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January 9, 2014

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

FOR PURPOSES OF CONSIDERATION OF
Chinese Bible Church of San Diego
PDS2010-3600-10-004(REZ); PDS2014-SPA-14-001; PDS2010-3300-10-037(MUP);
PDS2010-3940-12-002(VAC); PDS2014-3910-9508007L(ER)

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

1. Background on the previously certified EIR:

An EIR for Santa Fe Valley Specific Plan, SP 95-001, Log No. 95-08-021 was certified by the Board of Supervisors on December 13, 1995. The certified EIR found significant effects to Biological Resources, Cultural Resources, Visual Quality/Aesthetics, Traffic/Circulation, Noise, Air Quality, Hydrology/Water Quality, Geology/Seismicity, Soils, and Paleontological Resources. These effects were determined to be mitigated or avoided to a level below significance. A subsequent Specific Plan Amendment, SPA 99-004 for Santa Fe Valley, dated June 14, 2000, has also been approved.

Analyses conducted for Specific Plan 95-001 anticipated that a golf course clubhouse facility would be located on the project site. This facility would have been comprised of offices, pro shop, restaurant, cart barn for 75 golf carts, entryway plaza with a tower structure approximately 50 feet in height (approximately 15 feet above the level of adjacent Del Dios Highway), and over 200 parking spaces for employees and guests. The golf course facility was estimated to generate approximately 600 ADT.

The previously certified EIR was relied on without modification for Specific Plan Amendment 01-002, R01-002, P95-009W and P95-010W² (Log No. 95-08-007D) which were approved on March 9, 2003. This project made a number of changes to Area II of the Specific Plan area, notably, relocating the golf course clubhouse from the project site to a previously approved resort/hotel site and designating the project site as Low-Medium Residential with three dwelling units. However, the project site was also allowed to be developed as Neighborhood Commercial (10,000 square feet) and active recreation facilities (soccer fields), for a period of five years following adoption of the Specific Plan Amendment. A new Initial Study was prepared including technical reports for traffic, stormwater, and parking capacity. With all land use changes proposed by this SPA accounted for, overall traffic trips to and from Del Dios Highway were shown to decline by approximately 650 ADT. Thus, no new significant impacts were identified during this review.

An Addendum to the EIR was approved April 5, 2006 for Specific Plan Amendment 04-003, R05-003, and TM5393RPL3, and S04-052 (Log No. 95-08-021K) which transferred 7 residential units from Planning Area II-16 to II-30. No new significant impacts were identified.

An Addendum to the EIR was approved November 1, 2006 for Specific Plan Amendment 03-002, R99-009, and TM5081RPL7 (Log No. 95-08-021B). This project subdivided 115 acres into 37 residential lots within Subareas V-2 and V-4 and portions of V-1, V-3, and V-5 of the Santa Fe Valley Specific Plan. No new significant impacts were identified.

The previously certified EIR was relied on without modification for Specific Plan Amendment 07-002 (Log No. 95-08-021DDD) which re-designated the entry at The Lakes Subdivision from a neighborhood entry to a community entry and allowed for the construction of a guardhouse and gates. No new significant impacts were identified. This SPA was approved on March 26, 2008.

2. Lead agency name and address:
County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

- a. Contact Kristin Blackson, Project Manager
- b. Phone number: (858) 694-2019
- c. E-mail: kristin.blackson@sdcounty.ca.gov

3. Project applicant's name and address:

Chinese Bible Church of San Diego
12335 World Trade Drive, #2
San Diego, CA 92128-3783

4. Summary of the activities authorized by present permit/entitlement applications:

The Proposed Project is a multiple-use religious assembly on 9.09 acres. The Proposed Project would include a total of 89,234 square feet of building space and 417 parking

spaces, as well as overflow parking. Construction would take place in two phases. The first phase would include a 1,000 seat main sanctuary with ancillary fellowship hall, classrooms, offices, recreation area, Church café, Bible bookstore, kitchen/food preparation area, parsonages, and a preschool/kindergarten facility. The second phase would add 500 seats to the main sanctuary, for a total of 1,500 seats, a new Fellowship Learning Center building and expanded classrooms, parsonages, offices, recreation, kitchen, and preschool/kindergarten. Offsite improvements include construction of the project access road/driveway from Four Gee Road, installation of a traffic signal at Four Gee Road and the project driveway, and the restriping of Four Gee Road.

