




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									
	SHEETS INCLUDED IN SET (GRUPO PACIFIC)	SUBMITTAL	10/22/2015	DELTA	"1"	01-15-2016					
	SHEETS INCLUDED IN SET (ISSUED WITH CORRECTIONS/CHANGES)										
	SHEETS INCLUDED IN SET (ISSUED FROM CONSULTANT)										

ARCHITECTURAL											
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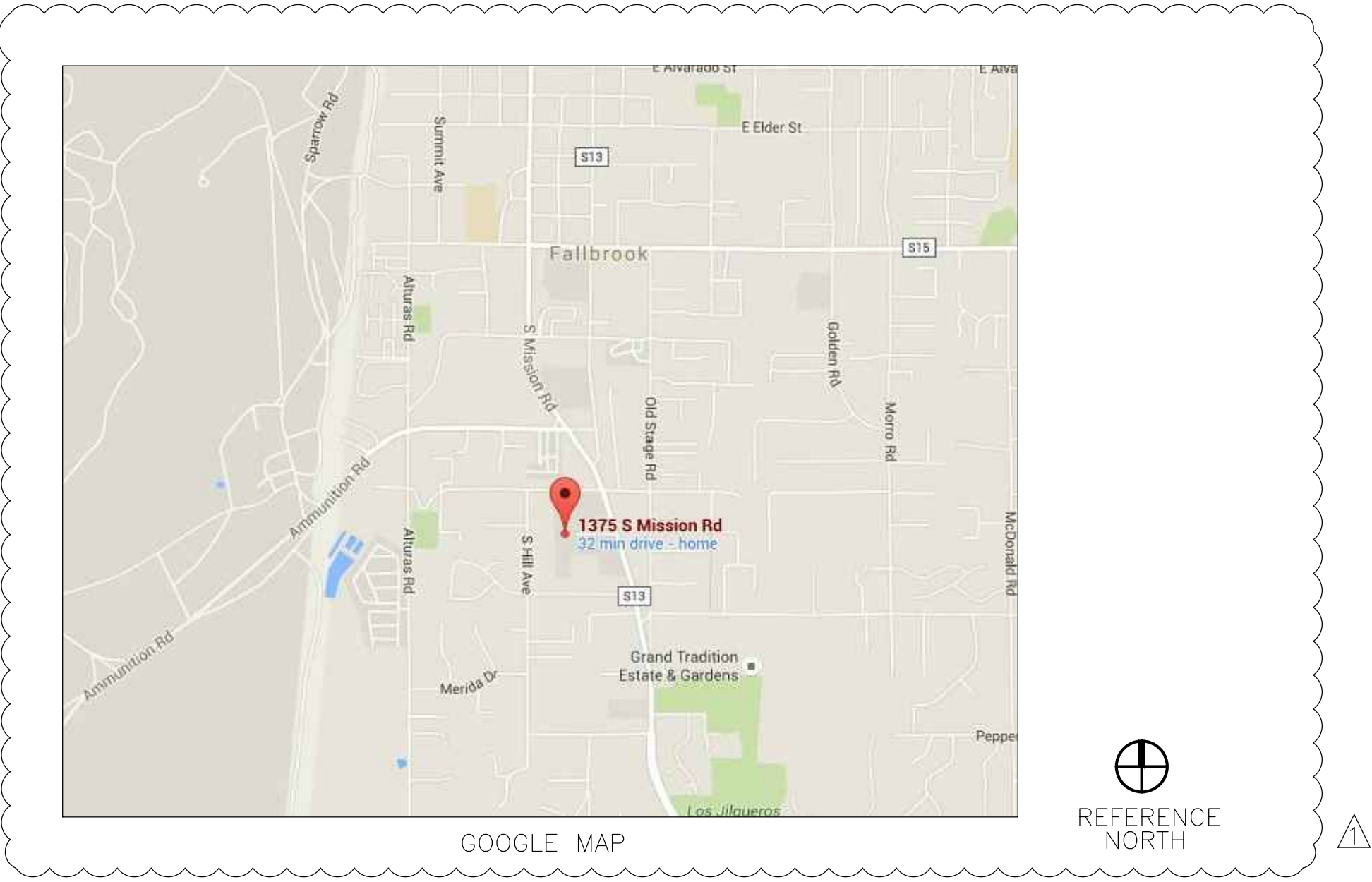
PROPOSED CHANGE OF USE:

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

PROJECT DIRECTORY:

