

GARY L. PRYOR  
DIRECTOR



# County of San Diego

## DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666  
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## NEGATIVE DECLARATION

FINAL

October 9, 2003

Project Name: Phap Vuong Monastery Major Use Permit

Project Number: P 01-022, Log No. 01-08-051

This Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
  - b. Environmental Analysis Form and attached extended studies for Stormwater, Hydrology, Traffic/Transportation
1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Negative Declaration) that there is no substantial evidence that the project will have a significant effect on the environment.
  2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

None.
  3. Critical Project Design Elements That Must Become Conditions of Approval:

SDC PDS RCVD 01-25-19  
MUP14-010

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

DPW Requirements:

Our recommendations are as follows:

A. Prior to obtaining any other permit, the applicant shall:

- 1)  
Grant to the County of San Diego, an easement for Vista Avenue, in accordance with Public Road Standards for a Residential Collector Road that provides a one-half right-of-way width of thirty feet (30') from the centerline on the project side along the frontage of the property plus slope and drainage rights. The grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purpose for which the grant is required at the time of approval of the Major Use Permit. The above shall be to the satisfaction of Director of Public Works.
- 2)  
Grant to the County of San Diego, an easement for road purposes that provides a one-half right-of-way width of forty-two feet (42') from ultimate centerline, plus slope rights and drainage easements along Ash Street (SA 540), designated as a Collector Road on the Circulation Element of the General Plan. The easement is to be accepted for public use. The official centerline for Ash Street (SA 540) is on file at the Department of Public Works Survey Records Section, 5201 Ruffin Road, Suite D, San Diego, CA 92123.  
  
Any offer of dedication or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the dedication or offer of dedication is required.
- 3)  
Be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities. Department of Public Works policy prohibits trench cuts for underground utilities in all new, reconstructed, or resurfaced paved County-maintained

roads for a period of three years following project surface application. Therefore, you will need to notify all adjacent property owners who may be affected by this policy and are considering development of applicable properties.

B. Prior to obtaining any building permit pursuant to this Major Use Permit, the applicant shall:

- 1) Improve or agree to improve and provide security for the project side of Vista Avenue, along the project frontage, in accordance with interim Public Road Standards, to a minimum graded width of sixteen feet (16') from centerline and to an improved width of thirteen feet (13') from centerline, with asphalt concrete pavement over approved base, with, disintegrated granite (DG) at grade walkway, asphalt concrete taper to original pavement, to the satisfaction of the Director of Public Works. The DG walkway shall be a minimum three feet (3') in width and wider where possible to meet existing toe of slope to the satisfaction of the Director of Public Works.

Secured agreements require posting security in accordance with Section completed within 24 months from the date approving the Major Use Permit or prior to use or occupancy of the facility, whichever is earlier.

- 2) Execute a lien agreement to improve project side of Vista Avenue, along the project frontage, in accordance with Public Road Standards for a Residential Collector Road, to a graded width of thirty feet (30') from centerline and to an improved width of twenty feet (20') from centerline, with asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter, and sidewalk, asphalt concrete taper to original pavement and streetlights, with face of curb at twenty feet (20') from centerline, to the satisfaction of the Director of Public Works.
- 3) Execute a lien agreement to improve Ash Street (SA 540), in accordance with Public Road Standards for a Collector Road, to a one-half graded width of forty-two feet (42') with Portland cement concrete curb, gutter and sidewalk; asphalt concrete pavement over approved base, ornamental street lights, asphalt concrete dike taper to existing pavement. Face of curb will be thirty-two feet (32') from the centerline. This lien agreement against the property is granted to the County of San Diego as security in lieu of the

immediate installation of the full standard street improvements. It shall declare that present and future owners of this property construct the street improvements in the future.

- 4) Obtain a recorded waiver and release from each property owner impacted by significant changes in downstream flow characteristics resulting from grading, private roads, or other improvements.
  - 5) Obtain a grading permit prior to commencement of grading where quantities exceed 200 cubic yards of excavation or five feet (5') of cut/fill per criteria of Section 87.201 of the County Zoning and Land Use Regulations.
  - 6) Obtain a Construction Permit and/or Encroachment Permit 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.
  - 7) Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Escondido Fire Department and the Director of Public Works.
  - 8) Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 5 acres require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
- C. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:
- 1) Have a registered civil engineer, a registered traffic engineer, or a licensed surveyor provide a signed statement that there physically is three hundred seventy feet (370') of unobstructed sight distance,

along Vista Avenue from the access driveway opening in both directions, per Section 6.1.E of the County Public Road Standards (approved July 14, 1999), or to the satisfaction of the Director of Public Works.

- 2) Comply with street lighting requirements as follows:
  - a. Allow transfer of the property subject to Major Use Permit into Zone A of the San Diego County Street Lighting District without notice or hearing and pay the cost to process such transfer.
  - b. Install or arrange to install street lights to County standards and the satisfaction of the Director of Public Works, and deposit with the County of San Diego, through the Department of Public Works, a cash deposit sufficient to energize and operate the street lights until the property has been transferred into Zone A.
- 3) Furnish the Director of Planning and Land Use, along with his request for final inspection, a letter from the Director of Public Works, stating conditions A-1 through C-2 have been completed to the department's satisfaction.

**ADOPTION STATEMENT:** This Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

Planning and Environmental Review Board

on May 27, 2004



JOSEPH FARACE, Planning Manager  
Department of Planning and Land Use

GARY L. PRYOR  
DIRECTOR  
(858) 694-2962



# County of San Diego

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October 9, 2003

### INITIAL STUDY FORM

1. Project Number(s)/Environmental Log Number/Title:

P01-022; Log No. 01-08-051; Phap Vuong Monastery Major Use Permit

2. Description of Project:

The project is a Major Use Permit for the expansion of an existing Buddhist Sanctuary for up to 25 members. Two existing structures exist on site. One is used as a residence for the priest and the other is used as the Buddhist Sanctuary. One new attached structure is proposed which consists of a restroom to be attached to the existing priest's residence. Currently, a paved parking area for approximately 10 vehicles exists on site. An expanded, paved parking area is proposed that consists of 36 parking spaces including two handicap spaces and associated landscaping. A 20-foot wide paved A.C. driveway is proposed to join the future Vista Avenue. Concrete steps, a concrete pathway, and concrete paving are proposed leading from the parking lot to surround the existing structures. A six-foot high block wall is proposed at the western boundary of the parking lot at the western lot line. Three low-pressure sodium lights to be mounted on poles are proposed to illuminate the parking lot. Three religious statues/structures are proposed to be placed on the project site. The project site will be served by the following agencies: City of Escondido-Rincon Del Diablo Water District, Escondido-Rincon Del Diablo Fire Protection District, High Escondido Union, General Elementary Escondido Union.

3. Project Sponsor's Name and Address:

Dr. Le Tan Huynh  
712 El Camino Real  
Tustin, CA 92780

4. Project Location:

The project is located at 715 Vista Avenue on the southwest corner of Vista Avenue and Ash Street in the North County Community Planning Area within an unincorporated area of San Diego County, APN 227-010-57.