The Proposed Project application consists of a Specific Plan Amendment (SPA), Major Use Permit (MUP), Rezone (REZ), an exception request, an easement vacation (VAC), and offsite open space dedication. The SPA would update the Santa Fe Valley Specific Plan to clarify that civic use is allowed on this site and implementation through a MUP/Rezone is consistent with the General Plan. The MUP would regulate on-going operational activities of the proposed religious assembly. The Rezone would allow the project to conform to existing and amended Specific Plan requirements and incorporate a "J" height designator. The height exception waiver would allow three roof peaks six feet to twelve feet above the 40' "J" height designator. The easement vacation would remove an open space easement to accommodate the proposed project design, and the offsite open space dedication would allow for the protection of sensitive habitats and replace the onsite easement that will be vacated.

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

YES

NO

The Proposed Project is located in the southeast corner of Subarea V.6 of the Santa Fe Valley Specific Plan. Subarea V.6 is designated as "low medium density," defined as one dwelling unit per 1–1.9 acres, which would allow up to four single family homes. The project would amend the Specific Plan to allow for civic uses within Subarea V.6 and would develop the site with religious uses described above (see Question 4).

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

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

DETERMINATION:

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

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or previously certified EIR is adequate without modification or by upon completion of an ADDENDUM.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUPPLEMENTAL EIR is required.

 for

 Signature

January 9, 2014

 Date

Kristin Blackson

 Printed Name

Project Manager

 Title

INTRODUCTION

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

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

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

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

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

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

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

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

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

YES

NO

Portions of the project site were identified as being visually sensitive in the previously certified EIR. Development of these areas has the potential for significant visual impacts. The mitigation that was adopted for such potential impacts was to include Design Special Area Regulations ("D" Designator) in the zoning for these sensitive portions of the site. These regulations are typically implemented through Site Plan review prior to approval of building permits. The previously certified EIR concluded that impacts would not be significant.

The "D" Designator does not apply to this parcel, and therefore, is not required to submit a Site Plan. However, the Proposed Project would result in a different land use than was assumed in the previously certified EIR. Therefore, the impacts to aesthetics will be evaluated in the Supplemental EIR.

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

YES

NO

Although the previously certified EIR did not specifically analyze impacts to agricultural resources, it did recognize that approximately 994 acres of the Specific Plan area were in

agricultural use and that development pursuant to the approved Specific Plan would cause an irreversible environmental change by converting the area from undeveloped with scattered agricultural operations to primarily residential land use. Furthermore, the project site does not support agricultural uses.

Therefore, there is no "new information of substantial importance," and no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects related to Agricultural resources.

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

YES

NO

The previously certified EIR found significant and mitigable impacts to Air Quality. The original mitigation measures applicable to the project, as numbered in the original EIR are listed below:

6A. Prior to issuance of a grading permit and approval of improvement plans pursuant to all Tentative Maps in the Santa Fe Valley Specific Plan, the subdivider shall submit and have approved by the Director of Public Works, a construction dust abatement and management plan. This plan shall include all required measures contained in San Diego County APCD Nuisance/Dust Control Rule #51, and other applicable measures deemed necessary to meet these requirements. In addition, said plan shall include the following standards which exceed standard dust control requirements of the APCD:

1. Sufficient water shall be applied to all graded areas to maintain minimum soil moisture content of four percent in the upper six inch soil stratum. Other equally effective dust palliatives may be substituted if drought conditions limit water availability.
2. Permanent landscaping shall be established within 90 days of the completion of grading, or the graded area shall be hydroseeded with an Interim groundcover plant mix immediately after grading, to minimize wind erosion, and irrigate as necessary to sustain groundcover vegetation.
3. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods as appropriate.
4. All site grading, excavation, and travel on unpaved surfaces shall be terminated when hourly average wind speed exceeds 25 miles per hour.