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

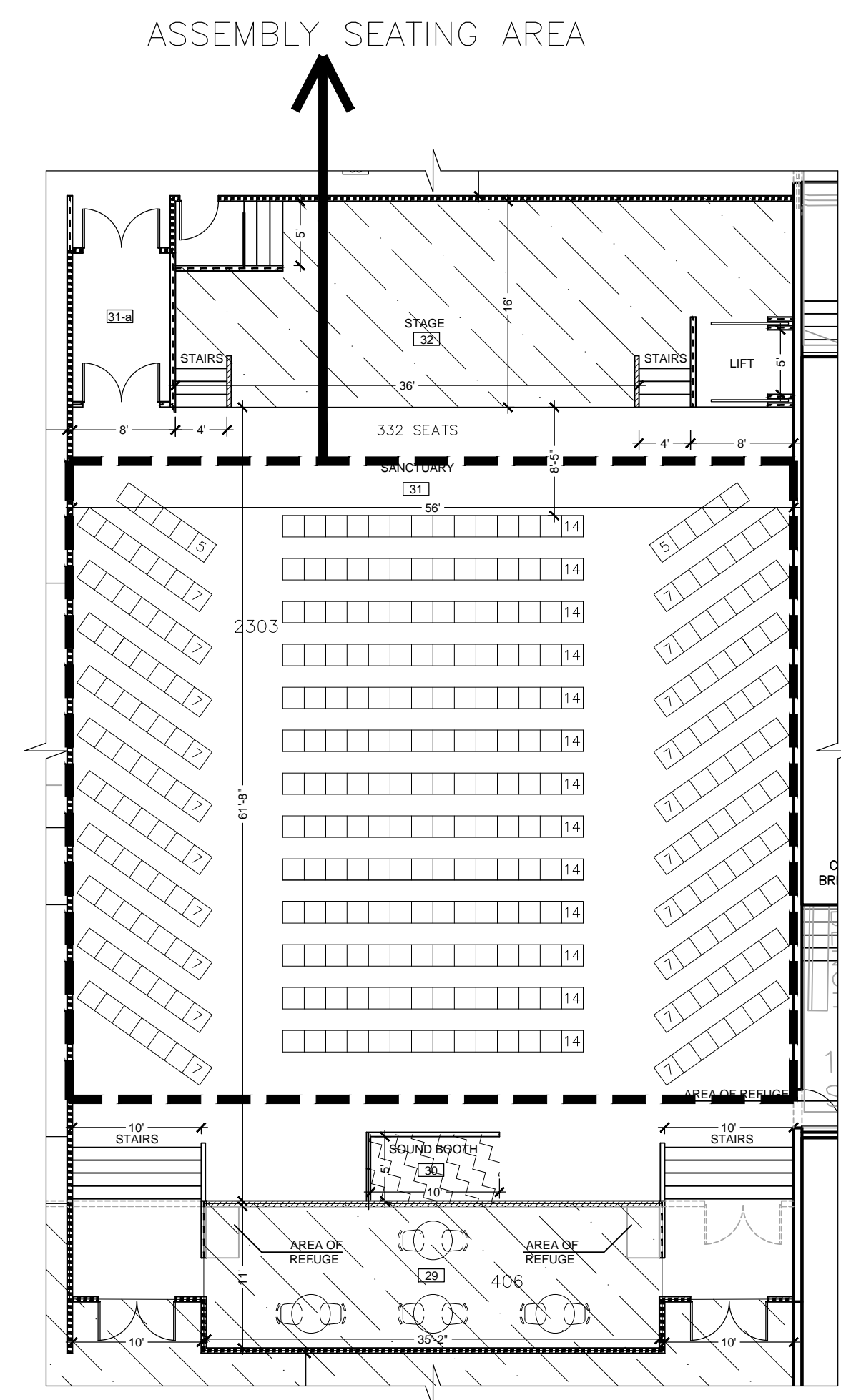
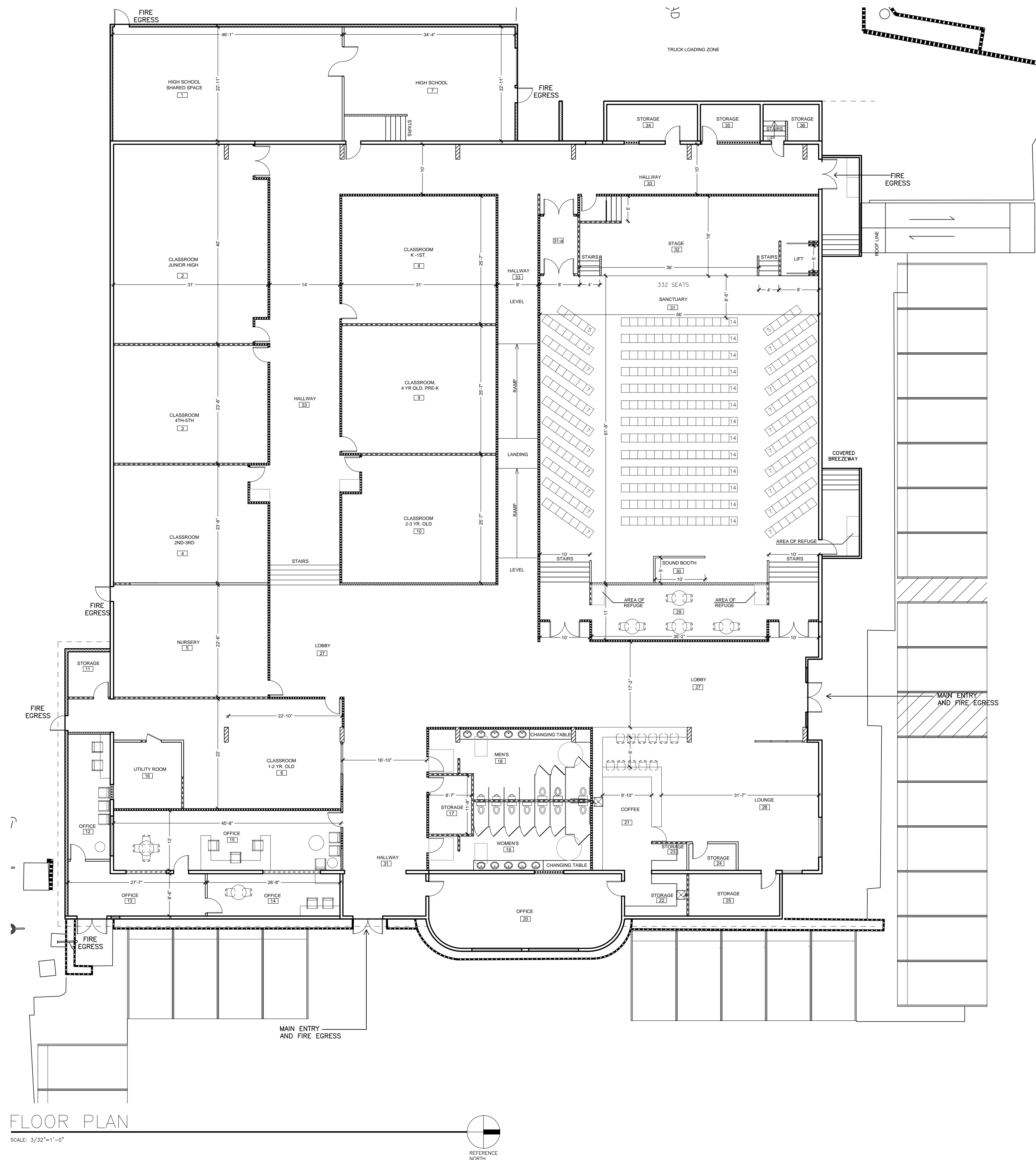
SUBMITTAL:
10-22-15
DELTA 1 : 03-29-16