Thomas Brothers Coordinates: Page 1109, Grid 5/H

5. Surrounding Land Uses and Environmental Setting:

The project site currently has an existing single-family home and a Buddhist sanctuary, which is used for religious assembly purposes. The 8.9-acre parcel is mostly vacant land with non-native grassland and some remnant tree crops from past use of the land for agricultural purposes. The topography consists of moderate slopes sloping to the north and west on the project site. A small area of Coastal sage scrub exists atop a hill located at the northeast portion of the parcel. The project is bounded to the west by a residential parcel with an existing single-family home. To the north of the project site, the project is bounded by Vista Avenue and across the street are large residential parcels with some small-scale agricultural uses. Ash Street is located at the eastern boundary of the project the site and across Ash Street is vacant land and residential homes. The southern boundary of the project site reaches the boundary of the City of Escondido.

6. General Plan Designation

Community Plan:	North County Metro Community Plan
Land Use Designation:	1 - Residential
Density:	1 du/1, 2, or 4 gr. acres

7. Zoning

Use Regulation:	RS – Single Family Residential Use Regulation
Density:	1 du/1 acre
Special Area Regulation:	None

8. Environmental resources either significantly affected or significantly affected but avoidable as detailed on the following attached "Environmental Analysis Form".

None

9. Lead Agency Name and Address:

County of San Diego, Department of Planning and Land Use  
5201 Ruffin Road, Suite B MS O650  
San Diego, California 92123-1666

10. Lead Agency Contact and Phone Number:

Emery McCaffery, Project Environmental Analyst (858) 694-3704

11. Anticipated discretionary actions and the public agencies whose discretionary approval is necessary to implement the proposed:

<u>Permit Type/Action</u>	<u>Agency</u>
Major Use Permit	County of San Diego
Grading Permit	County of San Diego

12. State agencies (not included in #11) that have jurisdiction by law over natural resources affected by the project:

California Department of Fish and Game.

13. Participants in the preparation of this Initial Study:

Consultants

Richard W. Hartley, Project Engineer

County Staff

David Sibbet, Project Manager, DPLU  
Emery McCaffery, Environmental Analyst, DPLU  
Brett Solomon, original Environmental Analyst, DPLU  
Lee Shick, DPW Project Manager, DPW  
Greg Carlton, DPW Resource Staff, DPW

14. Initial Study Determination:

On the basis of this Initial Study, the Department of Planning and Land Use believes that there is no evidence in the record that the proposed project may have a potentially significant effect on the environment. A NEGATIVE DECLARATION will be prepared.

  
EMERY MCCAFFERY, Environmental Analyst  
County of San Diego, Department of Planning and Land Use  
Regulatory Planning

Date: October 9, 2003

## ENVIRONMENTAL ANALYSIS FORM

FINAL

DATE: October 9, 2003  
PROJECT NAME: Phap Vuong Monastery  
PROJECT NUMBER(S): P01-022; Log No. 01-08-051

### EXPLANATION OF ANSWERS:

The following questions are answered either "Potentially Significant Impact", "Potentially Significant Unless Mitigation Incorporated", "Less Than Significant Impact", or "Not Applicable" and are defined as follows.

**"Potentially Significant Impact."** County staff is of the opinion there is substantial evidence that the project has a potentially significant environmental effect and the effect is not clearly avoidable with mitigation measures or feasible project changes. "Potentially Significant Impact" means that County staff recommends the preparation of an Environmental Impact Report (EIR) for the project.

**"Potentially Significant Unless Mitigation Incorporated."** County staff is of the opinion there is substantial evidence that the project may have a potentially significant adverse effect on the resource. However, the incorporation of mitigation measures or project changes agreed to by the applicant has clearly reduced the effect to a less than significant level.

**"Less Than Significant Impact."** County staff is of the opinion that the project may have an effect on the resource, but there is no substantial evidence that the effect is potentially significant and/or adverse.

**"Not Applicable."** County staff is of the opinion that, as a result of the nature of the project or the existing environment, there is no potential for the proposed project to have an effect on the resource.

### I. LAND USE AND PLANNING

1. Would the proposal potentially be in conflict with any element of the General Plan including community plans, land use designation, or zoning?

#### **Less Than Significant Impact.**

The proposed project is a Buddhist Sanctuary for up to 25 members. The Regional Land Use Element is CUDA, Current Urban Development Area and the General Plan designates this site as (1), Residential. A sanctuary

is classified as Religious Assembly pursuant to Section 1370 of the Zoning Ordinance and requires approval of a Major Use Permit. The property is zoned RS1, Residential Use Regulation, which allows Religious Assembly with the issuance of a Major Use Permit pursuant to Section 2105a of the Zoning Ordinance; therefore, the proposed project is consistent with zoning.

2. Would the proposal potentially be in conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?

**Less Than Significant Impact.**

In the review of the project, no conflicts with environmental plans or policies adopted by other agencies have been identified. These agencies include, but are not limited to: the California Regional Water Quality Control Board, the San Diego Air Pollution Control District, California Department of Fish and Game, the Federal Department of Fish and Wildlife Service, the State Department of Health Services, and the County Department of Environmental Health.

3. Does the proposal have the potential to be incompatible with existing or planned land uses or the character of the community?

**Less Than Significant Impact.**

The existing land uses and character in the vicinity of the proposed project are residential, agricultural and civic uses. Residences and small farms surround the project site. Rincon Middle School is also located within a ½ mile east of the property. The existing surrounding uses are a mixture of residential, agricultural and civic uses and therefore, the proposed school will be a compatible use. The sanctuary will not require a substantial alteration of the existing landform, will not require new utilities, and the main access to the site is via a public road, Vista Avenue. Therefore, the proposed project will not have a harmful effect on neighborhood character or planned land use because the existing development will not be materially altered.

4. Would the proposal have the potential to significantly disrupt or divide the physical arrangement of an established community?

**Less Than Significant Impact.**

The proposed project will not significantly disrupt or divide the established community because the physical arrangement of established development is one of rural and civic uses and character. The proposed project will not require the introduction of new utilities to the area.

## II. AGRICULTURE RESOURCES

1. Would the proposal convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or have a potentially adverse effect on prime agricultural soils as identified on the soils map for the Conservation Element of the San Diego County General Plan?

### **Less Than Significant Impact.**

The 8.9-acre project site contains Unique Farmland. However, the majority of the project site that has a Unique Farmland designation is not proposed for development. A small portion of Unique Farmland will be developed with a parking lot, however, the area this encompasses is a relatively small area of land, less than one acre, and the impact area is already dominated by urban developed use including a religious assembly and a single family home. Therefore, this project would not result in a significant conversion of farmland resources to non-agricultural use.

2. Would the proposal conflict with existing zoning for agricultural use, or a Williamson Act Contract?

### **Less Than Significant Impact.**

The project site does not contain agriculture. In addition, the project and surrounding area are not zoned for agricultural use, nor is the land under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

3. Would the proposal involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to a non-agricultural use?

### **Less Than Significant Impact.**

The project site has supported agriculture in the past, however, it is no longer maintained. The area which supported agriculture (tree crops) in

the past is not planned for development, therefore, the project will not convert farmland to a non-agricultural use.