- 5. Low pollutant emitting grading equipment shall be used.
- 6. Electrical grading equipment shall be used if feasible.
- 7. Caterpillar prechamber diesel engines or equivalent shall be used, together with proper maintenance and operation of vehicles to reduce emissions.
- 8. The Department of Public Works shall periodically monitor construction activities to ensure compliance with the dust control measures identified in the approved construction dust abatement and management plan.

Since the certification of the previous EIR, changes have occurred with respect to regulations governing air quality in the region. In addition, on April 15, 2004, the San Diego Air Basin was designated a basic non-attainment area for the eight-hour NAAQS for O₃. Also since the certification of the previous EIR, the importance of construction-period emissions, as well as additional categories of pollutants emissions, has become better understood. Even more recently, the issue of climate change/greenhouse gases (GHGs) has become an emerging issue.

Based on the changes in circumstances, as well as changes in land uses proposed by the project, impacts to air quality will be evaluated in the Supplemental EIR.

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

YES

NO

The previously certified EIR identified potentially significant Impacts to Biological Resources for which 24 mitigation measures were identified. The significant Biological Resources impacts were determined to be mitigated. Specifically, implementation of the project was expected to have direct and/or indirect impacts to the following biological resources: wetlands, vernal pools, coastal sage scrub, oak woodland, sensitive plant species, golden eagle, California gnatcatcher, San Diego fairy shrimp and wildlife movement corridors. Impacts to all of these biological resources were mitigated to a less than significant level.

It is anticipated that the extent and character of biological resources on the subject property is different than identified in the previously certified EIR. Also, the Proposed Project would result in a

different land uses than was assumed in the previously certified EIR. Therefore, impacts to biology will be evaluated in the Supplemental EIR.

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

YES

NO

The previously certified EIR identified potentially significant Impacts to Cultural Resources for which 13 mitigation measures were identified. The significant Cultural Resources impacts were determined to be mitigated. The project site had been previously surveyed for the Santa Fe Valley Specific Plan EIR (Ogden 1995).

The Proposed Project would result in a different land use than was assumed in the previously certified EIR; therefore, impacts to cultural resources will be evaluated in the Supplemental EIR.

The previously certified EIR identified potentially significant and mitigable impacts to Paleontological Resources. The original mitigation measures, as numbered in the original EIR are listed below:

- 9A. Prior to issuance of grading permits and approval of Improvement plans pursuant to all Tentative Maps, and as shown on Figure 4.10-1 of the draft EIR prepared by Ogden Environmental (August 1995), the subdivider shall retain a qualified paleontologist to monitor the site during grading. The subdivider shall provide evidence of contracting with a paleontologist through a letter prepared by the paleontologist that states that he/she has been retained by the applicant. The paleontologist shall attend all pre-grading meetings to consult with grading contractors.
- 9B. The paleontological monitor shall be on-site during grading operations to evaluate the presence of fossils in the (M) and (MH) categories described above. The paleontologist shall be allowed to direct, divert, or halt grading for a determination of significance and recovery of the fossils. The paleontological monitor shall work under the direction of a qualified paleontologist.
- 9C. Prior to occupancy or use of the premises pursuant to the Major Use Permits, the applicant shall furnish documentary evidence-to the Director of Planning and Land Use that prepared fossils, along with copies of field notes, photos, and maps have been deposited in a scientific Institution, such as the San Diego Natural History Museum.

