



The County of San Diego

Planning Commission Hearing Report

Date:	October 14, 2016	Case/File No.:	North Coast Church PDS2015-MUP-15-026
Place:	County Conference Center, 5520 Overland Avenue, San Diego, CA 92123	Project:	MUP for a church conversion of an existing building.
Time:	9:00 a.m.	Location:	1375 South Mission Road
Agenda Item:	#7	General Plan:	Limited Impact Industrial
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	M52 (Limited Industrial)
Applicant/Owner:	North Coast Church	Community:	Fallbrook Community Plan Area
Environmental:	CEQA § 15301 Exemption	APN:	104-200-54

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to evaluate a proposed Major Use Permit (MUP) for a church in the M52 (Limited Impact Industrial) zone, determine if the required MUP and 'B' Site Plan findings can be made, and if so take the following actions:

- a. Adopt the Environmental Findings included in Attachment D, which includes a Notice of Exemption (NOE) pursuant to California Environmental Quality Act (CEQA) guidelines Section 15301.
- b. Grant the MUP PDS2015-MUP-15-026, which includes the requirements and conditions set forth in the MUP Form of Decision in Attachment B.

2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the Fallbrook Community Plan and Design Review Guidelines?
- 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 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 findings, Site Plan findings for the 'B' Special Area Designator, conditions of approval and the environmental findings prepared in accordance with the CEQA.

The North Coast Church is proposing to utilize an existing vacant commercial building and convert the use to religious assembly which includes church services and classrooms, landscaping and signage in conformance with the General Plan, Zoning Ordinance and Fallbrook Community Design Guidelines. Ancillary use of the facility for religious and non-religious purposes would include social and/or educational events.

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, with the conditions noted in the attached Form of Decision (Attachment B).

C. BACKGROUND

County records show the existing building was constructed in 1960. The original use was a bowling alley and more recently by a manufacturing facility. No discretionary permits are on file because the previous uses were allowed without a MUP and the uses were established prior to the 'B' Special Area Designator being applied to the property which would have required a Site Plan and Community Design Review.

D. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a MUP for the remodeling of a vacant 25,525-square foot commercial building to accommodate church services and classrooms for a maximum of 332 people. The project would provide parking for 83 vehicles, eight bicycles, new landscaping to augment existing landscaping, and signage. The existing parking lot would be restriped to accommodate 83 vehicles pursuant to the parking regulations in Zoning Ordinance Section 6764. The exterior remodel would consist of faux wood siding with stone treatments and incorporate a commercial grayscale color scheme.

The applicant is proposing two church services on Sunday mornings and mid-week evening classes for up to 70 people. A pastoral staff of up to seven would be present during normal business hours of 8:00am to 5:00pm, seven days a week. Mid-week classes would be conducted during the hours of 7:00pm and 9:30pm.

The site is located at 1375 South Mission Road in the Fallbrook Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village, Land Use Designation Limited Impact Industrial. Zoning for the site is M52 (Limited Industrial). Access would be provided by an unnamed public road connecting to South Mission

Road. The project is served by sewer and imported water from the Fallbrook Public Utilities District. No extension of sewer or water utilities would be required by the project.

2. Subject Property and Surrounding Land Uses

The MUP project site covers approximately 2.3 acres and is located at the terminus of an unnamed public road on the west side of South Mission Road, in the Fallbrook Community Planning Area (See Figure 1).

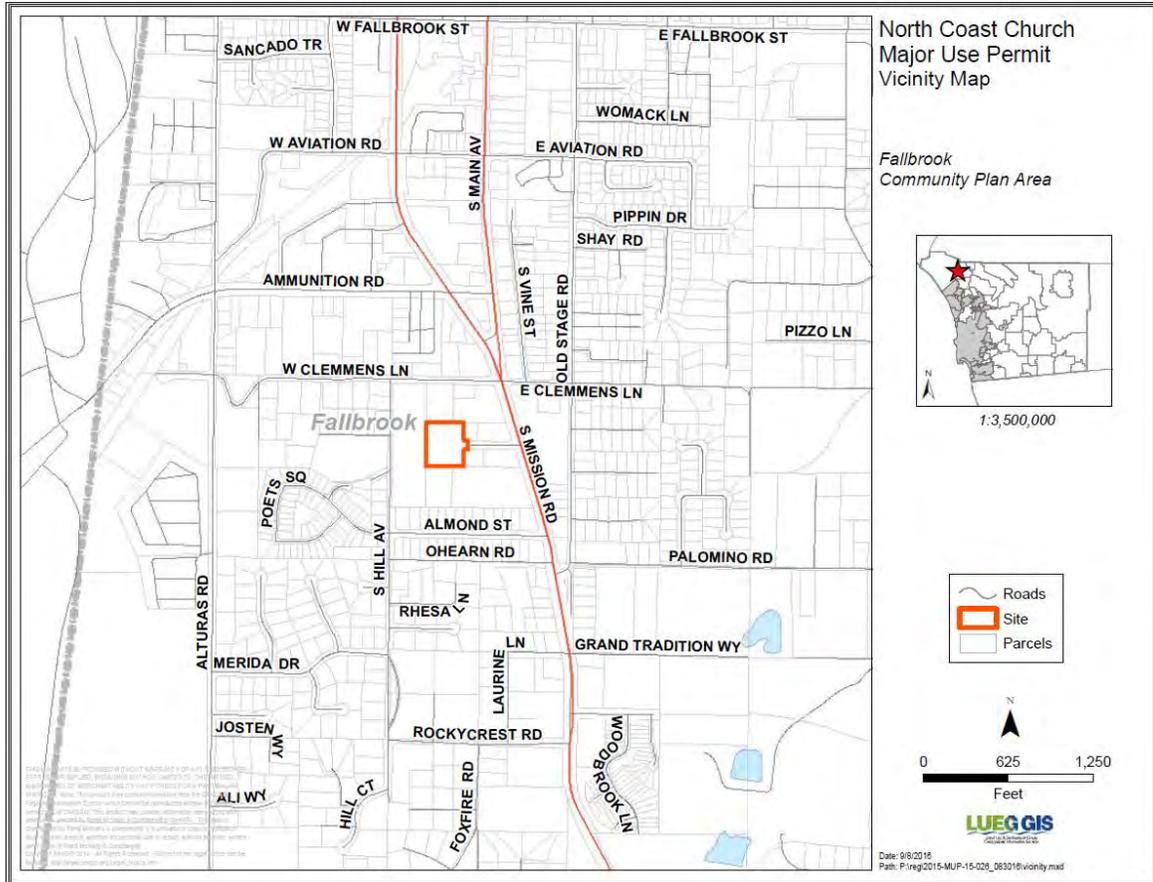


Figure 1 - Vicinity Map

Topography within the MUP footprint is generally flat, with an approximately five percent slope from South Mission Road to the project entry.

Surrounding land uses primarily consist of commercial and residential uses. Commercial shopping centers and other commercial uses are present on lands to the north and east, with residential uses located to the west and south of the project site (See Figure 2). The proposed project is consistent with the surrounding land uses and zoning regulations as shown in the brief overview provided in Table D-1.



Figure 2 - Aerial Photo



Figure 3 – Existing vacant commercial building and mature landscaping.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	General Commercial	C36	West Clemmens Lane	Commercial
East	General Commercial	C36	South Mission Road	Commercial
South	General Commercial	C36	Almond Street	Commercial Residential Uses
West	Village Residential (VR-15)	RU	South Hill Avenue	Single-family Residential Uses

E. ANALYSIS AND DISCUSSION

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

The project is an allowed use in the M52 (Limited Industrial) zone upon the approval of MUP with findings for community design review. Pursuant to Zoning Ordinance Section 5757b, a Site Plan Permit may be waived if all findings, purposes and requirements of the Site Plan Permit will be fulfilled by a concurrent discretionary permit, with review by the Community Design Review Board (Planning Documentation, Plot Plan, Preliminary Grading Plan and Preliminary Landscape Plan are provided in Attachment A).

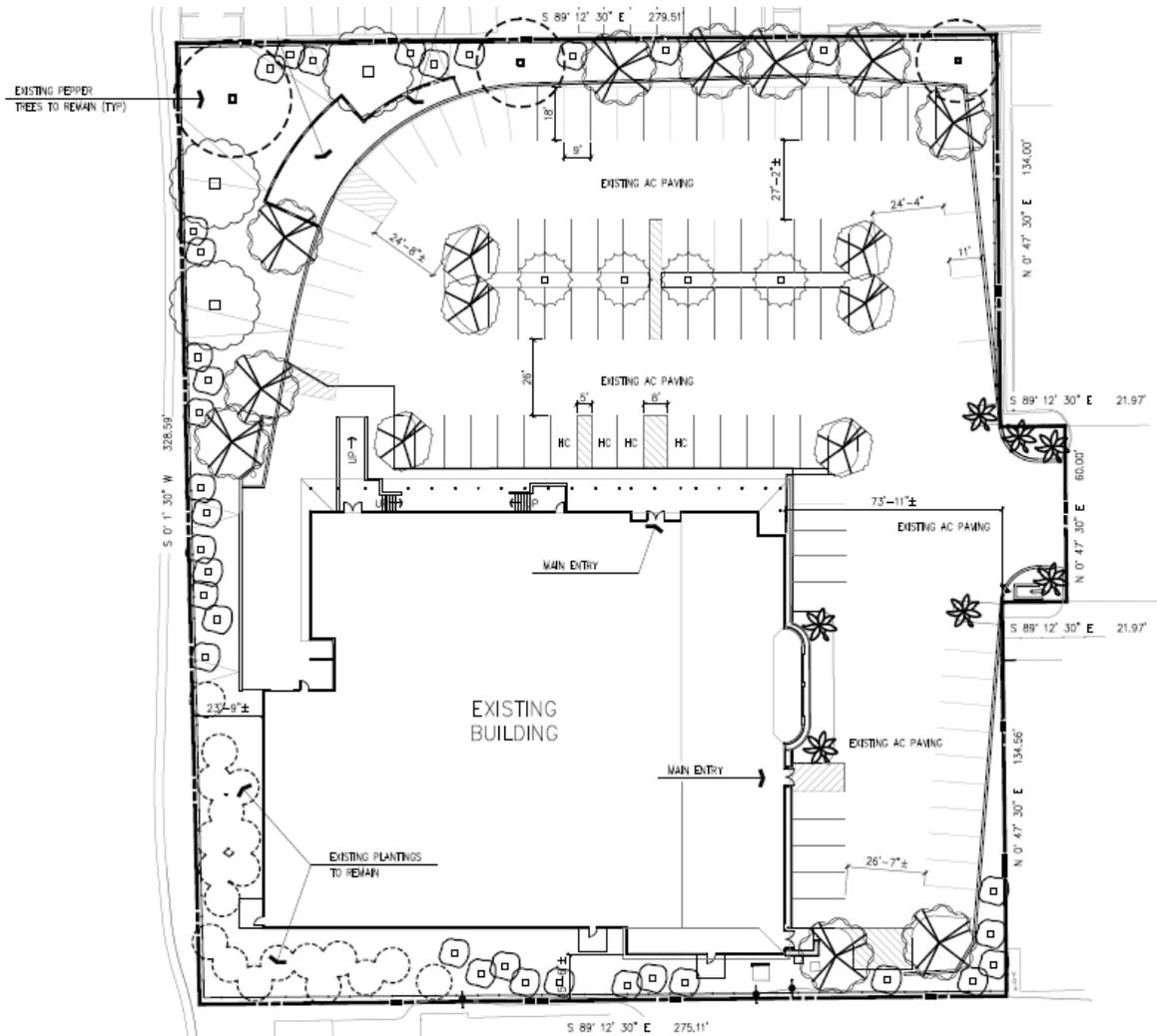


Figure 4 – Plot Plan with existing and proposed landscaping

1. Project Analysis

Community Character

The proposed remodel of the existing vacant commercial structure into a fellowship hall and classrooms was evaluated for compatibility with the surrounding land uses and structures, in terms of traffic, parking adequacy and circulation, and landscaping. Additionally, the limited ancillary use of the facility for both religious and non-religious purposes on weekday evenings was considered for compatibility with the surrounding area and land uses. The surrounding area is characterized by general commercial centers, residential apartments, and commercial transient habitation (hotel) uses.