### III. POPULATION AND HOUSING

1. Would the proposal potentially induce substantial growth either directly or indirectly?

**Less Than Significant Impact.**

The project does not involve substantial extensions of utilities such as water, sewer or new roads systems into previously unserved areas and is consistent with the County General Plan. The project will not induce substantial growth not consistent with County planning goals.

2. Would the proposal displace a potentially significant amount of existing housing, especially affordable housing?

**Less Than Significant Impact.**

The proposed project will not displace any existing housing since the site has one house and it will remain. No other housing is proposed.

### IV. GEOLOGIC ISSUES

1. Would the proposal have the potential to significantly increase the exposure of people to hazards related to fault rupture (Alquist-Priolo Zone), seismic ground shaking, seismic ground failure (liquefaction), rockfall, or landslides?

**Less Than Significant Impact.**

The project is not located in a hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1994, Fault-Rupture Hazards Zones in California. Also, a site visit conducted by Jennifer Campos on November 14, 2001, did not identify any features that would indicate landslides or the potential for liquefaction.

2. Would the proposal result in potentially significant increased erosion or loss of topsoil?

**Less Than Significant Impact.**

According to the Soil Survey of San Diego County, the soils on-site are identified as FvD Fallbrook Vista Sandy Loams, 9-15% slopes; LpD2 Las Posas fine sandy loam, 9-15% slopes; LpE2 Las Posas fine sandy loams, 15-30% slopes, eroded; RaC2 Ramona sandy loam, 5-9% slopes, eroded. The project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes. The project is required to comply with the Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING) of Division 7, EXCAVATION AND GRADING, of the San Diego County Zoning and Land Use Regulations. Due to these factors, it has been found that the project will not result in significantly increased erosion potential.

3. Would the proposal result in potentially significant unstable soil conditions (expansive soils) from excavation, grading, or fill?

**Less Than Significant Impact.**

A review of the Soil Survey, San Diego Area CA by the U.S. Department of Agriculture has identified the following on-site soils having a HIGH shrink-swell behavior: LpD2 Las Posas fine sandy loam, 9-15% slopes and LpE2 Las Posas fine sandy loams, 15-30% slopes, eroded. All other mapped soils on the site have a low to moderate shrink-swell behavior and are identified as stable with no adverse potential for development activity. However, potential impacts as a result of development in the areas with LpD2 Las Posas fine sandy loam, 9-15% slopes and LpE2 Las Posas fine sandy loams, 15-30% slopes, eroded will be avoided by compliance with the following measures and/or conditions in the Grading Ordinance Requirements Sections 87.403 and 87.410 specified at the time of the grading permit issuance. A soils report with compaction test is required for all fill that is over 12 inches in depth. DPL Form #73, Certification of Fill Compaction Report, completed by a registered engineer is to be submitted after the grading has been done.

4. Would the proposal result in a potentially significant adverse effect to unique geologic features?

**Less Than Significant Impact.**

On a site visit completed by Jennifer Campos on November 14, 2001, no significant geological features were identified on-site. No known unique geologic features were identified on the property or in the immediate vicinity on the Natural Resources Inventory of San Diego County listed in

the Conservation Element of the San Diego County General Plan. Since no unique geologic features are present on the site, no adverse impacts will result from the proposed project.

5. Would the proposal result in potentially significant loss of availability of a significant mineral resource that would be of future value to the region?

**Less Than Significant Impact.**

The project will not result in a loss of availability of a known significant mineral resource that would be of value to the region. The project is not located in a significant mineral resource area, as identified on maps prepared by the Department of Conservation, Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1996). Also, on a site visit conducted by Jennifer Campos on November 14, 2001, no past or present mining activities were identified on the project.

**V. WATER RESOURCES**

1. Would the proposal violate any waste discharge requirements?

**Less Than Significant Impact.**

The project does not propose waste discharges that require waste discharge requirement permits, NPDES permits, or water quality certification from the San Diego Regional Water Quality Control Board (SDRWQCB).

2. Is the project tributary to an already impaired water body as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

**Less Than Significant Impact.**

The project lies in the Escondido hydrologic subarea, within the Carlsbad (904.62) hydrologic unit - that is impaired for Coliform bacteria, nutrients, and sediment. The project proposes the following activities that could contribute the following pollutants: sediments, nutrients from fertilizers, trash and debris in drain inlets, oxygen-demanding substances, oils and grease, bacteria and viruses, pesticides from landscaping and home use. However, the following site design measures and/or source control BMPs and/or treatment control BMPs as indicated in the Stormwater

Management Plan dated February 26, 2003 and prepared by Hartley-Imgrund, Inc., Civil Engineering and Land Surveying will be employed as required by the WPO. Potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters:

CONSTRUCTION BMPs- Silt Fence, Street Sweeping and Vacuuming, Gravel Bag Berm, Storm Drain Inlet Protection, Stockpile Management, Solid Wasted Management, Stabilized Construction Entrance/Exit, Dewatering Operations, Vehicle and Equipment Maintenance, Erosion Control Mats and Spray-on Applications, Material Delivery and Storage, Spill Prevention and Control, Concrete Waste Management, Water Conservation Practices, Paving and Grinding Operations, Permanent Revegetation of All Disturbed uncovered areas

Construction BMPs will be selected, constructed, and maintained so as to comply with all applicable ordinances and guidance documents.

POST CONSTRUCTION BMPs

Source Control BMPs- Stormwater Runoff Pollution Fact Sheet, Stormwater Runoff Pollution Prevention Tips, Stormwater Pollution Prevention Yard Work (Landscaping, Gardening, Pest Control), Stormwater Pollution Prevention Pet Waste, Effective Irrigation Systems & Landscape Design

Treatment Control BMPs- Biofilters, biofiltration strips (vegetative buffer strips), filtration through grass, sedimentation, absorption to soil particles, infiltration through the soil, swales and strips, vegetated areas

3. Would the proposal result in a potentially significant increase in the demand on the local imported water system?

**Less Than Significant Impact.**

The project will obtain its water supply from the City of Escondido- Rincon Del Diablo Water District, which obtains water from imported sources. The District currently serves all surrounding residences. Furthermore, a Service Availability Letter from the City of Escondido- Rincon Del Diablo Water District dated October 24, 2001, has been provided indicating

adequate water resources and infrastructure to provide requested water resources.

4. Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

**Yes.**

The project as designed will meet the performance standards of the ordinance for flow control and erosion, and surface and ground water quality. See questions 1, 2 and 5 through 9 of this section for more detailed rationale. Furthermore, a Stormwater Management Plan prepared by Hartley-Imgrund, Inc., Civil Engineering and Land Surveying, dated February 26, 2003 has been prepared for the project in accordance with the requirements of the WPO. The document is substantially complete and complies with the Watershed Protection Ordinance (WPO) requirements for a Stormwater Management Plan (SWMP). This report has been reviewed and approved by the Department of Public Works and Department of Planning and Land Use.

5. Would the proposed project substantially alter the existing drainage of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

**Less Than Significant Impact.**

The proposed project will not significantly alter the existing drainage of a stream or river, because it does not significantly increase runoff or propose to impair, impede or accelerate flow in any watercourse. The drainage course running through or adjacent to the property does not have a watershed of 1 or more square miles. Staff has reviewed the preliminary hydrology study dated September 5, 2002 (revised February 17, 2003) and has determined that it is adequate at this time.