The paleontological resource sensitivity where excavation could occur in the native deposits is regarded as moderate. Therefore, similar to the previously identified mitigation measures, a paleontological resources grading monitor will be required for the proposed grading pursuant to current standards.

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

YES

NO

The previously certified EIR identified potentially significant and mitigable impacts to Geological Resources. The original mitigation measures, as numbered in the original EIR are listed below:

- 8A. Prior to recordation of a Final Map, Issuance of grading permits and approval of improvement plans, the subdivider shall submit a geotechnical study prepared by a qualified geologist to the satisfaction of the Director of Public Works. This study shall include, but not be limited to identification of liquefaction prone areas, landslide prone areas, and any areas of problem soils. Recommended measures shall be incorporated into the grading and/or improvement plans.

Pursuant to the above-listed mitigation measure, a Geotechnical Report would be required for the Proposed Project prior to issuance of grading permits and/or approval of improvement plans. Proposed civic structures will incorporate California Building Code guidelines to address the potential for ground motion due to seismic activity.

Therefore, there is no "new information of substantial importance," and no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects related to Geology and Soils.

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

YES

NO

Since the previous EIR was adopted, the State CEQA Guidelines were amended (March 2010) to require that the potential environmental effects of greenhouse gas emissions be addressed in CEQA documents. However, no new environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations have been identified because the project is expected to generate less than 900 metric tons of GHG emissions based on estimates of GHG emissions for various project types included in the CAPCOA white paper¹. Emissions from the project will be generated from construction, operation and vehicular trips. A Global Climate Change report will be evaluated in the Supplemental EIR.

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

YES

NO

Although the previously certified EIR did not specifically analyze hazards or hazardous materials, consideration was given to fire safety under the category Public Services and Utilities. Significant and mitigable impacts to Public Services and Utilities were determined to occur from the Specific Plan project and original mitigation measure 10A required the subdividers to obtain a "will serve" letter from the appropriate fire agency and develop a fire management plan.

Since the previously certified EIR was adopted, there have been changes in the circumstances under which the project was undertaken related to Hazards. The project site is located within the declared Urban-Wildland Interface (UWI) area or a Hazardous Fire Area and a Fire Protection Plan was prepared by the applicant and approved by the Fire Chief and PDS pursuant to Article 86, Section 8601 of the 2001 California Fire Code. The approved Fire Protection Plan details the adequacy of the water supply, proposed access, building ignition

¹ 900 metric tons of GHG emissions are estimated to be generated by 50 Single Family Residential units, 70 apartments/condos, 35,000 sf of general commercial/office, 11,000 sf of retail, or 6,300 sf of supermarket/grocery space.

and fire resistance, fire protection systems and equipment, Fuel Modification Zones and vegetation management.

Based on the changes in circumstances, a Fire Protection Plan will be included in the Hazards and Hazardous Materials section and discussed in the Supplemental EIR.

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

YES

NO

The previously certified EIR found significant and mitigable impacts to Hydrology and Water Quality. The original mitigation measures, as numbered in the original EIR are listed below:

- 7A. Prior to issuance of a grading permit and approval of improvement plans pursuant to all Tentative Maps in the Santa Fe Valley Specific Plan, the subdivider shall submit and have approved by the Director of Public Works a detailed drainage control plan to mitigate impacts associated with increased runoff. The plan shall be prepared by a qualified geologist, hydrologist, or civil engineer, and shall include, but not be limited to, the following: an emphasis on the use of unlined drainage channels, energy dissipating structures, detention ponds, and interim and post-development landscaping utilizing native, drought tolerant vegetation.
- 7B. Prior to issuance of a grading permit and approval of improvement plans pursuant to all Tentative Maps in the Santa Fe Valley Specific Plan, the subdivider shall install drainage control devices, i.e., straw bales, temporary berms, or sandbags along the toes of graded slopes and at all drainage crossings prior to the onset of grading and construction. These provisions shall remain in place until construction in these areas is completed, at which time they shall be removed.
- 7C. Prior to issuance of a grading permit and approval of improvement plans pursuant to all Tentative Maps in the Santa Fe Valley Specific Plan, the subdivider shall submit and have approved by the Director of Public Works a stormwater prevention plan that identifies

Best Management Practices in accordance with design criteria established by the City of San Diego to reduce, manage, and/or control sediment and other pollutant discharges both during and after site grading and construction.