The existing building is similar in lot coverage to the adjacent commercial buildings and multi-family buildings. The project has incorporated design features to address bulk, scale, and community character compatibility. The proposed exterior remodel design includes the use of articulation of surface facades, faux wood siding and stone materials with utilization of colors and textures that are compatible with the commercial character of Fallbrook.

Visual

The visual impact upon the surrounding area would be minimal due to existing and proposed mature landscaping and topography which would largely shield the proposed church from neighboring views. The proposed exterior remodel would be in character with the Fallbrook commercial design goals and policies in the use of surface articulation, siding, and color scheme (see Figure 5). In addition, the overall bulk and scale of the existing 25,500-square foot building would be similar in size and scale to the commercial and residential buildings in the surrounding area. The surrounding commercial structures are between 6,500-square feet and 48,000-square feet. The site coverage of the existing building is roughly 25 percent and would be similar to site coverage present on surrounding parcels which range from approximately 20 to 44 percent. No new square footage is proposed to the existing building.



Figure 5 - Artistic renderings of the exterior remodel

Noise

Primary noise sources that impact the site would be from vehicular traffic traveling on South Mission Road. Based on San Diego Association of Governments (SANDAG) forecasts, this road segment would have 22,100 Average Daily Trips (ADT). Due to existing intervening structures, noise attenuation by distance, and referenced traffic tables within the County Noise Guidelines, the traffic noise from South Mission Road would generate noise levels below the 60 dBA CNEL threshold at the property line. Therefore, the project would demonstrate conformance with the County Noise Element of the County General Plan and no mitigation for noise impacts are required.

2. **General Plan Consistency**

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

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>LU-6.6 - Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.</p>	<p>The site has been previously fully developed. No sensitive plant species or significant natural features were detected on site. The existing landscaping would be retained as well as new landscaping added to conform to Ordinance and Fallbrook Community guidelines.</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>No sensitive plant species were detected on site. The project site as a whole is not considered sensitive, nor are there any particularly sensitive resources present. Avoidance is therefore not necessary and project-related impacts are not considered significant once mitigation measures pursuant to CEQA, conditioned by the County and are implemented by the applicant.</p>
<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 to minimize impacts to the surrounding area. The location of the existing building as well as existing mature landscaping and proposed landscaping would shield the new use from view. In addition, the proposed capacity of the church and the limited ancillary use of the facility would not create adverse impacts as result of the project. Therefore, the project would be compatible with the unique commercial character of the Fallbrook community.</p>

General Plan Policy	Explanation of Project Conformance
<p>LU-13.1 Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.</p>	<p>The project currently obtains services from the Fallbrook Public Utility District that has provided a signed service availability form. The project is consistent with the Water Conservation in Landscaping Ordinance, which requires water efficient landscape plan designs that focus upon the use of native, drought tolerant landscaping to conserve overall water demand for the life of the project.</p>
<p>LU-13.2 Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.</p>	<p>The project currently obtains services from the Fallbrook Public Utility District that has provided a signed Service Availability form.</p>
<p>LU-14.2 Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.</p>	<p>The project currently obtains services from the Fallbrook Public Utility District that has provided a signed Service Availability form.</p>
<p>LU-18.1 Compatibility of Civic Uses with Community Character. Locate and design civic uses and services to assure compatibility with the character of the community and adjoining uses, which pose limited adverse effects. Such uses may include libraries, meeting centers, and small swap meets, farmers markets, or other community gatherings.</p>	<p>The project would be scaled, and designed to be compatible with the commercial character of the Fallbrook community and the surrounding commercial uses. Project features include new drought tolerant landscaping to augment the existing, materials, colors and textures that include wood, stone and gray scale colors that are designed to be consistent with the commercial character of Fallbrook.</p>

General Plan Policy	Explanation of Project Conformance
<p>M-10.7 Parking Area Design for Stormwater Runoff Bicycle, Pedestrian, and Trail Facilities. Require that parking areas be designed to reduce pollutant discharge and stormwater runoff through site design techniques such as permeable paving, landscaped infiltration areas, and unpaved but reinforced overflow parking areas that increase infiltration. Require parking areas located within or adjacent to preserve areas to also include native landscaping and shielded lighting.</p>	<p>The project impervious parking area would be required to implement site design measures and/or source control Best Management Practices (BMPs) and/or treatment control BMPs to reduce potential pollutants, to the maximum extent practicable, from storm water runoff. These measures would include landscaping infiltration areas and bioswales to enable the project to meet wastewater discharge requirements. The project would have a minimum of outdoor lighting for safety purposes that would conform to dark skies requirements.</p>
<p>COS-4.1 Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.</p>	<p>The proposed project would comply with the County Water in Conservation in Landscaping Ordinance. The proposed church remodel would be in compliance with Title 24 standards.</p>
<p>COS-4.2 Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant / low water use plants in landscaping.</p>	<p>The project would be consistent with the Water Conservation in Landscaping Ordinance, which requires water efficient landscape plan designs that focus upon the use of native, drought tolerant landscaping to conserve overall water demand for the life of the project.</p>
<p>COS-13.1 Restrict Light and Glare. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.</p>	<p>The proposed project would use minimal outdoor lighting. The proposed lighting would not adversely affect nighttime views or astronomical observations, because the project would conform to Title 24, County Zoning Ordinance, and Light Pollution Code which includes shielding requirements and hours of operation limitations for outdoor lighting.</p>
<p>COS-15.4 – Title 24 Energy Standards. Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards.</p>	<p>Remodeling of the proposed structure would be in compliance with Title 24 energy standards.</p>

General Plan Policy	Explanation of Project Conformance
<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 remodeled building to reduce the risk of structure and human loss due to fire.</p>
<p>S-6.4 – Fire Protection Services for Development. Require that new development demonstrate that fire services can be provided that meet the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).</p>	<p>A Project Facility form completed by the North County Fire Protection District has been received indicating that the expected emergency travel time to the site is three minutes which is less than the required maximum of 5 minutes.</p>

3. Community Plan Consistency

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

Table E-2: Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
<p>Policy LU 2.2.1 Require new business sites to provide sufficient off-street parking and landscaping to soften structure and parking area impacts.</p>	<p>The project would require, and have demonstrated, parking for 83 vehicles and eight bicycles pursuant to the requirements of Zoning Ordinance Section 6764.</p>
<p>Policy LU 2.2.3 Prohibit commercial development from adversely impacting, either functionally or visually, adjacent non-commercial land uses.</p>	<p>The proposed remodel of an existing building would not increase the existing building square footage. Existing visual elements which include mature landscaping and topography, as well as proposed landscaping, would help to screen the proposed use. Therefore, the proposed use is in compliance with this policy.</p>
<p>Policy LU 2.2.4 Encourage “Village Style” architecture, utilizing building materials such as wood, rock, brick, stone or similar materials which are in harmony with the natural environment. These requirements aim to maintain and promote the intimate personal scale of the Village, its character, and warmth.</p>	<p>The use of faux wood siding and rock materials, commercial color scheme, and the appropriate use of landscaping, would ensure conformance to this policy. The Fallbrook Community Planning Group and Fallbrook Design Review have reviewed and recommended approval of the project.</p>

Community Plan Policy	Explanation of Project Conformance
Policy LU 2.4.2 Provide adequate off-street parking in new development. Special attention must be paid when planning parking for large projects - defined as 25+ dwelling units and/or 10,000 SF of commercial, industrial or office professional to ensure adequate parking in locations where it is needed.	The project would provide parking for 83 vehicles and eight bicycles in conformance with the requirements of Zoning Ordinance Section 6764.
Policy LU 2.4.1 Promote renovation of buildings in the commercial area that are substandard or in poor repair.	The project would remodel an existing 25,525-square foot commercial building that is currently vacant.

4. Zoning Ordinance Consistency

The proposed project complies with all applicable zoning requirements of the M52 zone 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 E-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	M52	Yes, upon approval of a MUP.
Animal Regulation:	S	N/A
Density:	-	N/A
Lot Size:	6000	Yes
Building Type:	W	Yes
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	E	Yes
Open Space:	-	N/A
Special Area Regulations:	B, C-	Yes

Development Standard	Proposed/Provided	Complies?
Section 2525.a. of the Zoning Ordinance, Civic, Fraternal or Religious Assembly upon issuance of a MUP.	The project is a church which is classified in the Zoning Ordinance as Civic, Fraternal or Religious Assembly. No expansion of the existing building is proposed.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP.

Development Standard	Proposed/Provided	Complies?
Section 5750 of the Zoning Ordinance requires Community Design Review.	The proposed project has been reviewed and approved by the Fallbrook Community Planning Group. A complete analysis of the MUP Findings can be found in the MUP Form of Decision (Attachment B).	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon granting of a MUP.
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.	The project has been found to be compatible with the harmony of the surrounding area and structures due to proximity to buildings with similar features, materials and colors and landscaping. 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 Form of Decision (Attachment B).	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP.
Section 6252.x allows for on premise signs as determined by conditions of approval of a major use permit.	The project includes two 3' X 8', non-illuminated wall identification signs on the east façade. The project has been conditioned to comply with the approved plot plans for the project indicating the placement and size of the wall signs. A complete analysis of the MUP Findings can be found in the MUP Form of Decision (Attachment B).	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP.

5. Applicable County Regulations

Table E-4: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
1 Resource Protection Ordinance (RPO)	Pursuant to Section 86.603a of the Resource Protection Ordinance (RPO), the RPO is not applicable to a Permit that is categorically exempt from the California Environmental Quality Act (CEQA). Staff has determined the project is exempt pursuant to Section 15301; therefore, the RPO is not applicable to the project.

County Regulation Policy	Explanation of Project Conformance
2 Fire Code	The project was reviewed by the Deputy County Fire Marshal and North County Fire Protection District. The project would be conditioned to meet the requirements of a NFPA 13 fire suppression system and a NFPA 72 alarm system. Conditioning would ensure the project remains in compliance with the San Diego County Consolidated Fire Code.
3 Noise Ordinance	The project was reviewed by the County Noise specialist and found to comply with the Noise Ordinance.
4 Light Pollution Code	The project would include outdoor lighting and would be conditioned to conform to the Zoning Ordinance, County Code and Title 24 standards.

6. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with the CEQA. A NOE was prepared and is on file with PDS. The project, as designed, would not cause any significant environmental effects which would require mitigation measures. There are no records of archaeological or paleontological resources; the project would not require any grading, would include the addition of new landscaping and the project complies with the County Noise Ordinance.

F. COMMUNITY PLANNING GROUP

On December 21, 2015 by a vote of 11-0-1 (11 Ayes, 0 noes, 1 abstained), the Fallbrook Community Planning Group and Fallbrook Design Review Board voted to recommend approval of the project without conditions.

The Fallbrook Community Planning Group minutes are found in Attachment E.

G. PUBLIC INPUT

The project was noticed to 37 contiguous neighbors upon submittal. No letters or emails in opposition to the project were received.

H. RECOMMENDATIONS

Staff recommends that the Planning Commission:

- a. Adopt the Environmental Findings included in Attachment D, which includes a NOE pursuant to CEQA Guidelines.
- b. Grant PDS2015-MUP-15-026, which includes the requirements and conditions set forth in the MUP Form of Decision in Attachment B.