6. Would the proposed project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

**Less Than Significant Impact.**

The proposed project will not significantly alter the existing drainage of a stream or river, because it does not significantly increase runoff or propose to impair, impede or accelerate flow in any watercourse. The drainage course running through or adjacent to the property does not have a watershed of 1 or more square miles. Staff has reviewed the preliminary hydrology study dated September 5, 2002 (revised February 17, 2003) and has determined that it is adequate at this time.

7. Would the proposed project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

**Less Than Significant Impact.**

The proposed project will not significantly impact any existing or planned stormwater drainage systems because it does not proposed to significantly increase runoff. The existing drainage systems downstream of the project are adequate to carry the runoff from the project. Staff has reviewed the preliminary hydrology study dated September 5, 2002 (revised February 17, 2003) and has determined that it is adequate at this time.

8. Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

**Less Than Significant Impact.**

Water quality objectives have been designated for waters of the San Diego Region by the Regional Water Quality Control Board as outlined in chapter 3 of the Water Quality Control Plan (Plan). The water quality objectives are necessary to protect the existing and potential beneficial uses of each hydrologic unit as described in chapter 2 of the Plan.

The project lies in the Escondido hydrologic subarea, within the Carlsbad hydrologic unit that has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water: municipal and domestic supply (MUN); agricultural supply (AGR); industrial service supply (IND); contact water recreation (REC-1); non-contact water recreation (REC-2); warm freshwater habitat (WARM); cold freshwater habitat (COLD); wildlife habitat (WILD).

The project proposes the following potential sources of polluted runoff: sediments, nutrients from fertilizers, trash and debris in drain inlets,

oxygen-demanding substances, oils and grease, bacteria and viruses, pesticides from landscaping and home use. However, the following site design measures and/or source control BMPs and/or treatment control BMPs as indicated in the Stormwater Management Plan dated February 26, 2003 and prepared by Hartley-Imgrund, Inc. Civil Engineering and Land Surveying will be employed as required by the WPO. Potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters:

CONSTRUCTION BMPs- Silt Fence, Street Sweeping and Vacuuming, Gravel Bag Berm, Storm Drain Inlet Protection, Stockpile Management, Solid Wasted Management, Stabilized Construction Entrance/Exit, Dewatering Operations, Vehicle and Equipment Maintenance, Erosion Control Mats and Spray-on Applications, Material Delivery and Storage, Spill Prevention and Control, Concrete Waste Management, Water Conservation Practices, Paving and Grinding Operations, Permanent Revegetation of All Disturbed uncovered areas.

Construction BMPs will be selected, constructed, and maintained so as to comply with all applicable ordinances and guidance documents.

POST CONSTRUCTION BMPs

Source Control BMPs- Stormwater Runoff Pollution Fact Sheet, Stormwater Runoff Pollution Prevention Tips, Stormwater Pollution Prevention Yard Work (Landscaping, Gardening, Pest Control), Stormwater Pollution Prevention Pet Waste, Effective Irrigation Systems & Landscape Design.

Treatment Control BMPs- Biofilters, biofiltration strips (vegetative buffer strips), filtration through grass, sedimentation, absorption to soil particles, infiltration through the soil, swales and strips, vegetated areas.

9. Would the proposal provide substantial additional sources of polluted runoff?

**Less Than Significant Impact.**

The project proposes the following potential sources of polluted runoff: sediments, nutrients from fertilizers, trash and debris in drain inlets,

oxygen-demanding substances, oils and grease, bacteria and viruses, pesticides from landscaping and home use. However, the following site design measures and/or source control BMPs and/or treatment control BMPs as indicated in the Stormwater Management Plan dated February 26, 2003 and prepared by Hartley-Imgrund, Inc. Civil Engineering and Land Surveying will be employed as required by the WPO. Potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters:

CONSTRUCTION BMPs- Silt Fence, Street Sweeping and Vacuuming, Gravel Bag Berm, Storm Drain Inlet Protection, Stockpile Management, Solid Wasted Management, Stabilized Construction Entrance/Exit, Dewatering Operations, Vehicle and Equipment Maintenance, Erosion Control Mats and Spray-on Applications, Material Delivery and Storage, Spill Prevention and Control, Concrete Waste Management, Water Conservation Practices, Paving and Grinding Operations, Permanent Revegetation of All Disturbed uncovered areas.

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POST CONSTRUCTION BMPs

Source Control BMPs- Stormwater Runoff Pollution Fact Sheet, Stormwater Runoff Pollution Prevention Tips, Stormwater Pollution Prevention Yard Work (Landscaping, Gardening, Pest Control), Stormwater Pollution Prevention Pet Waste, Effective Irrigation Systems & Landscape Design.

Treatment Control BMPs- Biofilters, biofiltration strips (vegetative buffer strips), filtration through grass, sedimentation, absorption to soil particles, infiltration through the soil, swales and strips, vegetated areas.

10. If the proposal is groundwater dependent, plans to utilize groundwater for non-potable purposes, or will obtain water from a groundwater dependent water district, does the project have a potentially significant adverse effect on groundwater quantity?

**Not Applicable.**

The project will obtain its water supply from the City of Escondido- Rincon Del Diablo Water District, which obtains water from imported sources. The District currently serves all surrounding residences. Furthermore, a Service Availability Letter from the City of Escondido- Rincon Del Diablo Water District dated October 24, 2001, has been provided indicating adequate water resources and infrastructure to provide requested water resources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

11. Would the project 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?

**Less Than Significant Impact.**

The project will obtain its water supply from the City of Escondido-Rincon Del Diablo Water 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.

12. Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

**Yes.**

The project will obtain its water supply from the City of Escondido-Rincon Del Diablo Water 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.

**VI. AIR QUALITY**

1. Would the proposal have the potential to significantly contribute to the violation of any air quality standard or significantly contribute to an existing or projected air quality violation?

**Less Than Significant Impact**

No significant source of either stationary or indirect air pollutants has been identified from the project. The primary source of air pollutants would be generated from vehicle trips associated with the proposed project. The vehicle trips generated from the project will result in 90 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District

CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the threshold of significance for reactive organic gases (ROG). Therefore, the vehicle trip emissions associated with the proposed project are not expected to significantly contribute to an existing or projected air quality violation. No other potential sources of air pollutants have been identified from the project. Additionally, the project is not expected to emit any toxic air contaminant or particulate matter based on project description and information submitted.

2. Would the proposal have the potential to significantly increase the exposure of people to any excessive levels of air pollutants?

**Less Than Significant Impact.**

Based on a site visit conducted on November 14, 2001 by Jennifer Campos, the project is not located near any identified source of noxious emissions and will not expose people to excessive levels of air pollutants.

3. Would the proposal potentially result in the emission of objectionable odors at a significant intensity over a significant area?

**Less Than Significant Impact.**

No potential sources of objectionable odors have been identified within the proposed project. Thus, the project is not expected to generate any significant levels of objectionable odors.

## **VII. TRANSPORTATION/CIRCULATION**

1. Would the proposal result in a potential degradation of the level of service of affected roadways in relation to the existing traffic volumes and road capacity?