PROJECT MANAGER:
GELAREH GOLCHIN

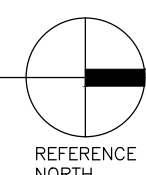
DRAWN BY:
GELAREH GOLCHIN

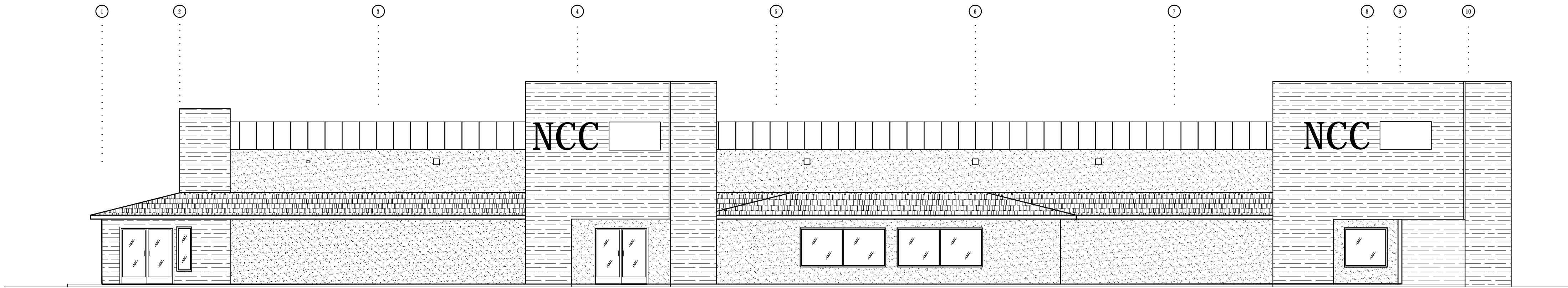
SHEET NO:

A0.1

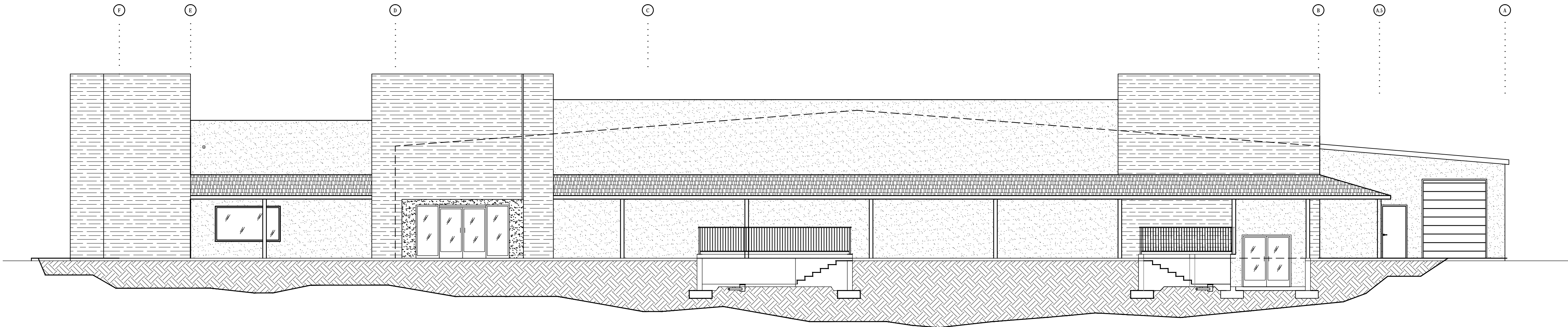


SCALE: 3/32"=1'-0"

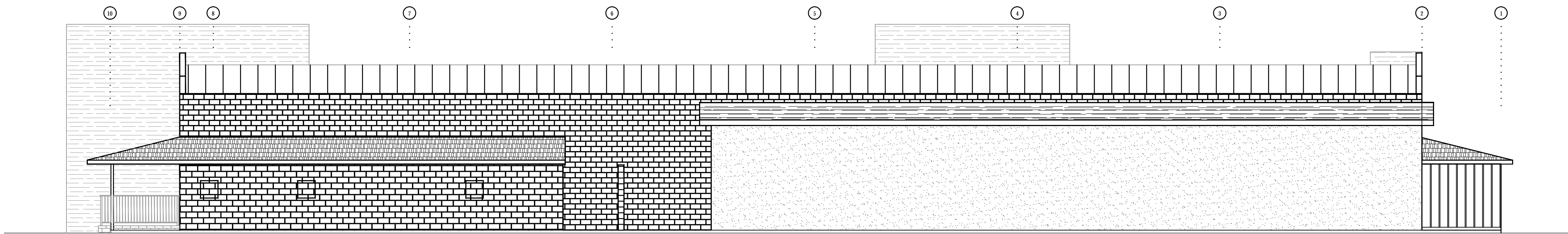




EAST ELEVATION
1/8"=1'-0" A



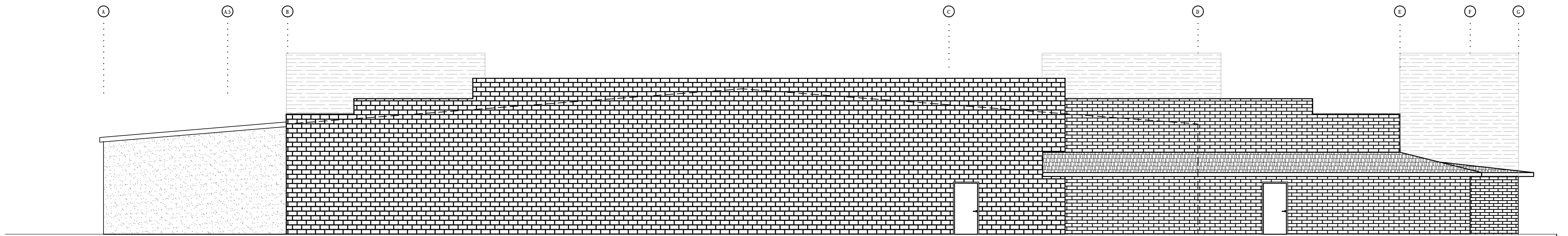
NORTH ELEVATION
1/8"=1'-0" B



WEST ELEVATION

A

3/16"=1'-0"