Report Prepared By:

Don Kraft, Project Manager

858-505-6523

donald.kraft@sdcounty.ca.gov

Report Approved By:

Mark Wardlaw, Director

858-694-2962

Mark.Wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: _____



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2015-MUP-15-026

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

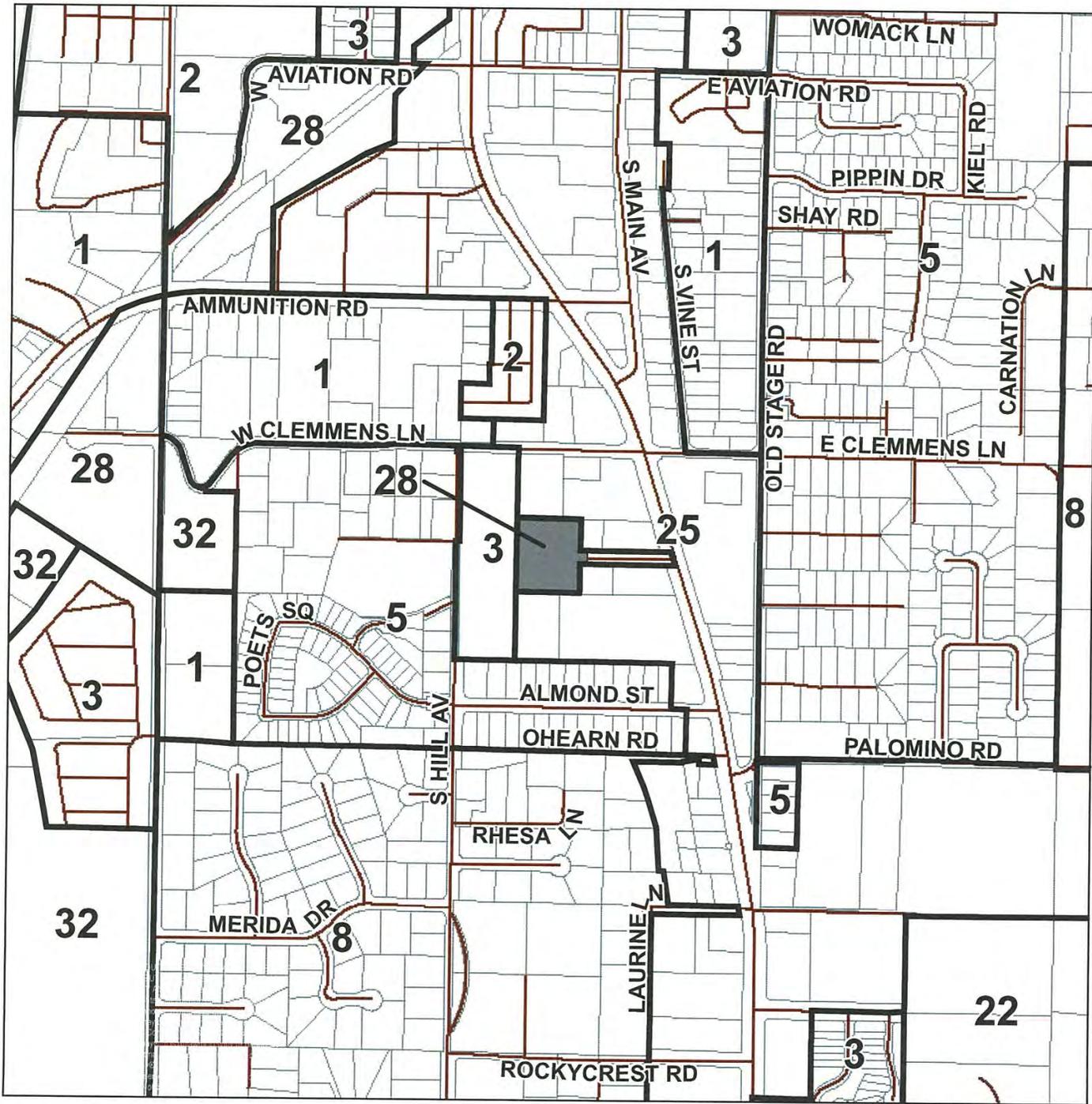
Attachment F – Ownership Disclosure

Attachment A – Planning Documentation

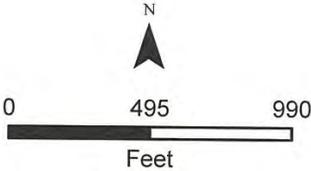
North Coast Church Major Use Permit General Plan Map

Fallbrook
Community Plan Area

- (1) Village Residential (VR-30)
- (2) Village Residential (VR-24)
- (3) Village Residential (VR-15)
- (5) Village Residential (VR-7.3)
- (8) Village Residential (VR-2)
- (22) Specific Plan Area
- (25) General Commercial
- (28) Limited Impact Industrial
- (32) Public/Semi-Public Facilities



	Roads
	Site
	Parcels
	Planning

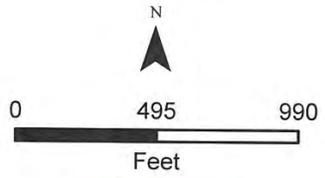


Date: 9/8/2016
Path: P:\reg\2015-MUP-15-026_083016\plan.mxd

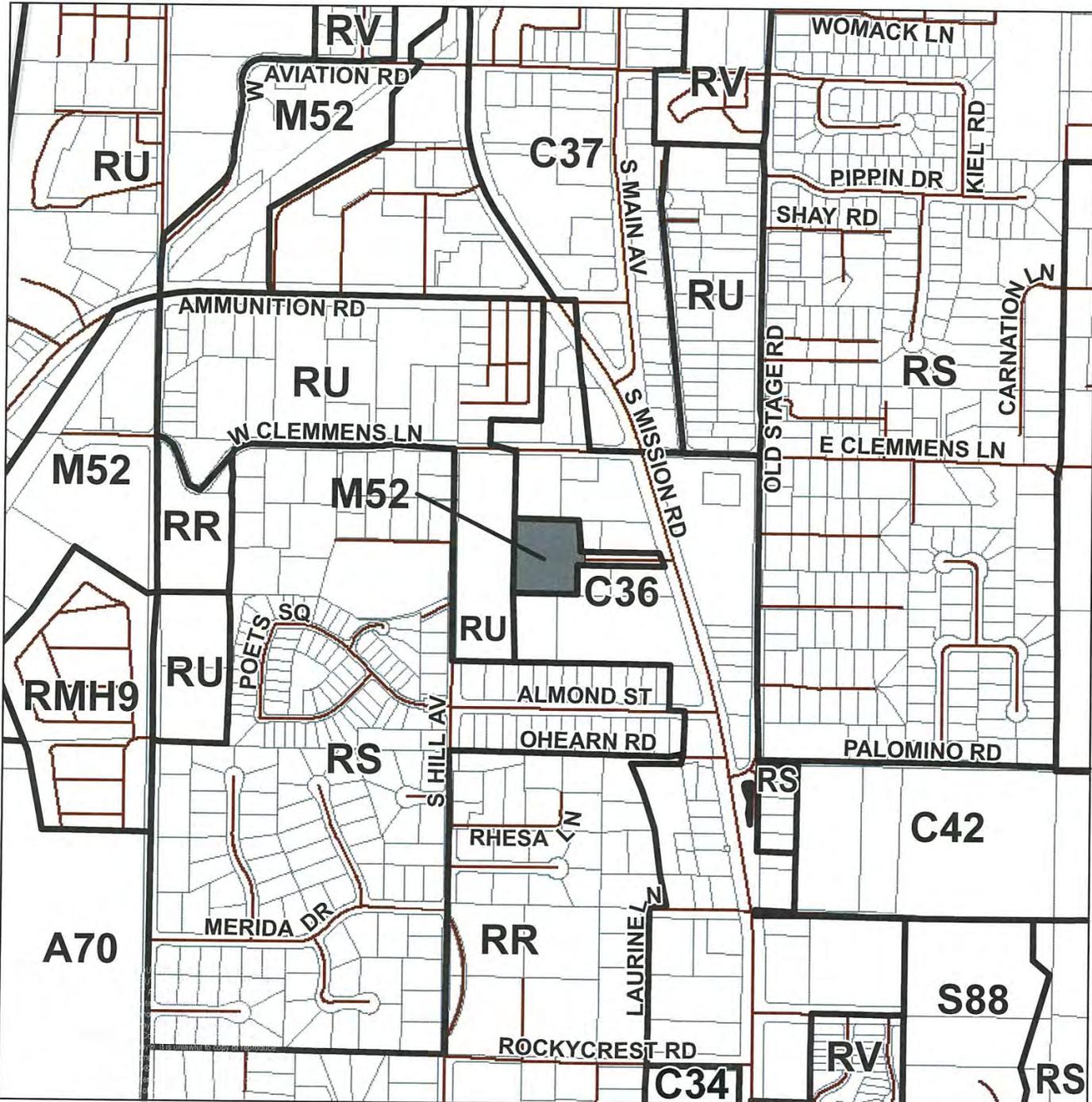
North Coast Church Major Use Permit Zoning Map

Fallbrook
Community Plan Area

- A70 - Limited Agricultural
- C34 - General Commercial/Residential
- C36 - General Commercial
- C37 - Heavy Commercial
- C42 - Visitor Serving Commercial
- M52 - Limited Impact Industrial
- RMH9 - Mobilehome Residential
- RR - Rural Residential
- RS - Single Family Residential
- RU - Urban Residential
- RV - Variable Family Residential
- S88 - Specific Planning Area