**Less Than Significant Impact.**

The project will have an insignificant traffic impact on the existing traffic volumes on the roadways in the area as referenced in the Focused Traffic Study prepared by Federhart & Associates, dated September 6, 2002.

The proposed project would not result in a degradation of the L.O.S. of affected roadways. Vista Avenue is a Collector Road in the City of Escondido Circulation Element with a current L.O.S. B (3600 ADT)

{threshold of 4100 ADT for L.O.S. B, based upon existing 2-lane road}. The traffic volume from the project (90 ADT) would not result in any impacts, degradation, or threshold increase on Vista Avenue.

Ash Street (CE #SA 540) is a Collector Road on the San Diego County Circulation Element of the General Plan with a current L.O.S. D (7600 ADT) {threshold of 10,900 ADT for L.O.S. D, based upon existing 2-lane road}. The traffic volume from the project (90 ADT) would not result in any impacts, degradation, or threshold increase on Ash Street.

2. Would the proposal result in potentially significant impacts to traffic safety (e.g., limited sight distance, curve radii, right-of-way)?

**Less Than Significant Impact.**

The project will not have any significant impacts on traffic safety. There is 582 feet of existing unobstructed sight distance from the proposed driveway location along Vista Avenue to the east and over 600 feet of existing unobstructed sight distance along Vista Avenue to the west.

The project will be certified, by the private engineer, that it has adequate sight distance prior to final occupancy and that all driveways are built to County Standards. The applicant will be required to acquire adequate right-of-way for the designated specifications of Ash Street (CE #SA 540) and Vista Avenue, and design and construct all public and private roads per the County Public and Private Road Standards.

3. Would the proposal potentially result in insufficient parking capacity on-site or off-site?

**Less Than Significant Impact.**

The project proposes 36 parking spaces in a rectangular configuration, which is enough parking to accommodate all anticipated visitors and all the employees at any one time. The project description does include the amount of visitors anticipated. Section 6766 of the Zoning Ordinance requires 1 parking space for every 4 persons based on the total occupancy of the largest assembly room.

4. Would the proposal result in a potentially significant hazard or barrier for pedestrians or bicyclists?

**Less Than Significant Impact.**

The project does not propose any hazards or barriers for pedestrians or bicyclists, nor will it affect existing conditions any County road in the area for pedestrians or bicyclists. Any required improvements will be constructed to maintain or improve existing conditions as they relate to pedestrians and bicyclists.

## VIII. BIOLOGICAL RESOURCES

1. Would the proposal result in potentially significant adverse effects, including noise from construction or the project, to an endangered, threatened, or rare plant or animal species or their habitats?

### **Less Than Significant Impact.**

The project site historically supported coastal sage scrub habitat in small isolated patches of habitat on a small hill at the northeastern portion of the project site. This was evident on aerial photos of the project parcel from 1995 and 1997. Several investigations from County biological staff, as well as the project engineer, identified that the habitat had been removed as an action associated with the single-family residence constructed on the project site in 1998-1999. The construction of a single-family residence was issued as a ministerial action, and was exempt from Habitat Loss Permit Ordinance. The Ordinance exempts minor grading, if applicable, for single-family residences. Since it was a building permit, the project was not subject to the Ordinance. While removal of habitat did not have a "take" permit, there was no unauthorized removal of coastal sage scrub habitat. The proposed monastery will not remove any additional remnants of coastal sage scrub habitat supported on the project site. The project will utilize the existing residential structure and any disturbances of coastal sage habitat would occur within the 100 feet of fuel modification that is an existing condition of the structure.

Improvements will occur to the driveway, which will be expanded in the northwest corner of the site. These improvement areas are completely disturbed and do not support native habitat lands. Refer to the vegetation map completed by staff biologist, Brett Solomon, entitled, "Phap Vuong Buddhist Sanctuary 2000 Imagery." The habitat near the structure was cleared under the single-family residence development and occurred several years ago. Therefore, the project will not have potentially significant adverse effects, including noise from construction or the project, to an endangered, threatened, or rare plant or animal species or their habitats. Furthermore, no impacts to coastal sage scrub will result from this proposed project.

2. Does the project comply with the Sensitive Habitat Lands section (Article IV, Item 6) of the Resource Protection Ordinance?

**Yes.**

Remnants of coastal sage scrub habitat occur in the northeastern corner of the project site. These areas will not be impacted by the proposed Major Use Permit for the monastery. Any remnants of coastal sage scrub habitat remaining on the project site are either completely avoided or are within the 100 feet of fire clearing for the existing structure. The project will not impact any native habitat lands through the construction of the parking lot or implementation of the use permit. Therefore, it has been found that the proposed project complies with Article IV, Item 6 of the Resource Protection Ordinance.

3. Would the proposal result in potentially significant adverse effects to wetland habitats or wetland buffers? Is the project in conformance with wetland and wetland buffer regulations within the Resource Protection Ordinance?

**Less Than Significant Impact.**

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year.

4. Does the proposed project have the potential to discharge material into and/or divert or obstruct the natural flow or substantially change the bed, channel or bank of any river, stream, lake, wetland or water of the U.S. in which the California Department of Fish and Game and/or Army Corps of Engineers maintain jurisdiction over?

**Less Than Significant Impact.**

The proposed project site does not contain any wetlands, rivers, streams, lakes or waters of the U.S that could potentially be impacted, diverted or obstructed by the proposed development. Therefore, no impacts will occur to wetlands, rivers, streams, lakes or water of the U.S in which the California Department of Fish and Game and/or Army Corps of Engineers maintain jurisdiction over.

5. Would the proposal result in potentially significant adverse effects to wildlife dispersal corridors?

**Less Than Significant Impact.**

No linear features (drainages, ridges, valley or linear-shaped patches of native vegetation) that connect areas of native vegetation or natural open space were identified on the site within the site visit conducted by Jennifer Campos on November 14, 2001. Therefore, the site is not expected to be used as a wildlife dispersal corridor and will not impact the dispersal of wildlife.

6. Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

**Not Applicable.**

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.

7. Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

**Less Than Significant Impact.**

The project site historically supported coastal sage scrub habitat in small isolated patches of habitat on a small hill at the northeastern portion of the project site. This was evident on aerial photos of the project parcel from 1995 and 1997. Several investigations from County biological staff, as well as the project engineer identified that the habitat had been removed as an action associated with the single-family residence constructed on the project site in 1998-1999. The construction of a single-family residence was issued as a ministerial action, and was exempt from Habitat Loss Permit Ordinance. The Ordinance exempts minor grading, if applicable, for single-family residences. Since it was a building permit, the project was not subject to the Ordinance. While removal of habitat did not have a "take" permit, there was no unauthorized removal of coastal sage scrub habitat. The proposed monastery will not remove any additional remnants of coastal sage scrub habitat supported on the project

site. The project will utilize the existing residential structure and any disturbances of coastal sage habitat would occur within the 100 feet of fuel modification that is an existing condition of the structure.