SOUTH ELEVATION

B

3/16"=1'-0"

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GRUPO
PACIFIC

PROJECT:

PROPOSED MAJOR USE PERMIT

NCC FALLBROOK

1375 S. MISSION RD.
FALLBROOK CA, 92028
APN# 104-200-54-00

SHEET TITLE:

PROPOSED ELEVATIONS

SUBMITTAL:

10-22-15

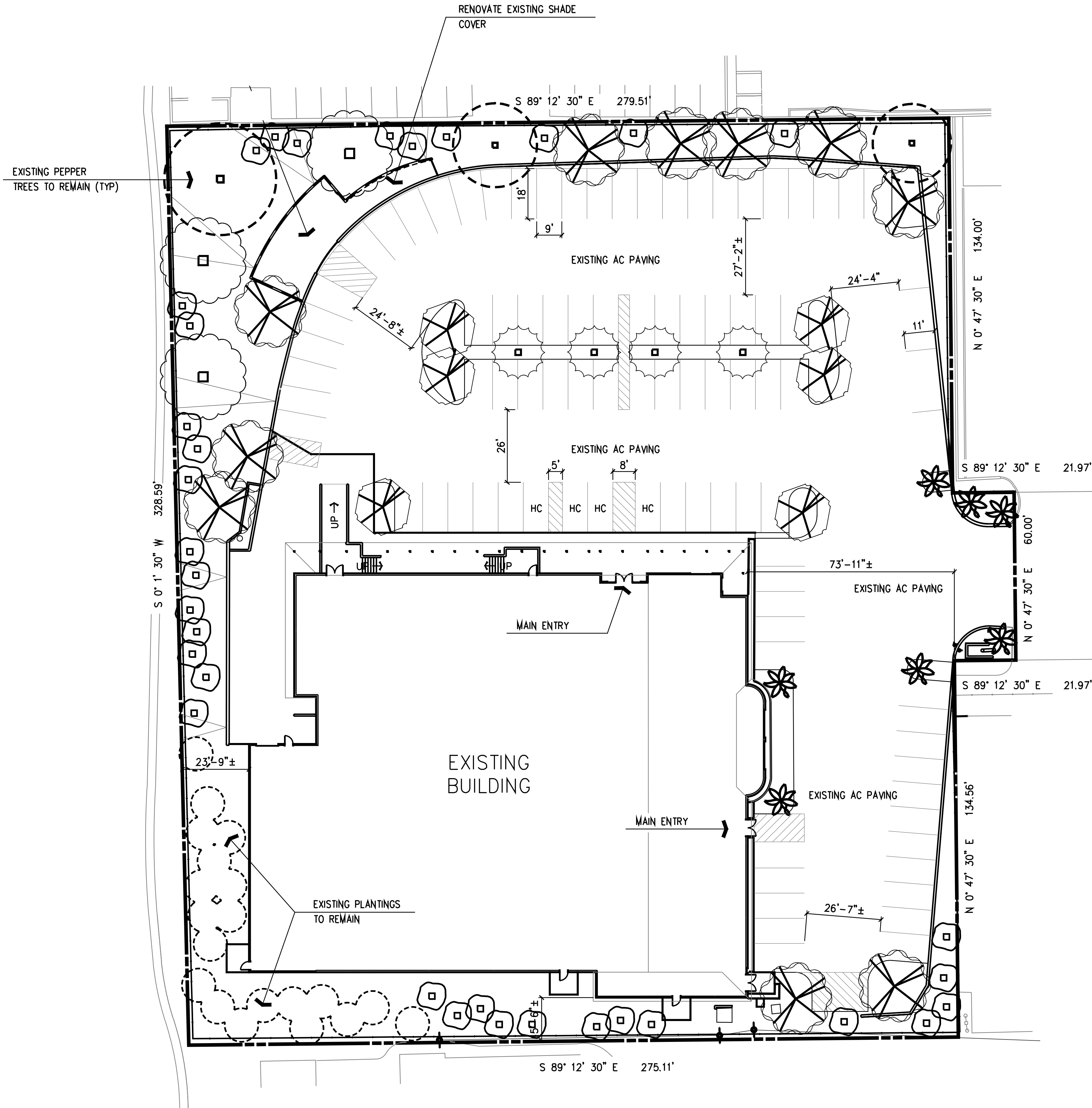
DELTA 1 : 03-29-16

PROJECT MANAGER:
GELAREH GOLCHIN

DRAWN BY:
GELAREH GOLCHIN

SHEET NO:

A4.1



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.