Date: 9/8/2016
Path: P:\reg\2015-MUP-15-026_083016\zoning.mxd

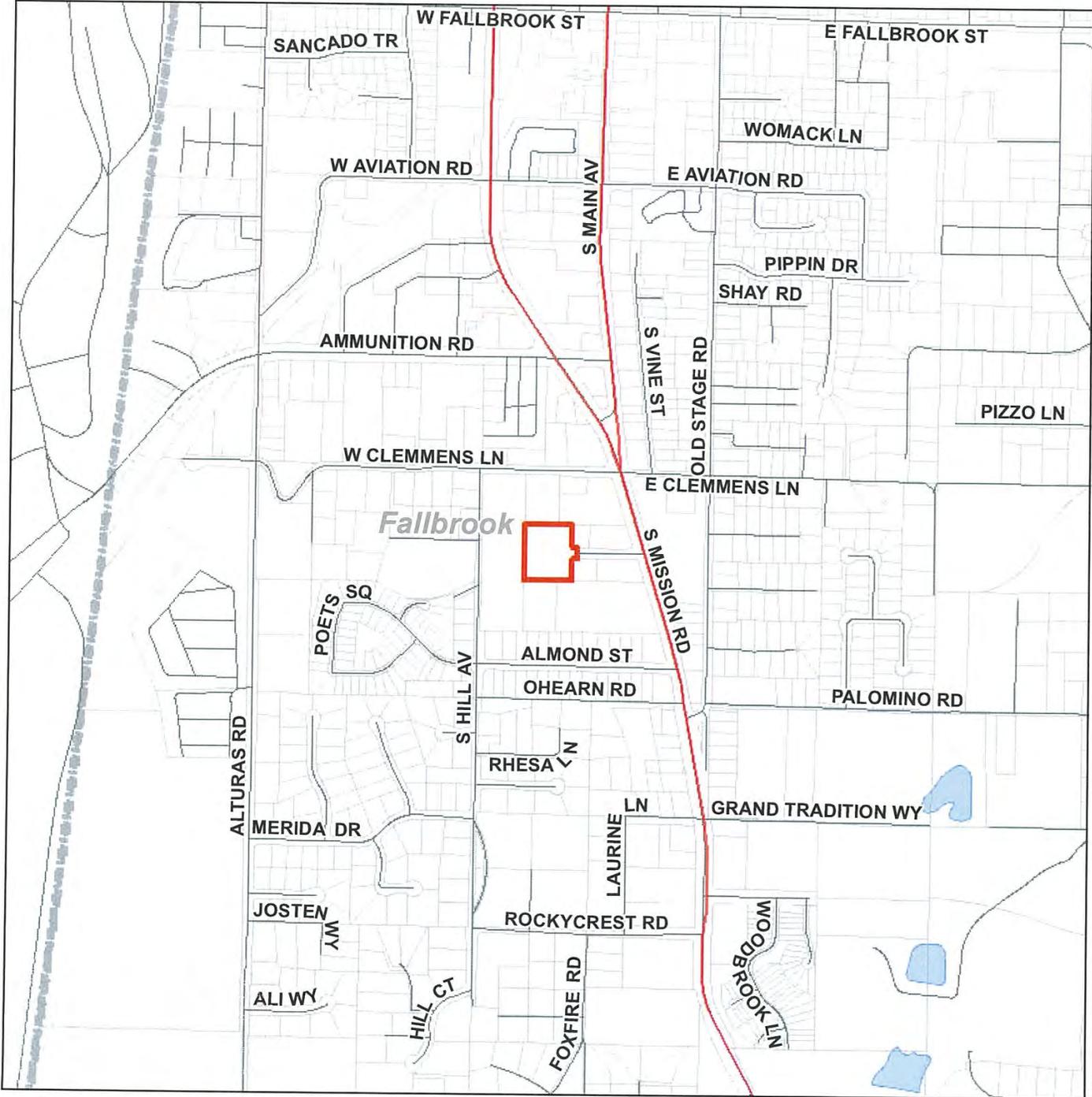


North Coast Church
Major Use Permit
Vicinity Map

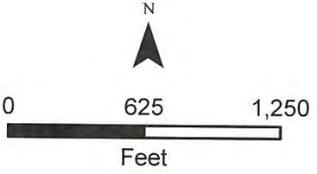
Fallbrook
Community Plan Area



1:3,500,000



- Roads
- Site
- Parcels



Date: 9/8/2016
Path: P:\reg\2015-MUP-15-026_083016\vicinity.mxd

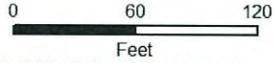
North Coast Church Major Use Permit

Fallbrook Community Plan Area

- Roads
- Site



LUEGGIS
LAND USE GIS



Date: 8/30/2016 Path: P:\reg\2015-MUP-15-026_083016\photo_lg.mxd



PUBLIC RD

Fallbrook

THE MAP DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER
EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED
WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR
PURPOSE. Note: This product may contain information from the SANDAG
Regional Information System (RIS) which is provided without the express
consent of SANDAG. This product may contain information reproduced and
distributed by Rand McNally & Company to SANDAG. This map is
not to be used by Rand McNally & Company. It is unlawful to copy or reproduce
all or part thereof, whether for personal use or resale, without the prior written
permission of Rand McNally & Company.
Copyright SANDAG 2014. All Rights Reserved. Full text of this legal notice
can be found at: <http://www.sandag.org/Legal/Disclaimer>

Source: Esri, DigitalGlobe, GeoEye, Earthstar/Earthstar, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, Swirebird, and the GIS User Community

North Coast Church Major Use Permit

Fallbrook Community Plan Area

- ~ Roads
- Site



Date: 8/30/2016 Path: P:\reg\2015-MUP-15-026_083016\photo_med.mxd



THE MAP DATA IS PROVIDED WITH NO WARRANTY OR LIABILITY. EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note that this map is for informational purposes only. It is not intended to be used as a legal document. The map data is derived from various sources, including aerial photography, and is subject to change without notice. The map data is provided as a service to the user and is not intended to be used as a legal document. The map data is provided as a service to the user and is not intended to be used as a legal document.

PROPOSED MAJOR USE PERMIT

NORTH COAST CHURCH
1375 SOUTH MISSION ROAD
FALLBROOK, CA 92028

PROJECT SUMMARY

OCCUPANCY TYPE: PROPOSED A-3 (CHURCH ASSEMBLY)
FIRE PROTECTION: TO BE FULLY SPINKLERED
STORIES: ONE STORY STRUCTURE
BUILDING GROSS SQUARE FOOTAGE: 25,525
PROJECT SITE ADDRESS: 1375 S. MISSION RD, FALLBROOK CA, 92028
APN: 104-200-54-00

DRAWING INDEX

KEY	ISSUE / DATE
<input checked="" type="checkbox"/> SHEETS INCLUDED IN SET (GRUPO PACIFIC)	
<input checked="" type="checkbox"/> SHEETS INCLUDED IN SET (ISSUED WITH CORRECTIONS/CHANGES)	
<input checked="" type="checkbox"/> SHEETS INCLUDED IN SET (ISSUED FROM CONSULTANT)	

ARCHITECTURAL		ISSUE / DATE
A0.1	PROJECT DATA	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
A1.0	ALTA/AESM LAND SURVEY	<input checked="" type="checkbox"/>
S1.0	PLOT PLAN	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
A2.0	PROPOSED FLOOR PLAN	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
A3.0	OCCUPANCY LOADS AND CALCULATIONS	<input checked="" type="checkbox"/>
A4.0	PROPOSED ELEVATIONS	<input checked="" type="checkbox"/>
A4.1	PROPOSED ELEVATIONS	<input checked="" type="checkbox"/>
S1	PRELIMINARY EROSION CONTROL PLAN	<input checked="" type="checkbox"/>
L.1	CONCEPTUAL LANDSCAPE PLAN	<input checked="" type="checkbox"/>

PROPOSED CHANGE OF USE:

1.0 PROPOSED MAJOR USE PERMIT FOR NORTH COAST CHURCH.
1.2 LOCATION: 1375 SOUTH MISSION ROAD
FALLBROOK, CALIFORNIA 92028

PROJECT DIRECTORY:

PROPERTY OWNER: ANTHONY LEO DUCHI, JR.
1375 SOUTH MISSION ROAD
FALLBROOK, CA 92028
ENGINEER OR SURVEY: PARTNER ENGINEERING AND SCIENCE INC.
PROJECT DESIGN GROUP: GRUPO PACIFIC
2333 STATE STREET
SUITE #200
CARLSBAD, CA 92008
PROPOSED TENANT: NORTH COAST CHURCH
1375 SOUTH MISSION ROAD
FALLBROOK, CA 92028

VICINITY MAP:



PARKING REQUIREMENT PER COUNTY OF SAN DIEGO
0.25 PARKING SPACE PER PERSON IN ASSEMBLY AREA
332 PERSON IN ASSEMBLY AREA
0.25 X 332 = 83 PARKING SPACE REQUIRED
8 BIKE SPACES REQUIRED

2333 STATE STREET
SUITE 200
CARLSBAD, CA
TEL: 760.730.3351
GRUPO.PACIFIC.COM

GRUPO
PACIFIC

PROPOSED MAJOR USE PERMIT
NCC FALLBROOK
1375 S. MISSION RD.
FALLBROOK, CA 92028
APN# 104-200-54-00

SHEET TITLE

PROJECT DATA

SUBMITTAL
10-22-15
DELTA1 03-29-16

PROJECT MANAGER
GELAREH GOLCHIN

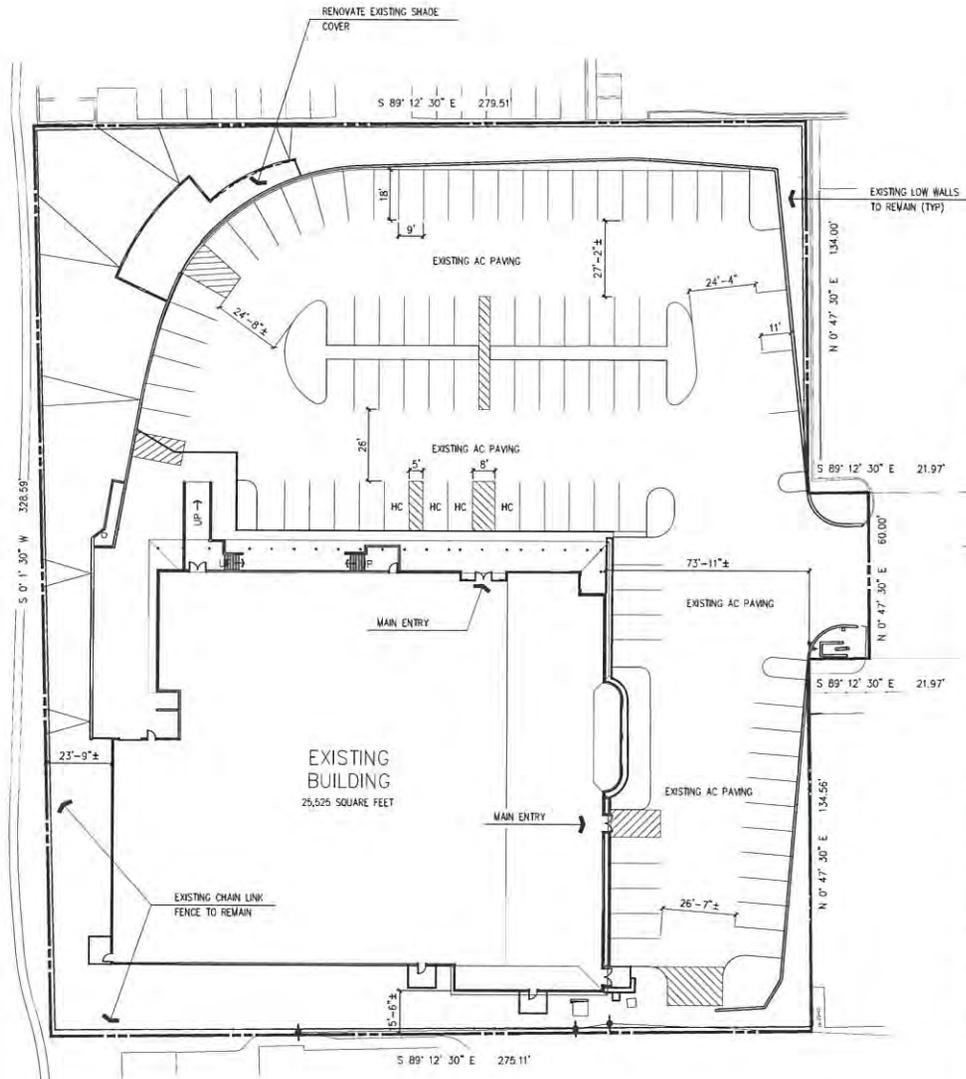
DRAWN BY
GELAREH GOLCHIN

SHEET NO.

A0.1

SDC PDS RCVD 05-24-16
MUP15-026

7-22



PROPERTY OWNER / APPLICANT

OWNER: ANTHONY DUCHI
40268 ODESSA DR. TEMECULA, CA 92591
APPLICANT: NORTH COAST CHURCH
2405 NORTH SANTA FE AVENUE VISTA, CA 92084

APN AND PARCEL AREA

APN: 104-200-54
GROSS AREA: 2.623 ACRES
NET AREA: 2.122 ACRES

EXISTING ZONING

EXISTING ZONING: M52 - LIMITED INDUSTRIAL
SETBACKS: FRONT YARD - 60' FROM CENTERLINE
INTERIOR SIDE YARD - 0' (5' IF ADJACENT TO RESIDENTIAL)
REAR YARD - 15'

PARKING

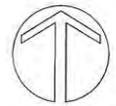
PARKING - ASSEMBLY AREA OCCUPANCY IS 332 PERSONS. REQUIRED PARKING = 83 SPACES.
PARKING SPACES PROVIDED = 92 SPACES. 4 SPACES ARE VAN ACCESSIBLE.