Improvements will occur to the driveway, which will be expanded in the northwest corner of the site. These improvement areas are completely disturbed and do not support native habitat lands. Refer to the vegetation map completed by staff biologist, Brett Solomon, entitled, "Phap Vuong Buddhist Sanctuary 2000 Imagery." The habitat near the structure was cleared under the single-family residence development and occurred several years ago. Therefore, proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings since no new impacts will occur to coastal sage scrub habitat. Furthermore, no impacts to coastal sage scrub will result from this proposed project.

#### IX. HAZARDS

1. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

**Not Applicable.**

The project is not located on a site listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5. In addition, an internal review of existing data and a field visit to the project site did not indicate the presence of any historic burnsites, landfills, or uses that may have contributed to potential site contamination. Therefore, no significant hazard to the public or the environment is expected to occur due to project implementation.

2. Would the proposal have the potential to significantly interfere with the County of San Diego Operational Area Emergency Plan or the County of San Diego Operational Site Specific Dam Failure Evacuation Data Plans?

**Not Applicable.**

The project lies outside any mapped dam inundation area for major dams/reservoirs within San Diego County, as identified on inundation maps prepared by the dam owners.

3. Would the proposal have the potential to significantly increase the fire hazard in areas with flammable vegetation?

**Less Than Significant Impact.**

The project will not significantly increase the fire hazard because it will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Uniform Fire Code, Article 9 and Appendix II-A, Section 16, as adopted and amended by the local fire protection district. Implementation of these fire safety standards will occur during the Tentative Map, Tentative Parcel Map, or building permit process. Also, a Fire Service Availability Letter, dated October 24, 2001, has been received from the Escondido-Rincon Del Diablo Fire Protection District.

4. a. Would the proposal expose people or property to flooding?

**Less Than Significant Impact.**

The proposed project will not significantly increase the amount of runoff. The project will have no adverse effect on drainage patterns or the rate or amount of runoff and does not propose to impair, impede or accelerate flow in any watercourse. Staff has reviewed the preliminary hydrology study dated September 5, 2002 (revised February 17, 2003) and has determined that it is adequate at this time.

- b. Does the project comply with the Floodways and Floodplain Fringe section (Article IV, Section 3) of the Resource Protection Ordinance?

**Not Applicable.**

The project is not located near any floodway or floodplain fringe area as defined in the Resource Protection Ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map.

5. Will the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

**Not Applicable.**

The project will not create a significant hazard to the public or the environment because it has neither a commercial nor industrial use and does not propose the storage, use, transport, disposal, or handling of Hazardous Substances.

6. Will the project create 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?

**Not Applicable.**

The project will not create a significant hazard to the public or the environment because it has neither a commercial nor industrial use and does not propose the storage, use, transport, disposal, or handling of Hazardous Substances.

7. Is the project within one-quarter mile of an existing or proposed school that will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste in a quantity equal to or greater than that specified in subdivision (a) of Section 25536 of the Health and safety Code? Or, does the project involve the proposal of a school that is within one-quarter mile of a facility that exhibits the above characteristics?

**Not Applicable.**

Although the project is located within one-quarter mile of two existing schools (Calvin Christian High School to the west & Rincon Middle School to the east), the project is not intended for commercial or industrial use and does not propose the handling, storage, or transport of hazardous materials.

8. For a project 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 would the project result in a safety hazard for people residing or working in the project area?

**Not Applicable.**

The proposed project is not located within any airport's Comprehensive Land Use Plan, nor is it located within two miles of a public airport or public use airport that has not adopted a Comprehensive Land Use Plan.

Therefore the project will not result in a safety hazard for people residing or working in the project area.

9. For project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

**Not Applicable.**

The proposed project is not located within the vicinity (1 mile) of a private airstrip. Therefore the project will not result in a safety hazard for people residing or working in the project area.

## **X. NOISE**

1. Would the project result in 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?

**Less Than Significant Impact.**

The proposal would not expose people to 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.

Transportation (traffic, railroad, aircraft) noise levels at the project site are not expected to exceed Community Noise Equivalent Level (CNEL)=60 decibels (dB) limit.

Noise impacts to the proposed project from adjacent land uses are not expected to exceed the property line sound level limits of the County of San Diego Noise Ordinance.

2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

**Less Than Significant Impact.**

The project would not generate potentially significant adverse groundborne vibration or 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, County of San Diego Zoning Ordinance, and other applicable local, State, and Federal noise control regulations. As a

component of the Major Use Permit, the project will be precluded for utilizing noise devices that would exceed acceptable limits within the Noise Element or Noise Ordinance. This includes the preclusion of gongs or bell towers outdoors. Therefore, the project will not have any noise sources that will potentially generate a significant adverse noise levels.

Excluding ground vibration from motor vehicles, trains, aircraft, or temporary construction, groundborne noise levels at the project site are not expected to exceed Community Noise Equivalent Level (CNEL)=60 decibels (dB) limit.

3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

**Less Than Significant Impact.**

The project would not expose existing or planned noise sensitive areas to a substantial permanent increase in noise levels that 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 based on a staff review by John Bennett.

Project implementation is not expected to expose existing noise sensitive areas to noise 10 decibels CNEL over existing ambient noise levels.

4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

**Less Than Significant Impact.**

The project would not generate a substantial temporary or periodic increase in noise levels that exceed the allowable limits of the County of San Diego Noise Ordinance, the County of San Diego Noise Element of the General Plan, and other applicable local, State, and Federal noise control regulations based on a staff review by John Bennett.

For general construction, the temporary increase over existing ambient levels is not expected to exceed the construction noise limits of the County Noise Ordinance. The hours of construction are also restricted by the County Noise Ordinance (Section 36.410).

For project-related traffic, the temporary or periodic increase in noise levels going to and from the project site is not expected to exceed the 60 decibel CNEL limit of the County of San Diego Noise Element of the General Plan.

5. For a project 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, would the project expose people residing or working in the project area to excessive noise levels?

**Less Than Significant Impact.**

Project implementation is not expected to expose people living and working in the project area to excessive noise levels, because the County Geographic Mapping Application shows that the project lies outside of the 60-decibel CNEL noise contour of the airport and its proposed allowed use does not generate any potentially significant noise levels based on a staff review by John Bennett.

6. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

**Less Than Significant Impact.**

Project implementation is not expected to expose people living and working at the project site to excessive noise levels, because the County Geographic Mapping Application shows that the project lies outside of the 60-decibel CNEL noise contour of the airport and its proposed use would not generate any excessive noise levels based on a staff review by John Bennett.

**XI. PUBLIC SERVICES**

Would the proposal create potentially significant adverse effects on, or result in the need for new or significantly altered services or facilities? This could include a significantly increased maintenance burden on fire or police protection, schools, parks, or other public services or facilities. Also, will the project result in inadequate emergency access?

**Less Than Significant Impact.**

The proposed project will not result in the need for significantly altered services or facilities are available or adequate to serve the project. Health Department

approval is required for the entire septic system prior to a public hearing on this project. Availability Letters have been received from the City of Escondido Fire Protection District and the Rincon Del Diablo Water District that state that services are currently available to the project site. Vista Avenue and Ash Street are both paved, public roads. The only access to the site is via Vista Avenue and emergency access is adequate.