Since the previous EIR was certified, the County has adopted the Watershed Protection, Stormwater Management and Discharge control Ordinance (WPO). Additionally, on January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) reissued a Municipal Stormwater Permit ("Municipal Permit") under the National Pollutant Discharge Elimination System (NPDES). The reissued permit updates and expands stormwater requirements for new developments and redevelopments. Stormwater treatment requirements have been made more widely applicable and more stringent; minimum standards for Low Impact Development (LID) have been added, and criteria have been implemented for the control of runoff peaks and durations from development sites.

In accordance with these new regulations, the applicant's consultant has prepared a Stormwater Management Plan (SWMP), which identifies potential construction and post-construction pollutants that may result from the proposed project and the BMPs to address the pollutants. With implementation of these measures, the proposed project is not anticipated to result in any substantial increase in polluted runoff or any significant adverse effects to water quality. Nonetheless, the proposed project's impacts on hydrology and water quality will be addressed in the Supplemental EIR.

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

YES

NO

The Proposed Project is located in the southeast corner of Subarea V.6 of the Santa Fe Valley Specific Plan. Subarea V.6 is designated as "low medium density," defined as one dwelling unit per 1–1.9 acres, which would allow up to four single family homes. The project would amend the Specific Plan to allow for civic uses within Subarea V.6 and would develop the site with religious uses described above (see Question 4). Applications for a Specific Plan Amendment, Major Use Permit, a Rezone, and an Open Space Easement permit will be processed concurrently. Land Use and Planning will be evaluated in the Supplemental EIR.

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

YES

NO

The previously certified EIR did not specifically analyze mineral resources. The project site and surrounding area is classified as MRZ-3 with mineral resources potentially being present. However, the project site is small in area and is surrounded by recreational, open space, residential and commercial land uses pursuant to previously approved development permits, which are not compatible to future extraction of mineral resources on the project site. Therefore, implementation of the project will not result in the loss of availability of a known mineral resource that would be of value since any mineral resource has already been lost due to incompatible land uses and lot sizes that are too small to make extraction of minerals economically feasible. No new environmental impacts associated with mineral resources would occur from the proposed project and no revisions to the previous EIR, due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects, is required.

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

YES

NO

The previously certified EIR identified potentially significant impacts to noise from the project and recognized that sound levels from roadways in the area would exceed 60 dBA regardless of whether the Santa Fe Valley Specific Plan project was approved and developed. The required mitigation measure was that a site specific acoustical analysis would be required for a sewage treatment plant proposed in another location within the Specific Plan Area to ensure compliance with the County Noise Ordinance.

The proposed project is a multiple-use religious assembly in the Santa Fe Valley Specific Plan area. In compliance with the mitigation measures from the previously certified EIR and to evaluate specific noise related impacts associated with the Proposed Project, a new noise analysis is required. The noise analysis will be evaluated in the Supplemental EIR.

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

YES

NO

The previously certified EIR found no significant environmental effects related to population/demographics. The current project will neither displace existing housing nor add additional residential units that were not previously approved. Therefore, no new environmental impacts associated with public services would occur from the proposed project and no revisions to the previous EIR, due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects, is required.

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

YES

NO

The previously certified EIR found significant and mitigable impacts to Public Services. Original mitigation measure 10A required the subdivider to obtain a "will serve" letter from the appropriate fire agency and develop a fire management plan. Mitigation measure 10B required the subdivider to obtain secured mitigation agreements with affected school districts or conform to affected school district's policies to finance the development of needed school facilities.