APPROXIMATELY 350' TO SOUTH MISSION ROAD FROM PL

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, DESCRIBED AS FOLLOWS:
ALL THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE ALONG THE NORTH LINE THEREOF, SOUTH 89° 12' 30" EAST, 277.66'; THENCE ON A LINE PARALLEL WITH THE WEST LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, SOUTH 0° 01' 30" WEST, 510.25' TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 0° 1' 30" WEST, 328.59' TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN DEED TO JOHN M. BAIN, ET AL., RECORDED APRIL 14, 1959 IN BOOK 7602, PAGE 356 OF OFFICIAL RECORDS; THENCE SOUTH 89° 12' 30" EAST ALONG SAID NORTHERLY LINE 275.11'; THENCE AT RIGHT ANGLES NORTH 0° 47' 30" EAST, 134.56' TO POINT "A" OF THIS DESCRIPTION; THENCE SOUTH 89° 12' 30" EAST, 395.65' TO THE WESTERLY LINE OF THAT CERTAIN ROAD 40' IN WIDTH, CONDEMNED BY DECREE ENTERED IN CASE NO. 17,549 SUPERIOR COURT RECORDED IN BOOK 500, PAGE 91; DEEDS; THENCE ALONG SAID WESTERLY LINE NORTH 17° 37' 00" WEST, 63.24'; THENCE NORTH 89° 12' 30" WEST 375.69' TO A LINE WHICH BEARS NORTH 0° 47' 30" EAST FROM SAID POINT "A"; THENCE NORTH 0° 47' 30" EAST, 134' TO A LINE WHICH BEARS SOUTH 89° 12' 30" EAST FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE LIE NORTH 89° 12' 30" WEST, 279.51' TO THE TRUE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:
THAT PART OF THE ABOVE DESCRIBED REAL PROPERTY INCLUDED WITHIN A STRIP OF LAND 40' WIDELYING SOUTHWESTERLY FROM AN CONTIGUOUS TO THE FOLLOWING DESCRIBED CENTER LINE OF THE EXISTING ROAD OR STATE HIGHWAY, BETWEEN VISTA AND FALLBROOK, ROAD 11-SAN DIEGO-77-D, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, DISTANT THEREON NORTH 89° 51' 00" WEST, 144 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 10° 45' 00" WEST, 185.30'; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2000', THROUGH AN ANGLE OF 6° 50' 00", A DISTANCE OF 238.53'; THENCE NORTH 17° 36' 00" WEST, 875.93'; THENCE A CURVE TO THE RIGHT WITH A RADIUS OF 1000', THROUGH AN ANGLE OF 11° 50' 22" 00", A DISTANCE OF 198.38'.

SITE PLAN
SCALE: 1"=20'-0"

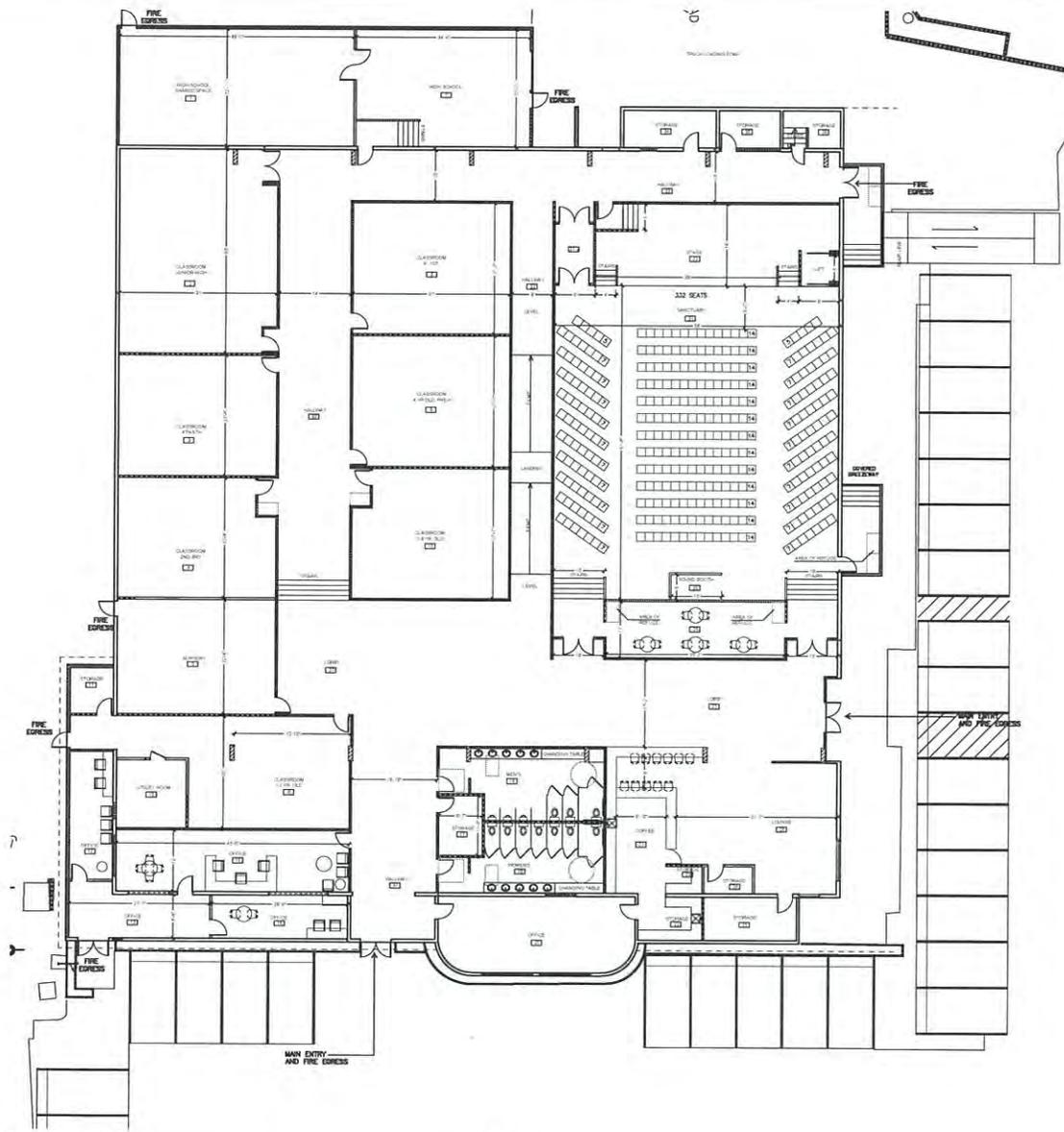


DRAWN BY:
REVISIONS:

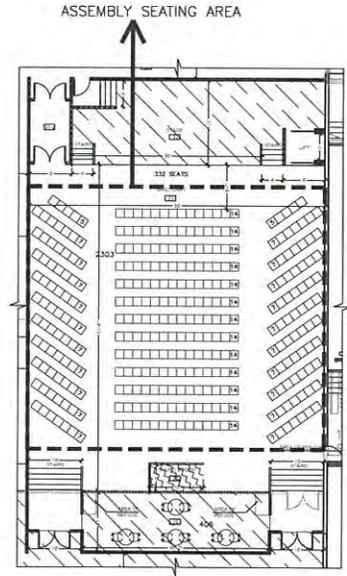
SITE PLANNING
LANDSCAPE ARCHITECTURE
RLA #3712
1561 TERRA ROJA DR. FALLBROOK, CA 90228
PHONE (760) 851-2497

NORTH COAST CHURCH
1375 S. MISSION ROAD
FALLBROOK, CA

DATE:	2/27/16
JOB NAME:	NCC
SHEET:	S.10
OF:	1



FLOOR PLAN
SCALE: 3/32"=1'-0"



ASSEMBLY FLOOR PLAN
SCALE: 3/32"=1'-0"



2333 STATE STREET
SUITE 2000
CARLSBAD, CA
TEL: 760.730.3351
GRUPO.PACIFIC.COM

**GRUPO
PACIFIC**

PROJECT:
PROPOSED MAJOR USE PERMIT
NCC FALLBROOK
1375 S. MISSION RD.
FALLBROOK, CA 92028
APN# 004-200-54-00

SHEET TITLE
PROPOSED FLOOR PLAN

SUBMITTAL
10-22-15
DELTA1 03-29-16

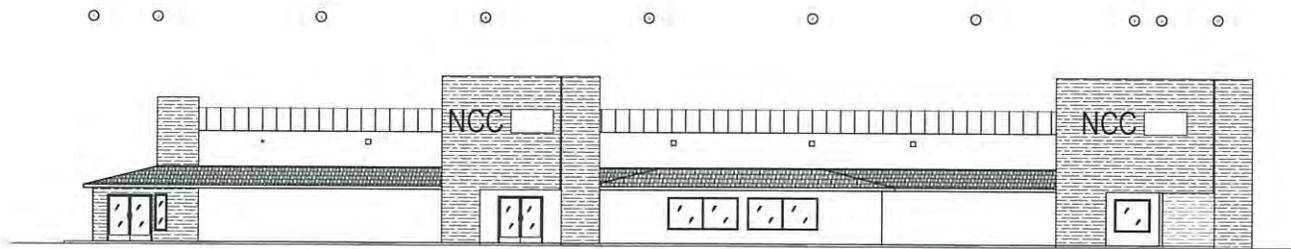
PROJECT MANAGER
DELARAH GOLCHIN

DRAWN BY
DELARAH GOLCHIN

SHEET NO.

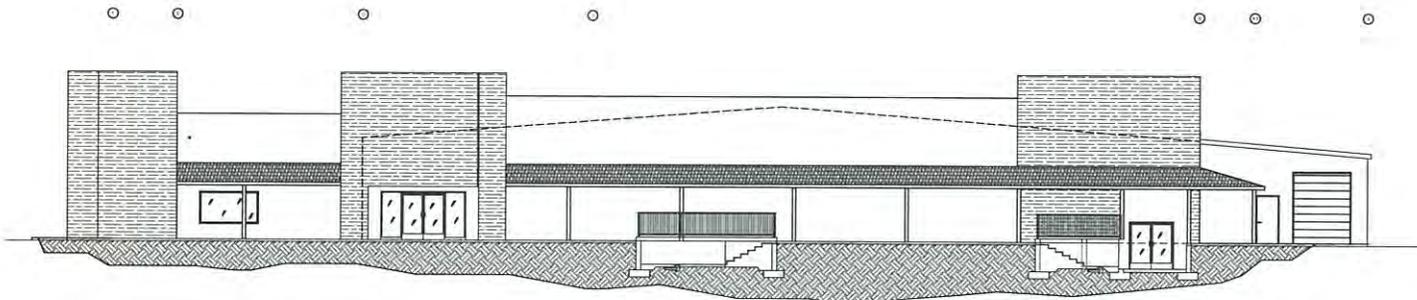
A2.0

7-24



EAST ELEVATION

A



NORTH ELEVATION

B

2333 STATE STREET
SUITE #200
CARLSBAD, CA
TEL: 760.730.3351
GRUPOPACIFIC.COM

**GRUPO
PACIFIC**

PROJECT

PROPOSED MAJOR USE PERMIT
NCC FALLBROOK
1375 S. MISSION RD.
FALLBROOK, CA 92228
APN# 004-209-54-00

SHEET TITLE

PROPOSED ELEVATIONS

SUBMITTAL

19.02.15

DELTA1 05-29-16

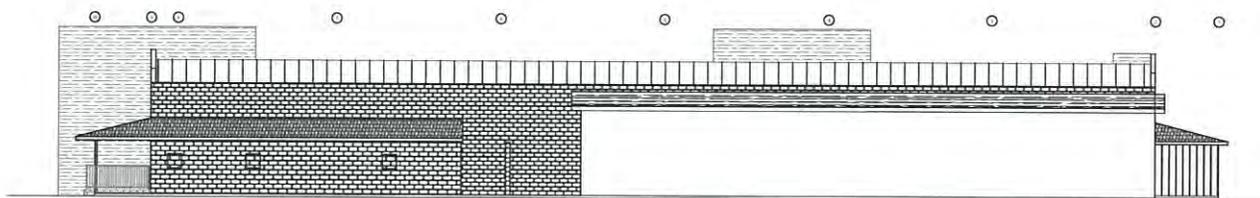
PROJECT MANAGER
GELAREH GOLCHIN

DRAWN BY
GELAREH GOLCHIN

SHEET NO.