## **XII. UTILITIES AND SERVICES**

Would the proposal result in a need for potentially significant new distribution systems or supplies, or substantial alterations to the following utilities:

Power or natural gas;  
Communication systems;  
Water treatment or distribution facilities;  
Sewer or septic tanks;  
Storm water drainage;  
Solid waste disposal;  
Water supplies?

### **Less Than Significant Impact.**

The proposed project will not result in the need for new distribution systems or substantial alterations to existing systems because the existing utility systems listed above are available to serve the proposed project.

## **XIII. AESTHETICS**

1. Would the proposal result in a demonstrable, potentially significant, adverse effect on a scenic vista or scenic highway?

### **Less Than Significant Impact.**

The proposed project is not visible from a designated scenic vista, overlook or viewpoint according to the Scenic Highway Element of the General Plan; therefore, a demonstrable potentially significant adverse effect is not foreseen.

2. Would the proposal result in a demonstrable, potentially significant, adverse visual effect that results from landform modification, development on steep slopes, excessive grading (cut/fill slopes), or any other negative aesthetic effect?

**Less Than Significant Impact.**

After a recent site visit it appears that the grading has been completed. The proposed project will not require significant alteration of the existing landform for the proposed project. Only minor grading and recompaction of the parking area are proposed. Therefore, the resultant development will have no visual impact from landform modification or grading. The resultant development will not have a visual impact from landform modification or grading.

3. Does the project comply with the Steep Slope section (Article IV, Section 5) of the Resource Protection Ordinance?

**Yes.**

The average slope for the property is less than 25%. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). The project is in conformance with the RPO.

4. Would the project produce excessive light, glare, or dark sky impacts?

**Less Than Significant Impact.**

The project design has not proposed any structures or materials that would create a public nuisance or hazard. The project conforms to the San Diego County Light Pollution Code (San Diego County Code Section 59.101). Any future lighting would be regulated by the Code. The proposed project will not generate excessive glare or have excessive reflective surfaces.

**XIV. CULTURAL AND PALEONTOLOGICAL RESOURCES**

1. Would the proposal grade or disturb geologic formations that may contain potentially significant paleontological resources?

**Less Than Significant Impact.**

A review of the paleontological maps provided by the San Diego Museum of Natural History indicates that the project is not located on geological formations that contain significant paleontological resources. The

geological formations that underlie the project have a low probability of containing paleontological resources.

2. Does the project comply with the Significant Prehistoric and Historic Sites section (Article IV, Section 7) of the Resource Protection Ordinance?

**Yes.**

The County of San Diego staff has visited the project site, inspected the property, analyzed records, and determined there are no archaeological/historical sites. Furthermore, prior grading of the property has eliminated any potential for buried archaeological features.

3. Would the proposal grade, disturb, or threaten a potentially significant archaeological, historical, or cultural artifact, object, structure, or site which:
- a. Contains information needed to answer important scientific research questions;
  - b. Has particular quality or uniqueness (such as being the oldest of its type or the best available example of its type);
  - c. Is directly associated with a scientifically recognized important prehistoric or historic event or person;
  - d. Is listed in, or determined to be eligible to be listed in, the California Register of Historical Resources, National Register of Historic Places, or a National Historic Landmark; or
  - e. Is a marked or ethnohistorically documented religious or sacred shrine, landmark, human burial, rock art display, geoglyph, or other important cultural site?

**Less Than Significant Impact.**

The project will not impact significant archaeological resources since prior grading of the property has eliminated any potential for buried archaeological features.

**XV. OTHER IMPACTS NOT DETAILED ABOVE**

None.

**XVI. MANDATORY FINDINGS OF SIGNIFICANCE**

1. Does the project have the potential to 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?

**Less Than Significant Impact.**

As discussed in Section VII, Biological Resources, Questions 1., 2., 3., and 4., and Section XIII, Cultural and Paleontological Resources, Questions 1., 2., and 3., the project will not degrade the quality of the environment and will not substantially reduce the habitat of a fish or wildlife species. The project will not cause a fish or wildlife population to drop below self-sustaining levels and will not threaten to eliminate a plant or animal community. Also, the project would not reduce the number or restrict the range of a rare or endangered plant or animal and will not eliminate important examples of the major periods of California history or prehistory.

2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?

**Less Than Significant Impact.**

In the completion of this Initial Study, it has been determined that no significant unmitigated environmental impacts will result from the project. Thus, all long-term environmental goals have been addressed.

3. 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.)

**Less Than Significant Impact.**

The incremental impacts of the project have not been found to be cumulatively considerable after an evaluation of all potential impacts.

After careful review, there is no substantial evidence that any of the incremental impacts of the project are potentially significant. The impacts of the project have therefore not been found to be cumulatively considerable. The potential combined environmental impacts of the project itself have also been considered in reaching a conclusion that the total cumulative effect of such impacts is insignificant.

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

**Less Than Significant Impact.**

In the completion of this Initial Study, it has been determined that the project will not cause substantial adverse effects on human beings, either directly or indirectly. This conclusion is based on the analysis completed in Sections: I, Land Use and Planning; II, Population and Housing; III, Geologic Issues; IV, Water Resources; V, Air Quality; VI, Transportation/Circulation; VIII, Hazards; IX, Noise; X, Public Services; XI, Utilities and Services; and XII, Aesthetics. In totality, these analyses have determined that the project will not cause substantial adverse effects on human beings.

**XVII. EARLIER ANALYSIS**

Earlier CEQA analyses are used where one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration.

1. Earlier analyses used: Not Applicable.
2. Impacts adequately addressed in earlier CEQA documents. The following effects from the above checklist that are within the scope of, and were analyzed in, an earlier CEQA document: Not Applicable.
3. Mitigation measures: Not Applicable

**XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST**

Federhart & Associates, Traffic and Parking Studies, "Focused Traffic Report for MUP01022, Log No. 01-08-051"

Hartley-Imgrund, Inc., Civil Engineering And Land Surveying, "Stormwater Management Plan (Revised 2/26/03) for Phap Vuong Monastery

Major Use Permit 01-022."

Hartley-Imgrund, Inc., Civil Engineering And Land Surveying, "Hydrology Report," (9/5/02 & Revised 2/17/03) for Phap Vuong Monastery.

Air in San Diego County, 1996 Annual Report, Air Pollution Control District, San Diego County

Bay Area Air Quality Management District - Assessing the Air Quality Impacts of Projects and Plans, April 1996

California Environmental Quality Act, CEQA Guidelines 1997

California State Clean Air Act of 1988

County of San Diego General Plan

County of San Diego Code Zoning and Land Use Regulation Division  
Sections 88.101, 88.102, and 88.103

County of San Diego Code Zoning and Land Use Regulation, Division 7,  
Excavation and Grading

County of San Diego Groundwater Ordinance (Chapter 7, Sections 67.701  
through 67.750)

County of San Diego Noise Element of the General Plan (especially Policy 4b,  
Pages VIII-18 and VIII-19)

County of San Diego Noise Ordinance (Chapter 4, Sections 36.401 through  
36.437)

County of San Diego Zoning Ordinance (Performance Standards, Sections 6300  
through 6314, Section 6330-6340)

Dam Safety Act, California Emergency Services Act; Chapter 7 of Division 1 of  
Title 2 of the Government Code