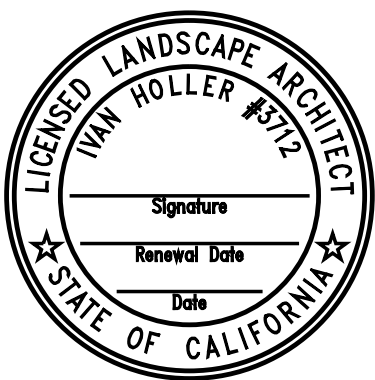
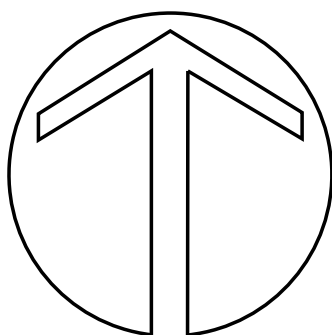
DEMO EXISTING CHAIN LINK GATE AND FENCE AT ENTRY AS SHOWN. EXCEPT AS INDICATED ON THE PLAN, REMOVE EXISTING LANDSCAPING ON THE PERIMETER SLOPES. DEMO EXISTING AC PAVING FOR PARKING LOT PLANTER AREAS AS SHOWN.

CONCEPTUAL LANDSCAPE PLANT LEGEND

SYM	BOTANICAL / COMMON NAME	QUAN	SIZE	REMARKS
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	10	24"	MULTI-TRUNK
	OLEA EUROPA 'SWAN HILL' OR 'WILSON'	6	24"	
	RHUS LANCEA AFRICAN SUMAC	4	24"	MULTI-TRUNK
	SCHNIUS MOLLE CALIFORNIA PEPPER	3	24"	
	SYAGRUS ROMANZOFFIANUM QUEEN PALM	7	8' BTH	
	ACACIA LONGIFOLIA SYDNEY GOLDEN WATTLE	29	5G	
	AGAPANTHUS 'QUEEN ANNE'	57	1G	
	LILY OF THE NILE	57	1G	
	ANGIOZANTHOS FLAVIDUS KANGAROO PAW	57	1G	
	ECHEVERIA IMBRICATA HEN AND CHICKS	57	4"	
	LAVANDULA STOECHAS SPANISH LAVENDER	57	1G	
	LIROPE MUSCARI BIG BLUE LILY TURF	57	5G	
	PELARGONIUM PELTATUM BORDER PENSTEMON	57	FLAT	
	PENSTEMON HETEROPHYLLUS BORDER PENSTEMON	57	1G	
	PHOTINIA FRASERII PHOTINIA	57	5G	

LANDSCAPE CONCEPT PLAN

SCALE: 1"=20'-0"



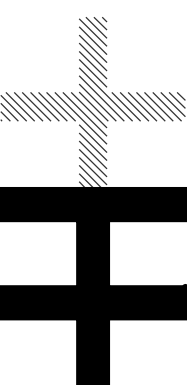
DRAWN BY:

REVISIONS:

SITE PLANNING
LANDSCAPE ARCHITECTURE

RLA #3712

1361 TIERRA ROJA DR. FALLBROOK, CA 92028
PHONE (760) 803-3497



HOLLER + ASSOCIATES

NORTH COAST CHURCH
1375 S. MISSION ROAD
FALLBROOK, CA

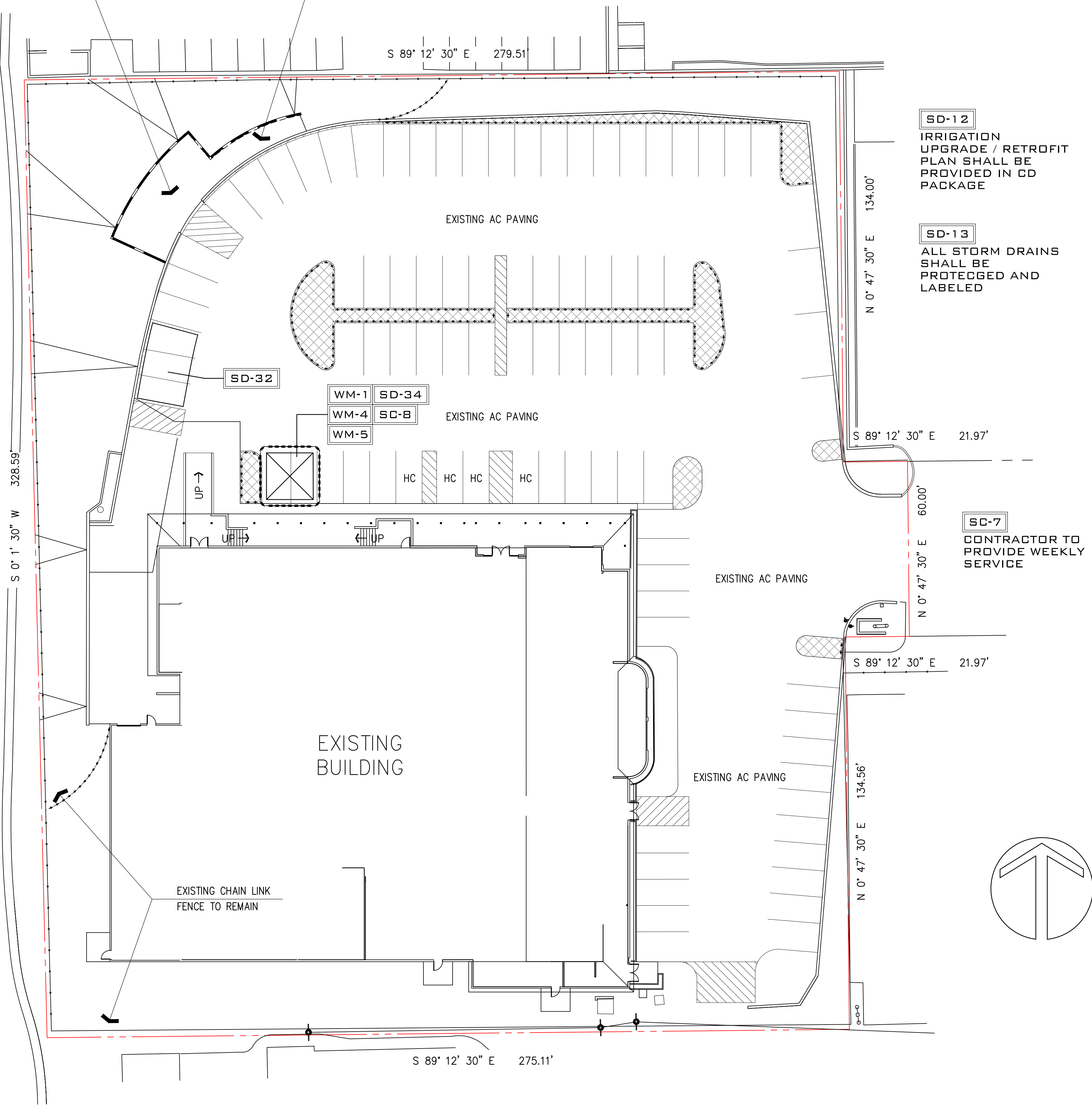
DATE:
2/22/16

JOB NAME:
NCC

SHEET:
L1
OF:
1

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 SIGNIFIGANT VEGETATION.
LID 2.2.4	MINIMIZE SOIL COMPACTION.
LID 3.7	LID LANDSCAPING DESIGN

SITE PLAN

SCALE: 1"=20'-0"

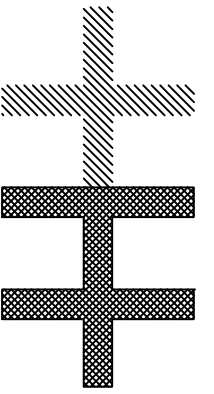
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H+H ASSOCIATES

NORTH COAST CHURCH

1375 S. MISSION ROAD
FALLBROOK, CA

DATE:

2/27/16

JOB NAME:

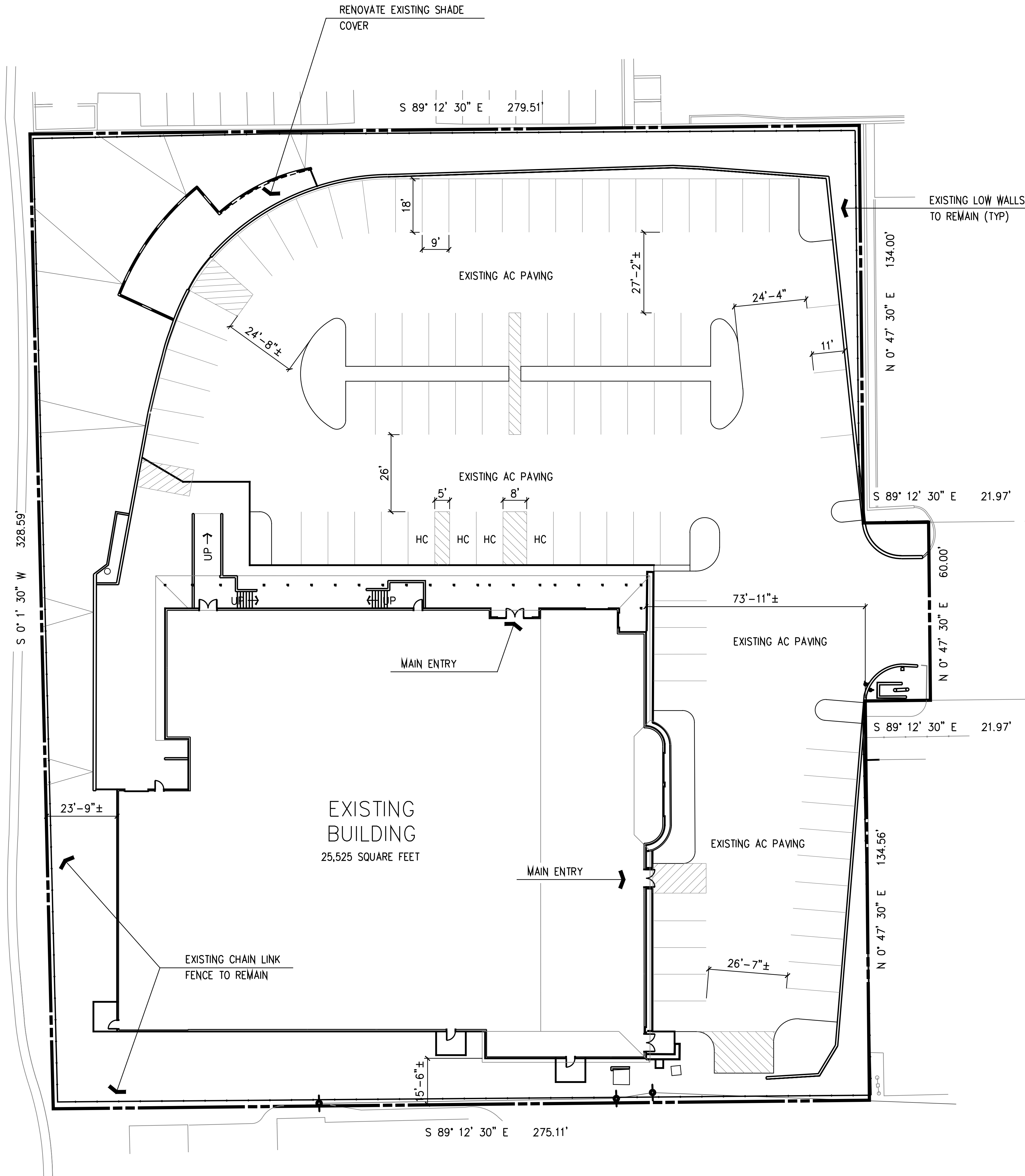
NCC

SHEET:

S1

OF:

1



PROPERTY OWNER / APPLICANT

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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

CROSS 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 BERNADINO 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, 310.25' 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.

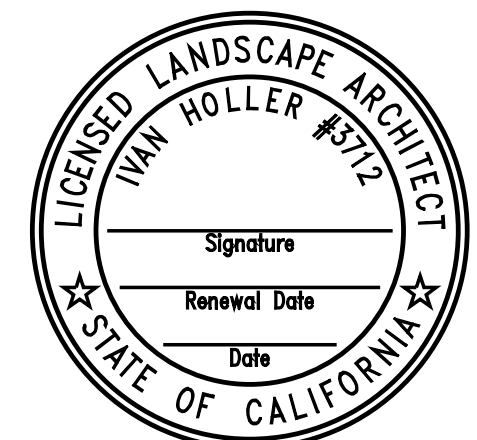
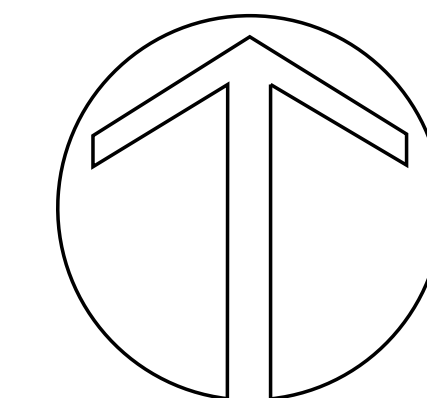
EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

THAT PART OF THE ABOVE DESCRIBED REAL PROPERTY INCLUDED WITHIN A STRIP OF LAND 40' WIDE, LYING 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° 46' 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:

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