A4.0

7-25



WEST ELEVATION (A)



SOUTH ELEVATION (B)

2333 STATE STREET
 SUITE #200
 CARLSBAD, CA
 TEL: 760.730.3351
 GRUPOPACIFIC.COM

**GRUPO
 PACIFIC**

PROJECT

PROPOSED MAJOR USE PERMIT
 NCC FALLBROOK
 1975 S. MISSION RD.
 FALLBROOK, CA 92028
 APN# 100-205-64-008

SHEET TITLE:

PROPOSED ELEVATIONS

SUBMITTAL

19.12.15

DELTA1 03-29-16

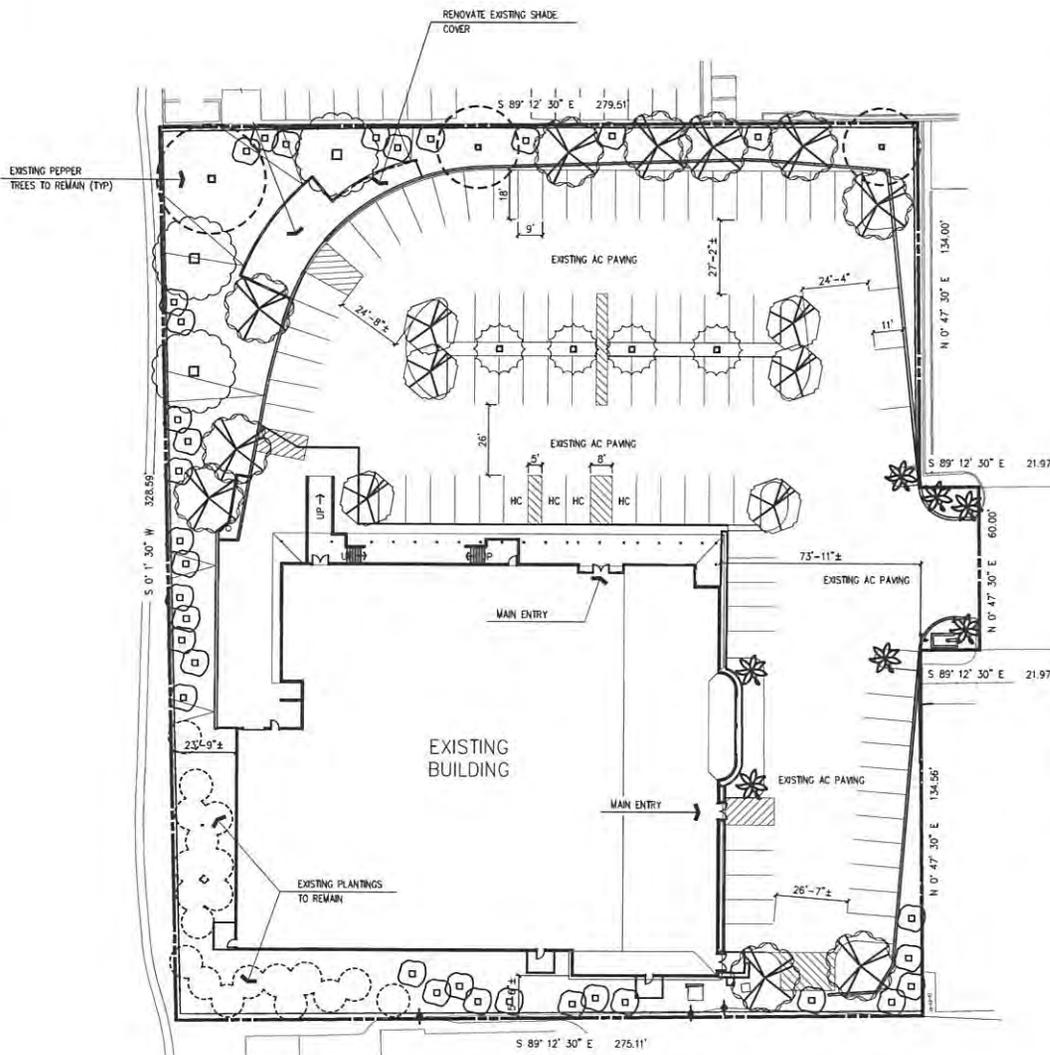
PROJECT MANAGER
 DELARESH GOLOCHNI

DRAWN BY
 DELARESH GOLOCHNI

SHEET NO.

A4.1

7-26



PROPERTY OWNER / APPLICANT

OWNER: ANTHONY DUCHI
40268 ODESSA DR. TEMECULA, CA 92591
APPLICANT: NORTH COAST CHURCH
2405 NORTH SANTA FE AVENUE VISTA, CA 92084

CONCEPTUAL LANDSCAPE NOTES

THE PROJECT IS TO CHANGE THE LAND USE FOR AN EXISTING INDUSTRIAL BUILDING TO RELIGIOUS ASSEMBLY THROUGH A MAJOR USE PERMIT.
THE BUILDING, RETAINING WALLS AND ASPHALT PARKING LOT ARE EXISTING.
DEMO EXISTING CHAIN LINK GATE AND FENCE AT ENTRY AS SHOWN. EXCEPT AS INDICATED ON THE PLAN, REMOVE EXISTING LANDSCAPING ON THE PERIMETER SLOPES. DEMO EXISTING AC PAVING FOR PARKING LOT PLANTER AREAS AS SHOWN.

APPROXIMATELY 350' TO SOUTH MISSION ROAD FROM PL

CONCEPTUAL LANDSCAPE PLANT LEGEND

SYM	BOTANICAL / COMMON NAME	QUAN	SIZE	REMARKS
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	10	24"	
	OLEA EUROPAEA 'SMAN HILL' OR 'WILSON' OLIVE	6	24"	MULTI-TRUNK
	RHUS LANCEA AFRICAN SUMAC	4	24"	
	SCHINUS MOLLE CALIFORNIA PEPPER	3	24"	MULTI-TRUNK
	SYAGRUS ROMANZOFFIANUM QUEEN PALM	7	8' BTH	
	AZALEA LONGICOLLIS SYDNEY GOLDEN WATTLE	29	5G	
	AGAPANTHUS 'QUEEN ANNE' LILY OF THE LILE	57	1G	
	ANACARDIUM FLAVICOLUM KANGAROO PAW	57	1G	
	ECHEVERIA IMBRICATA HEN AND CHICKS	57	4"	
	LAVANDULA STOECHAS SPANISH LAVENDER	57	1G	
	UROPE MUSCARDI BIG BLUE LILY TURF	57	5G	
	PELARGONIUM PELTATUM BORDER PENSTEMON	57	FLAT	
	PENSTEMON HETEROPHYLLUS BORDER PENSTEMON	57	1G	
	PHOTINIA FRASERI PHOTINA	57	5G	

LANDSCAPE CONCEPT PLAN

SCALE: 1"=20'-0"



DRAWN BY:

REVISIONS:

SITE PLANNING
LANDSCAPE ARCHITECTURE
R/LA #3712
1381 TERRA ROAD DR., FALLBROOK, CA 92028
PHONE (760) 963-5457

NORTH COAST CHURCH
1375 S. MISSION ROAD
FALLBROOK, CA

DATE: 2/22/16

JOB NAME: NCC

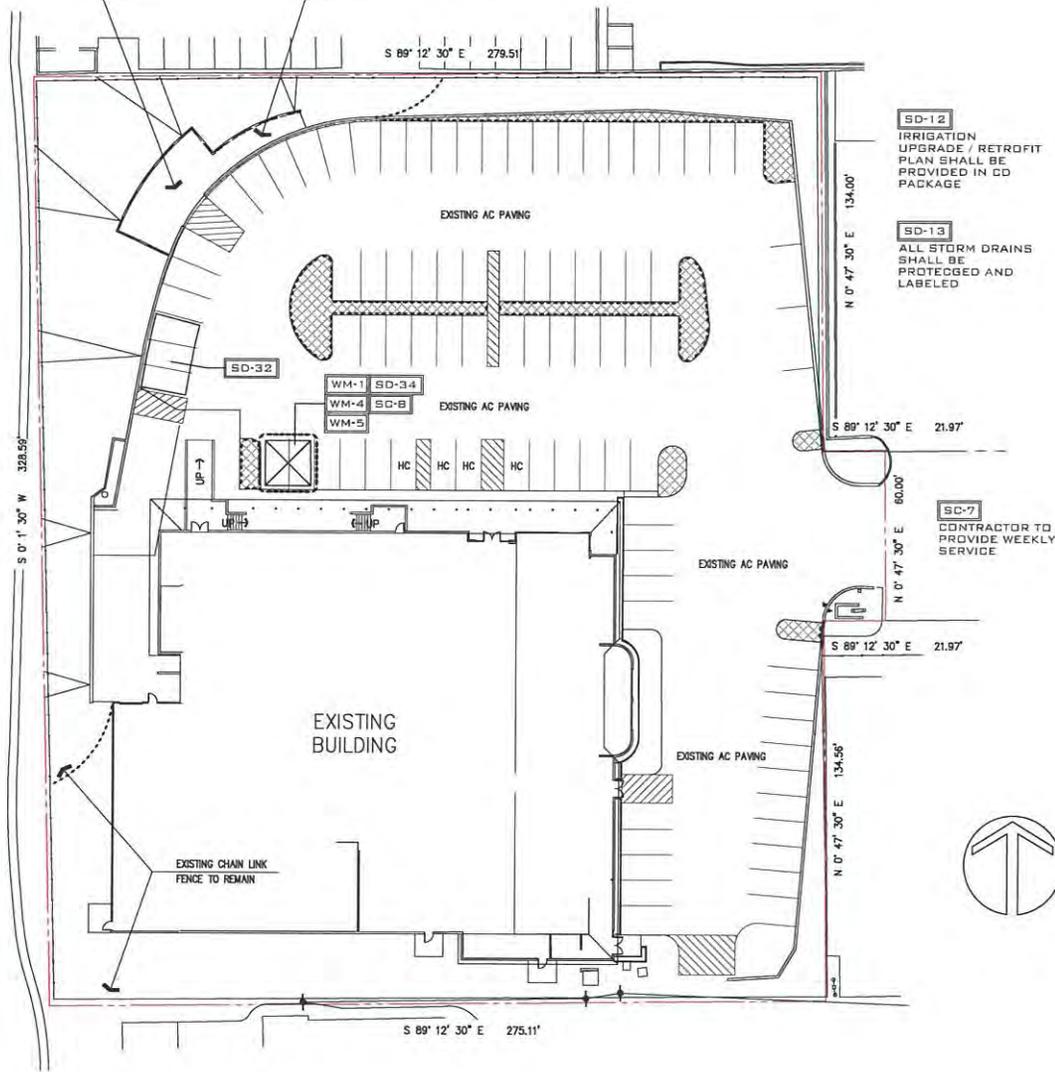
SHEET: L1

OF: 1

7-27

FUTURE TOT LOT
PLAY AREA

RENOVATE EXISTING SHADE
COVER



BMP LEGEND

PLEASE SEE THE CALTRANS CONSTRUCTION
SITE BEST MANAGEMENT PRACTICES MANUAL

BMP #	DESCRIPTION	SYMBOL
SS-8	WOOD MULCH	
SC-1	SILT FENCE AT TOE	
SC-7	STREET SWEEPING AND VACUUMING	
SC-8	SAN BAG BARRIER	
WM-1	MATERIAL DELIVERY / STORAGE	
WM-4	SPILL PREVENTION / CONTROL	
WM-5	SOLID WASTE MANAGEMENT	
SD-12	EFFICIENT IRRIGATION	
SD-13	STORM DRAIN SIGNAGE	
SD-32	TRASH STORAGE AREA	
SD-34	OUT DOOR MATERIAL STORAGE AREA	

PLEASE SEE THE COUNTY OF SAN DIEGO LOW IMPACT
DEVELOPMENT (LID) HANDBOOK.