Since preparation of the previous EIR, population in the area has changed, which is the basis for assessment of services impacts. Also, the Proposed Project would result in a different land use than was assumed in the previously certified EIR. Therefore, the impacts to public services will be evaluated in the Supplemental EIR.

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

YES

NO

The previously certified EIR found no significant impacts to recreation. The original project proposed both active and passive recreational facilities including a golf course and trails which

currently exist in the Specific Plan area. A portion of the San Dieguito River Park Trail (Coast to Crest Trail) goes through the Santa Fe Valley Specific Plan area, very near the current location of the proposed project. The Proposed Project will not result in an increase in use of recreational facilities in the immediate area because the project includes recreation areas onsite.

Therefore, no new environmental impacts associated with recreation would occur from the proposed project and no revisions to the previous EIR, due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects related to recreation, is required.

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

YES

NO

The previous EIR found significant and mitigable impacts to Transportation and Circulation. The original mitigation measures, as numbered in the original EIR are listed below:

- 4A. The Santa Fe Valley project proponents shall fund the construction of a southbound ramp lane at Camino Del Norte to Interstate 15 to the satisfaction of Caltrans at Phase II development phase.
- 4B. The Santa Fe Valley project proponents shall contribute their fair share to fund traffic improvements on Rancho Bernardo Road, between West Bernardo Drive and Interstate 15 per City of San Diego Facilities Financing Program. Fair share shall be based on the County of San Diego methodology for determining fair share.
- 4C. The Santa Fe Valley project proponents shall contribute their fair share to fund a grade-separated interchange at Camino Del Norte and Bernardo Center Drive per City of San Diego Facilities Financing Program. Fair share shall be based on the County of San Diego methodology for determining fair share.
- 4D. The Santa Fe Valley project proponents shall contribute their fair share to fund interchange improvements at the Camino Del Norte ramps at Interstate 15 per the Caltrans Project Study Report (1992). These consist of improvements to the northbound off-ramp and southbound on-ramp to Interstate 15 at Camino Del Norte, and the westbound lane at the Interstate 15 underpass. Fair share shall be based on Santa Fe

Valley ADT contribution to the subject interchange as a percent of the total cost of improvements.

Since the previous EIR was certified, the County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development.

The proposed project generates additional vehicle trips than anticipated in the previously certified EIR. There would be a change in circumstances regarding the scope of the project that would warrant an additional traffic analysis. Therefore, impacts to transportation and traffic will be evaluated in the Supplemental EIR.

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

YES

NO

The previously certified EIR found a significant cumulative impact to Utilities and Service Systems which would be mitigated by impact fees to the appropriate public agencies. All utilities are available immediately adjacent to the project site. However, because the Proposed Project would result in a different land use than was assumed in the previously certified EIR, impacts to utilities and service systems will be evaluated in the Supplemental EIR.

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

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

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

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

YES

NO

With the potential occurrence of sensitive animal species, which were not addressed in the previous EIRs, implementation of the Proposed Project could have a greater potential to reduce the number or restrict the range of rare, threatened, or endangered species. In addition, cumulative impacts and effects to human beings will be addressed in the Supplemental EIR.

Attachments

Previous environmental documentation -

http://www.sdcounty.ca.gov/pds/regulatory/docs/CHINESE_BIBLE_CHURCH/CHINESE_BIBLE_CHURCH.html

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

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

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

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

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

California Public Resources Code, CPRC, Sections 40000-41956

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

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements

County of San Diego Conservation/Open Space Element of the General Plan (Goal COS-17: Solid Waste Management)

County of San Diego Conservation/Open Space Element of the General Plan

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

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

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

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

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

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

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

Public Resources Code Sections 4290 and 4291

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

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

The Resource Conservation and Recovery Act (RCRA), 1976

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

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