i) | Lilac Hills Ranch – Steve Hutchison, Chair |
| j) | Solar – Oliver Smith, Chair |

Correspondence Received for the Meeting: none

Attachment F – Ownership Disclosure



County of San Diego
Department of Planning and Land Use: Zoning
DISCRETIONARY PROJECT APPLICATION

KIVA #: PDS 2013-MUP-81-098W1 KIVA PROJECT #:

Case Numbers	DPLU	land development DPW	DEH	DPR	OTHER
<u>MUP 81-098W1</u>	<u>5970</u> F/D	<u>3905</u> F/D	<u>644</u> F/D	<u>271</u> F/D	_____ F/D
_____	_____ F/D	_____ F/D	_____ F/D	_____ F/D	_____ F/D
_____	_____ F/D	_____ F/D	_____ F/D	_____ F/D	_____ F/D
_____	_____ F/D	_____ F/D	_____ F/D	_____ F/D	_____ F/D
ENV# _____	_____ F/D	_____ F/D	_____ F/D	_____ F/D	_____ F/D
F/D = Fee/Deposit	<u>5970</u> + DPLU (F/D)	<u>3905</u> + DPW (F/D)	<u>644</u> + DEH (F/D)	<u>271</u> = DPR/OTHER (F/D)	<u>10,790</u> TOTAL (F/D)

The submitted Initial Deposit is estimated to cover **only** the initial project review (Scoping). Additional monies will be required. A project-specific cost estimate will be provided at the conclusion of Scoping, along with a letter detailing any project issues, revisions, and studies as deemed necessary for compliance with State and County codes and ordinances.

Have you had a pre-application conference? YES NO If yes, Planner's Name _____
 Is this project the subject of a code violation? YES NO If yes, provide a copy of the Violation Notice.

The Financially Responsible Party is responsible for all costs related to this application. See form DPLU-126 and choose one.
 The Financially Responsible Party is the: Owner Applicant Engineer

Assessor's Parcel No (APN) 188-271-15

Owner's Name Southeastern CA. Conference of Seventh-day Adventist Owner's Phone (951) 509-2200

Owner's Address 11330 Pierce Street Riverside, CA 92505
Number Street City State Zip

Owner's E-mail info@seccsda.org Owner's Fax _____

Applicant's Name Doug Munson Applicant's Phone 760-390-7727

(if different from owner)
 Applicant's Address P.O. Box 55 Poway CA 92074
Number Street City State Zip

Applicant's E-mail drmunson@cox.net Applicant's Fax 760-454-1807

Engineer's Name WT Design Consulting Engineer's Phone 619-846-8302

Engineer's Address 9419 Fairgrove Lane San Diego CA 92129
Number Street City State Zip

Engineer's E-mail _____ Engineer's Fax _____

Project Contact Person Doug Munson Phone 760-390-7727

Address P.O. Box 55 Poway CA 92074
Number Street City State Zip

Project Name Valley Center Church

Project Address & Nearest Cross Street 14919 Fruitvale Road, Valley Center, CA 92082

I declare under penalty of perjury under the laws of the State of California that the statements made as part of this application are true and correct. I hereby agree to provide the indemnification as required by Chapter 2 of Division 6 of Title 8 of the San Diego County Code.

NOTE: If Agent signs below, attach Letter of Authorization.

Signature of Owner or Authorized Agent
Doug Munson
 Print Signator's Name

_____ Date

SDC PDS RCVD 06-19-13
MUP81-098W1





County of San Diego, Planning & Development Services
**APPLICANT'S DISCLOSURE OF
OWNERSHIP INTERESTS ON
APPLICATION FOR ZONING PERMITS/
APPROVALS**
ZONING DIVISION

Record ID(s) PDS 2013-MUP81-098W1

Assessor's Parcel Number(s) 188-271-15

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any ownership interest in the property involved.

SOUTHEASTERN CALIFORNIA CONFERENCE OF 7TH DAY ADVENTISTS

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Signature of Applicant
DOUG MUNSON
Print Name
2.6.2013
Date

**SDC PDS RCVD 06-19-13
MUP81-098W1**