LID 2.2.1	CONSERVATION OF NATURAL DRAINAGES, WELL DRAINED SOILS, AND SIGNIFICANT VEGETATION.
LID 2.2.4	MINIMIZE SOIL COMPACTION.
LID 3.7	LID LANDSCAPING DESIGN

SITE PLAN

SCALE: 1"=20'-0"

DRAWN BY:

REVISIONS:

SITE PLANNING
LANDSCAPE ARCHITECTURE
RLA #3712
1381 TERRACE ROAD, FALLBROOK, CA 92028
PHONE (760) 803-3497



NORTH COAST CHURCH
1375 S. MISSION ROAD
FALLBROOK, CA

7 - 28

DATE:
2/27/16

JOB NAME:
NCC

SHEET:
S1
OF:
1

**Attachment B – Form of Decision
Approving PDS2015-MUP-15-026**



**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

October 14, 2016

PERMITEE: NORTH COAST CHURCH
MAJOR USE PERMIT: PDS2015-MUP-15-028
PROPERTY: 1375 SOUTH MISSION ROAD, FALLBROOK COMMUNITY PLAN
AREA, WITHIN UNINCORPORATED SAN DIEGO COUNTY
APN: 104-200-54

DECISION OF THE PLANNING COMMISSION

GRANT, as per plot plan dated May 24, 2016, consisting of seven sheets, a Major Use Permit (MUP), pursuant to Section 2525 of The Zoning Ordinance, for a church with a maximum assembly capacity for 332 people, including ancillary classrooms and parking for 83 vehicles.

This MUP has also been reviewed and approved for the "B" Designator requirements for community design review in compliance with the Fallbrook Design Review Guidelines pursuant to Zoning Ordinance Section 5750 and requirements of a Site Plan.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **October 14, 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:

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. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that provides screening, and to comply with the Fallbrook Design Guidelines, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the COSD Water Efficient Landscape Design Manual and the COSD Water Conservation in Landscaping Ordinance, the COSD Off-Street Parking Design Manual, the COSD Grading Ordinance, the Fallbrook Design Guidelines, and the requirements of the 'B' Designator. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- 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 approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used that would thrive on natural moisture. These plants shall be irrigated only to establish the plantings.

- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Parking areas shall be landscaped and designed pursuant to the Off-street Parking Design Manual and the County Zoning Ordinance Section 6793.b

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), and pay all applicable review fees. **TIMING:** Prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

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

4. 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.

5. PLN#1-SITE PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved MUP 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 MUP plot plan and the building plans. This includes, but is not limited to: improving all parking areas and driveways, installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened, required

and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. **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.

6. **LNDSCP#2–CERTIFICATION OF INSTALLATION**

INTENT: In order to provide adequate Landscaping that provides screening, and to comply with the COSD Water Efficient Landscape Design Manual, the COSD Water Conservation in Landscaping Ordinance, the COSD Off-Street Parking Design Manual, the COSD Grading ordinance, the Fallbrook Design Guidelines, and the requirements of the B Designator, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to Section 87.417 and 87.418 of the County Grading Ordinance. These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PPD] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS LA, PPD], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PPD] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

7. **ROADS#1–ANNEX TO LIGHTING DISTRICT**

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the County of San Diego Board Policy I-18 and The County of San Diego Public Road Standards, the property shall transfer into the lighting district. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR]. The applicant shall provide the receipt to [PDS, PCC]. **TIMING:** Prior to occupancy of the first structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

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

8. **PLN#2–SITE CONFORMANCE**

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall comply with the approved MUP plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plans, building plans, MUP plot plans and occupancy limits. This includes, but is not limited to: improving all parking areas and driveways, installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. The church would have two Sunday morning church services and mid-week evening classes for up to 70 people. A pastoral staff of up to seven would be present during day time business hours of 8:00am to 5:00pm, seven days per week. Mid-week evening classes would be conducted during the hours of 7:00pm and 9:30pm. Failure to conform to the approved MUP 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 MUP 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.

9. **NOISE#1–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 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.

SITE PLAN FINDINGS

- a. That the proposed development meets the intent and specific standards and criteria prescribed in Sections 5750 and 7150 of The Zoning Ordinance because the development of a church on the subject parcel is compatible with adjacent land uses, not detrimental to scenic resources, and has been reviewed and approved for conformance to the guidelines by the Fallbrook Community Planning Group and Design Review Board.
- b. No standards or criteria have been waived.

FINDINGS FOR MUP-15-026

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 would be compatible with and would 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 project is a MUP for church. The project would remodel an existing 25,525-square foot, 16-foot high commercial building to accommodate an assembly area for a maximum of 332 people with associated classroom areas. The project involves an extensive remodel to the interior of the existing structure, as well as changes to the façade in compliance with the Fallbrook Community Design Guidelines. No change (increase or decrease) in the existing building square footage is proposed.

The plot plans and elevations illustrate that the proposed church would be unobtrusive to the surrounding viewshed. The visual impact of the building's bulk and scale upon the surrounding area would be unchanged since no exterior changes to the existing square footage are proposed. The existing topography and associated landscaping on-site also obscure the building from most vantage points.

The surrounding area consists of commercial uses to the north south and east, with multi-family residential uses to the south and west. The project is compatible with adjacent uses in terms of bulk and scale because the proposed church would be within the footprint of the existing structure, which is comparable in size and height to other commercial structures to the north east and south. These surrounding commercial structures are between 6,500-square feet and 48,000-square feet. Therefore, the project would be compatible in terms of scale and bulk with other commercial structures in the surrounding area.

Coverage:

The subject commercial parcel is 2.3 acres with an existing 25,525-square foot structure which represents approximately 25 percent lot coverage. Surrounding commercial parcels are .5 to 6 acres. Typical lot coverage for neighboring commercial uses is approximately 20 to 44 percent, which allows for maximum development and still provide adequate parking. As such, the subject parcel lot coverage of roughly 25 percent is consistent and compatible with the surrounding commercial uses.

Density:

No residential uses are proposed. The project is a MUP for religious assembly, which is not subject to density requirements.

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

The project is located within the North County Fire Protection District. The project has been reviewed by the District and a fire availability form has been provided. Water and sewer services are provided by the Fallbrook Utility Services District and availability letters have been provided. As such, all required utilities are 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 remodel the existing 25,525-square foot structure with visually enhancing exterior façade revisions and new landscaping to augment the existing landscaping. The assembly area for the proposed church would accommodate a maximum of 332 people. Ancillary use of the facility for religious and non-religious purposes, including social and/or educational events, would take place on weekday evenings and weekends. The existing building would be remodeled in compliance with the Fallbrook Community Design Guidelines. Site topography and existing and proposed landscaping would provide a buffer and screen the proposed church from neighboring views. Therefore, the project would not have a harmful effect on the neighborhood character.

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

The project is located at the terminus of an unnamed public road which is paved to the full 60-foot width of the easement. A Focused Traffic Summary Letter Report (TLR), dated May 16, 2016, was reviewed and accepted. The TLR demonstrated the proposed church would generate 233 weekday average daily trips (ADT) which represents an increase of 55 ADT (30 percent) in weekday trips compared to the 178 ADT of the former manufacturing use. Sunday morning ADT for the proposed church would be 935 ADT. The TLR confirmed the capacity of the nearby roads and intersection Level of Service (LOS) and reported that the weekday and weekend ADT for the church would result in a less than significant impact and not require mitigation. Therefore, the project would not impact the capacity and physical character of the surrounding streets.

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

The subject property is 2.3 acres and is currently developed with a 25,525-square foot building with existing parking and landscaping. The project is a MUP for a church and would remodel the building interior and facades to accommodate an assembly area for a maximum of 332 people, with associated classrooms. Parking for the proposed use would require restriping of the existing parking lot to accommodate 83 spaces which conforms to Zoning Ordinance Section 6764. Religious Assembly requires .25 parking spaces per person based on the occupancy of the largest assembly room. Ancillary use of the facility for religious and non-religious purposes including social and/or educational events would take place on weekday evenings and weekends. The project site is relatively flat with a slope of less than 5 percent toward the west. The surrounding area is fully developed with commercial and multi-family residential uses. Site access and utility services are adequate to serve the proposed use. The project

would not require alteration to the land form (grading) and is suitable for this site. For the reasons stated above, the proposed project would be compatible with adjacent land uses and suitable for the site.

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 would not adversely affect the San Diego County General Plan.

The site is subject to the Village General Plan Regional Category, Limited Impact Industrial General Plan Land Use Designation and the Fallbrook Community Plan and Design Guidelines. The Limited Impact Industrial Land Use Designation is consistent with the M52 (Limited Industrial) zone that permits the religious assembly use type with the issuance of a MUP pursuant to the Zoning Ordinance Section 2525.a. Additionally, the project would be consistent with General Plan Land Use Element Policy LU-18.1 because the project is compatible with the existing community commercial character. Therefore, the project is consistent with the General Plan and the Fallbrook Community Plan.

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

The project does comply with the CEQA and State and County Guidelines because a review of the project and studies indicate that there are no significant environmental impacts associated with the project. As such, a Notice of Exemption pursuant to CEQA Guidelines Section 15301 was prepared for the project.

.....

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 would 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:

Jarrett Ramaiya, Chief
Project Planning Division
Planning & Development Services

cc: North Coast Church, 2405 North Santa Fe Avenue, Vista, CA 92084
Anthony Duchi Jr., 1375 South Mission Road, Fallbrook, CA 92028
Jamie Looney, 2333 State Street, Suite 200, Carlsbad, CA 92008

email cc:

Ken Brazell, Land Development, Team Leader, PDS
Dave Sibbet, Planning Manager, PDS
russellfarms@roadrunner.com James Russell, Chair, Fallbrook Planning Group

Attachment C – Environmental Documentation

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: North Coast Church, PDS2015-MUP-15-026

Project Location: 1375 South Mission Road, Fallbrook Community Plan Area, within unincorporated San Diego County

Project Applicant: North Coast Church, 2405 North Santa Fe Avenue, Vista, CA 92084, (760) 522-0053

Project Description: The project is a Major Use Permit to allow a church in the M52 (Limited Industrial) zone. The project consists of the interior remodel of an existing single-story, 25,525-square foot building to accommodate church services for up to 332 people. The project would provide parking for 83 vehicles and eight bicycles, landscaping and signage.

Agency Approving Project: County of San Diego

County Contact Person: Don Kraft Telephone Number: (858) 694-3856

Date Form Completed: October 14, 2016

This is to advise that the County of San Diego Planning Commission has approved the above described project on October 14, 2016/Item #8 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - Declared Emergency [C 21080(b)(3); G 15269(a)]
 - Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - Statutory Exemption. C Section:
 - Categorical Exemption. G Section: 15301
 - G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - G 15182 – Residential Projects Pursuant to a Specific Plan
 - G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures were were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan was was not adopted for this project.

Statement of reasons why project is exempt: Section 15301 consists of the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures or facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Examples include but are not limited to, additions to existing structures provided the addition will not result in an increase of more than 50 percent of the floor area, or 2,500 square feet.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____ Telephone: (858) 694-3856

Name (Print): Don Kraft Title: Land Use/Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

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

**FOR PURPOSES OF CONSIDERATION OF
NORTH COAST CHURCH MAJOR USE PERMIT
PDS2015-MUP-15-026**

October 14, 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 obtain its water supply from the County Water Authority, Fallbrook Public Utility District, which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>

Discussion:

Pursuant to Section 86.603a of the Resource Protection Ordinance (RPO), the RPO is not applicable to a Permit that is categorically exempt from the California Environmental Quality Act (CEQA). Staff has determined the project is exempt pursuant to Section 15301; therefore, the RPO is not applicable to the project.

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 is 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.

Staff has reviewed the North Coast Church Major Use Permit. Documentation is considered acceptable and staff has final recommendations to ensure compliance with County noise standards. North Coast Church is proposing to utilize an existing building, and convert the use on the site to religious assembly through this application for a Major Use Permit. No new construction is proposed to the existing building, except for interior tenant improvements, and minor, cosmetic changes to the north and east building elevations. The existing asphalt parking lot would be restriped in accordance with the parking requirements for a religious assembly use of this size. Site access is via a (unnamed) public road, which connects directly to South Mission Road. Pursuant to the County Noise Element, proposed noise sensitive uses occupied part of day is subject to the interior sound levels of 50 dBA. Primary noise sources to impact the site would be from vehicular traffic traveling on South Mission Road. Based on SanDag Series 12 2050 Traffic Forecast, future traffic traveling on this segment would be 22,100 Average Daily Trips (ADT). County Noise Guidelines Attachment C shows the 60 dBA CNEL to be located 360 feet from the roadway centerline with a 27,400 ADT. Due to existing intervening structures, noise attenuation by distance, and reference traffic tables within the County Noise Guidelines, traffic noise from South Mission Road would generate noise levels below the 60 dBA CNEL threshold at the existing building on-site. Therefore, the project demonstrates conformance to the County Noise Element and no noise mitigation is required.

The project is also subject to the County Noise Ordinance. Permanent noise sources associated with the project are required to comply with County noise standards. The project Major Use Permit will be conditioned to ensure church activities and operations comply with the County Noise Ordinance. Construction is not proposed as part of the project and the existing structure would be used for the church activities and operations. Therefore, the project would comply with the County Noise Ordinance.

Attachment D – Environmental Findings

**ENVIRONMENTAL FINDINGS
NORTH COAST CHURCH MAJOR USE PERMIT
PDS2015-MUP-15-026**

October 14, 2016

- 1) Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15301 for the reasons stated in the Notice of Exemption.
- 2) Find that the proposed project is exempt from 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 demonstrates 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

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 21 December 2015, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

called the meeting to order at 7:00 p.m.

Twelve (12) members were present: Anne Burdick, Ike Perez, Roy Moosa, Tom Harrington, Jean Dooley, Jim Russell, Jack Wood, Ron Miller, Jackie Heyneman, Donna Gebhart, Jerry Kalman and Lee J. De Meo. Bill McCarthy and Eileen Delaney were excused. Ms. Margaret Singleton-O'Leary, who has been nominated to fill the vacant seat on the Group but has not been appointed to the position by the Board of Supervisors as of this meeting, was also present.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Group's jurisdiction but not on today's agenda. Three minute limitation. Non-discussion, & Non-voting item.

NONE

2. Approval of the minutes for the meetings of 16 November 2015. Voting Item.

Ms. Burdick commented that the lists of improvement projects were not attached to the copy of the minutes in the Group package and they needed to be attached. She motioned to approve the minutes amended to include the lists of improvement projects. The motion passed unanimously.

3. TM5510RPL1 (PACIFICA ESTATES) Request to subdivide the 17.3 acres located at 2270 Mission Road into 25 lots for 21 dwelling units, 2 open space lots, and 2 Home Owner Association Common lots. Owner F. Martinez and J.L. Islas 210-265-1306. Contact person Mark Sanchez, 760-207-8421, jmsconsulting56@gmail.com, Jim Chagala, 760-751-2691, planning@chagala.com. County planner David Sibbet, 858.694-3091, david.sibbet2sdcounty.ca.gov and Marisa Smith, 858-694-2621. The FCPG voted unanimously to recommend denial of this project on 21 Jan 2008 and the County Planning Commission voted 6 0 to continue the item on 17 July 2015. **Land Use Committee.** Community input. Voting item

Mr. David Sibbet introduced the project stating the Planning Commission heard the project in July. At that time they continued the project and requested that the applicant consider re-designing the grading plan then take the project back to the Planning Group before coming back to the Planning Commission.

Mr. Jim Chagala, representing the developer, presented the proposed changes. He stated that the primary concerns that he noted at the July planning Commission meeting were focused on three issues 1) The Grading, 2) Privacy of the homes to the south of the project and 3) Traffic flow concerns.

He illustrated the changes to the grading plan. The overall project would be moving 60,000 cubic yards of dirt instead of 80,000 yards of the previous plan. Slopes were reduced to 3:1 from 2:1 and pad elevations were lowered. The southerly slope adjacent to the homes on Summerhill Drive was moved 15 feet to the north. Fencing and landscaping was planned on the slope to provide a buffer to the homes to the south. He further stated that the slope landscaping and drainage features would be maintained by the homeowners association. The hope was that these modification would help address items 1) and 3).

As for the traffic concerns, Mr. Chagala suggested that the need to remove a section of the median on South Mission road could be circumvented by having the developments traffic use the airpark turn lane to make u turns on Mission road.

Mr. Wood reported that the Land Use Committee had reviewed the project.

Mr. David Green, a Summerhill resident, felt the project was in conflict with the Fallbrook Community Plan and would degrade the current level of privacy the residence to the south of the development enjoyed. He felt the environmental impact review had not addressed the Colorado skink. He presented the Group a detailed review of the current soil types on the site and felt that the project could not stabilize those types of soil to withstand a heavy El Nino rain event. Mr. Green stated that the traffic impacts of the development on Summerhill Drive would be especially bad. Fallbrook Beatification Alliance Representative, Jerri Patchett objected to removal of 100' of median. She stated that the median represented a great entry feature for Fallbrook and the landscaping improvements and maintenance were the result of community donations.

Mr. Duane Urquhart of Pepper tree Park addressed the traffic issues. He suggested the development be incorporated into the Pepper Tree Park development and access be off Sterling Drive.

Ms. Debbie McCain, a Summerhill resident was concerned with the public use of Summerhill. She stated that traffic currently utilize Summerhill to drop off students to the high school and complete u-turns on Mission Road. She felt the development would further degrade this condition.

Mr. Russell suggested that Morro Road might be an alternative to the Mission Road access issue.

After lengthily discussion, Mr. Harrington Motioned to support in concept the re-grading depicted in the exhibits. This motion passed with Ms. Gebhart, Ms. Dooley and Mr. Miller voting against.

Ms. Burdick Motioned to reject the projects access and traffic plan as not meeting circulation and safety standards. This motion passed unanimously.

4. Request for a site plan waiver for the B Designator for 1075 S. Mission Rd, #12L, (APN 104-390-11) for two wall signs for "Radio Shack" (being replaced) and "Sprint" (adding new Sprint sign next to Radio Shack). Applicant, Kristina Bernal, 760-735-3255. County planner Peggy Hobson, 858-495-5044, peggyhobson@sdcounty.ca.gov. Continued at the 19 Oct and 16 November FCPG meetings. **Design Review Committee**. Community input. Voting item (9/17)

Ms. Heyneman stated that while the applicant had met with the Design Review Committee there were still outstanding concerns with the project and the applicant had requested that the project be continued.

Ms. Heyneman motioned that the project be continued and the motion passed unanimously.

5. MUP-15-026 Request for a Major Use Permit to establish a religious assembly use at 1375 S. Mission Road (APN 104-200-54). The site is 2.32 acres, fully developed with a light industrial manufacturing use that occupies an existing single story, 25,525 sqft building. The current General Plan designation is Limited Impact Industrial and the Zoning is M52, Limited Industrial. Owner Anthony Duchi Jr, Applicant North Coast Church, 760-704-6700/760-522-0053. County planner Donald Kraft, 858 694-3856, Donald.kraft@sdcounty.ca.gov. **Land Use Committee**. Community input. Voting item. (11/03).

Mr. De Meo requested himself from this item due to his membership in this church.

Mr. Jamie Loomie presented the request. The church has a 10 year lease with two 5 year options for extensions. The parking will be modified for 83 stalls with in the site. Landscaping will be done. It will have a 332 person assembly area. It will be the third location established by the church since 2009. Actual members number 232 which may mean inadequate parking. It was pointed out that other locations use shuttles to bring parishioners to respective sites.

Location is not easy to find as the address is S. Mission and the site is at the end of a long driveway (no name street?). Because the entry is a very short distance from the signal at Clemmons Lane, it may require a right in and right out signage.

There will be two services at staggered hours.

Mr. Wood reported that the Land Use Committee had reviewed the project. There were concerns with traffic and parking, but had recommended approval subject to Design Review and Circulation review of the project.

Mr. Trent Jenkins, the church's youth pastor, stated that the church had a number of volunteers that typically assist traffic flow at their facilities.

The planning Group had concerns with church members possibly parking in adjoining businesses and also questioned if the joint maintenance of the existing driveway was covered in an agreement. The church representatives stated that they would be working on those issues.

After limited discussion Mr. Wood motioned to approve the change of use, subject to Design Review and Circulation requirements and the Motion carried unanimously.

6. POD 15-003. Subject: PUBLIC REVIEW of San Diego County Code related to Amendments to the Water Conservation in Landscaping Ordinance (POD 15-003). On April 1, 2015 the Governor issued an Executive Order pertaining to the existing drought conditions facing California. As part of the Executive Order a number of State requirements were created to address and mitigate the on-going emergency drought condition. One of the requirements directed the State's Department of Water Resources (DWR) to amend their Model Water Efficiency Landscape Ordinance (MWELo). The County is now required to adopt the State's amended MWELo or adopt a County

ordinance as effective as the State's ordinance at conserving water. The County is proceeding with amendments to our local ordinance to address the State's amendment to their MWELo. Notable changes to the County's ordinance to reflect the State's MWELo include:

- Ordinance applicability - threshold for when landscaping requirements are to be applied must be amended. The State has reduced the threshold for applicability to include all new development projects with a landscaped area equal to or greater than 500 s.f. Current thresholds contained in the County's Landscape Ordinance are 1,000 s.f. for multi-family, commercial and industrial and 5,000 s.f. for single family residential.
- Water budgets - water budget formulas have been revised. • Irrigation Systems - required use of more efficient irrigation systems.
- Graywater Use - promotes use of graywater.
- Stormwater capture - rainwater retention requirements added.
- Prescriptive Compliance Checklist - assist in streamlining review process in some instances.

- Monitoring and reporting - updated monitoring and reporting requirements.

County planner Joseph Farace, 858-694-3690, joseph.farache@sdcounty.ca.gov. **Land Use and Design Review Committees.** Community input. Voting item. (11/30)

Mr. Wood reported that the Land Use Committee had reviewed the proposed amendments. They all appeared to be State mandated and the Committee had motioned to take no position.

Ms. Heyneman reported that the Design Review Committee had reviewed the proposed amendments. They felt the amendments did not affect any Design Review guidelines. After limited discussion, Ms. Heyneman motioned to take no position on the amendments and the motion passed unanimously.

7. STP15-023 Site Plan for the removing of the existing structure which consists of two mechanic bays and convenience store for a total of 1,937 SqFt and proposing a new structure consisting of only a convenience store for a total of 2,084 SqFt. The new structure is designed to conform to Fallbrook Community Character, Fallbrook Design Guidelines, plus a site plan waiver for the B Designator for new signs, including the AmPm logo on building, located at 1161 South Main Avenue. Owner Attiq & Asper Inc., 619-559-1660, attiqf@yahoo.com. Contact person Paris Hagman, 619-954-3864, parishag@pacbell.net. County planner Dag Bunnemeyer, (858) 694-2581, or Michael Johnson, 858-694-3429, michael.johnson@sdcounty.ca.gov. **Design Review Committee.** Community Input. Voting item. (12/4)

The property owner introduced the request to demo the existing convenience store and mechanic bays. Then a new convenience store would be constructed in the site. Ms. Heyneman reported that the Design Review Committee had reviewed the project. The Design Review Committee had asked the Applicant to change the siding on the building to stone; add stone to the fencing; enclose the trash area and show the landscaping. They presented these changes.

Signage was not reviewed as their sign plans were not completed. Applicants were advised that they would need to return for review of their signage.

The property owner had agreed to all the requested modifications the committee had suggested.

After limited discussion Ms. Heyneman motioned to approve the project as presented and the motion passed unanimously

8. Appoint Scott Atkins, 3075 Reche Road, 760-728-2700 to the Circulation Committee as a non-elected member. Community input. Voting item.

Mr. Russell introduced Mr. Atkins. Mr. Atkins gave a brief bio on his background. The appointment was unanimously.

The Meeting was adjourned at 9:45 pm
Tom Harrington, Secretary

Attachment F – Ownership Disclosure



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

Record ID(s) PDS2015-MUP-15-026

Assessor's Parcel Number(s) 104-200-54-00

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.

Anthony Leo Duchi, Jr
Julie Catherine Duchi
John Robert Duchi

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.

[Blank lines for listing individuals]

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.

Anthony Leo Duchi, III
Julie Catherine Duchi

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 [Handwritten Signature]

Jamie Looney

Print Name

10-26-2015

Date

SDC PDS RCVD 11-03-15
MUP15-026