General Construction Storm Water Permit, State Water Resources Control  
Board

General Dewatering Permit, San Diego Regional Water Quality Control Board

General Impact Industrial Use Regulations (M54), San Diego Regional Water Quality Control Board

Groundwater Quality Objectives, San Diego Regional Water Quality Control Board's Basin Plan

Health and Safety Code (Chapters 6.5 through 6.95), California Codes of Regulations Title 19, 22, and 23, and San Diego County Ordinance (Chapters 8, 9, and 10)

Resource Protection Ordinance of San Diego County, Articles I-VI inclusive, October 10, 1993

San Diego County Soil Survey, San Diego Area, United States Department of Agriculture, December 1973

Special Publication 42, Fault Rupture Hazard Zones in California, Alquist-Priolo Special Studies Zones Act, Title 14, Revised 1994

U.S. Federal Clean Air Act of 1990

Update of Mineral Land Classification: Aggregate Materials in the Western San Diego County Production-Consumption Region, 1996, Department of Conservation, Divisions of Mines and Geology

ND10-03\0108051-ISF;tf

# NOTICE OF DETERMINATION

05-27-04A11151 FILE

FINAL

TO: ☒ Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812

☒ Recorder/County Clerk  
Attn: Karen Hernandez  
1600 Pacific Highway, M.S. A33  
San Diego, CA 92101

FROM: County of San Diego  
Department of Planning and Land Use, M.S. 0650  
Attn: Regulatory Planning Section Secretary  
5201 Ruffin Road, Suite B  
San Diego, CA 92123

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

Project Name and Number: Phap Vuong Monastery Major Use Permit, P 01-022, Log No. 01-08-051  
State Clearinghouse No.: 2003101053  
Project Location: The project is located at 715 Vista Avenue on the southwest corner of Vista Avenue and Ash Street in the North County Community Planning Area within an unincorporated area of San Diego County, APN 227-010-57.

Project Applicant: Le Tan Huynh, 712 El Camino Real, Tustin, CA 92780 (714) 838-1441

Project Description: The request is a Major Use Permit to allow the ongoing use of a monastery in the back part of this residence. A typical Sunday service will include approximately 20 people and there will be a maximum of 4 special event annually allowed, which will each include a maximum of 200 people. The 8.9-acre property is developed with a 3,584 square foot residence/ monastery and a 14-space parking lot. A 50-space overflow parking lot will be located off of Ash Avenue for special event parking. The property is zoned RS1 Residential Use Regulation, which allows Religious Assembly with the approval of a Major Use Permit pursuant to Section 2105a of The Zoning Ordinance. The property is designated within the General Plan as (1). The project site will be served by the following agencies: City of Escondido Water District, Escondido-Rincon Del Diablo Fire Protection District, High Escondido Union, General Elementary Escondido Union.

Agency Approving Project: County of San Diego  
County Contact Person: Emery McCaffery Telephone: (858) 694-3704  
Date Form Completed: October 9, 2003

This is to advise that the County of San Diego Planning and Environmental Review Board has approved the above described project on May 27, 2004 and has made the following determinations:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.  
☒ A Negative Declaration was prepared for this project pursuant to the provisions of the CEQA.
3. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.

**The following determinations are only required for projects with Environmental Impact Reports:**

4. A Statement of Overriding Considerations ☐ was ☐ was not adopted for this project.
5. Findings ☐ were ☐ were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

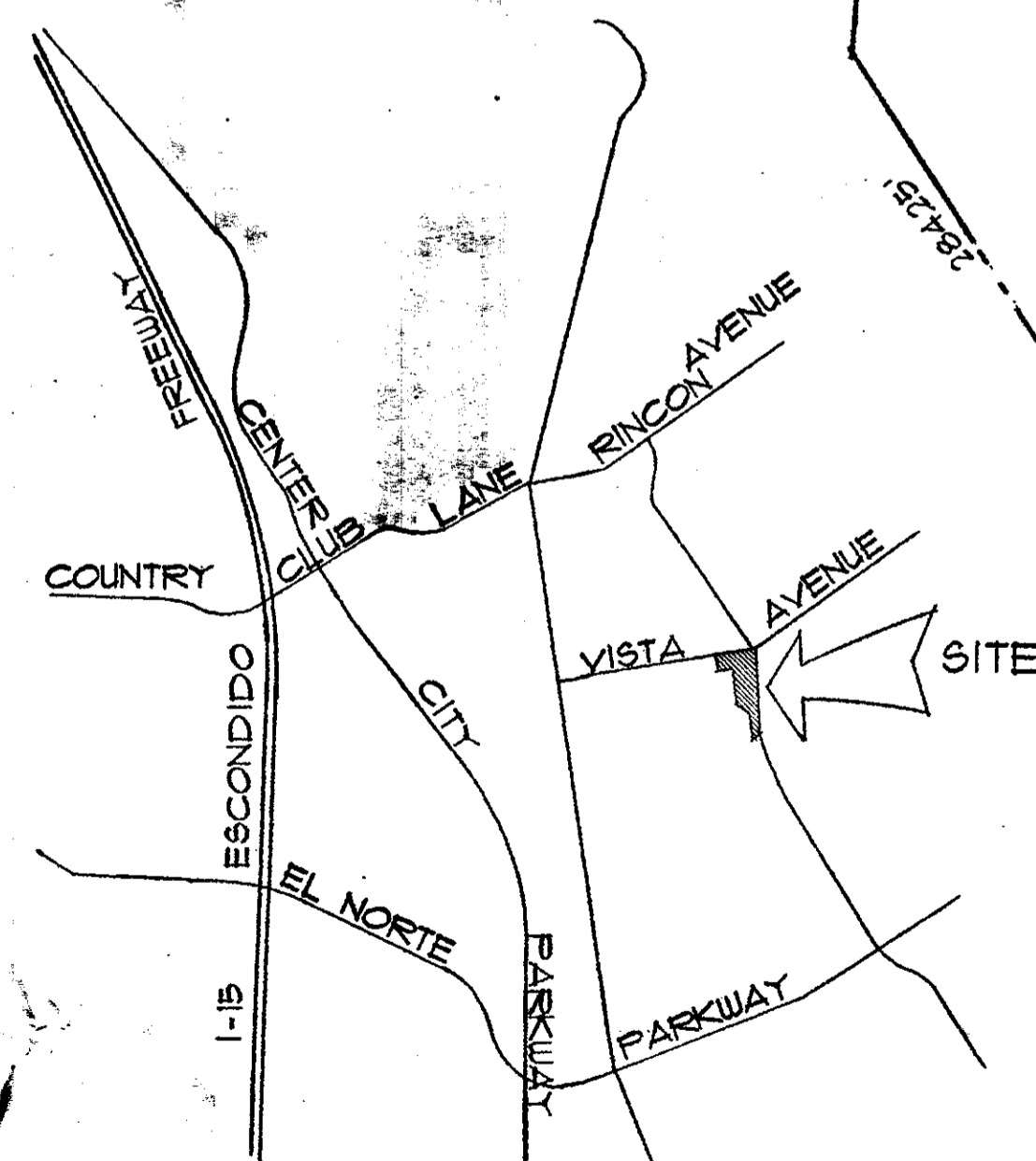
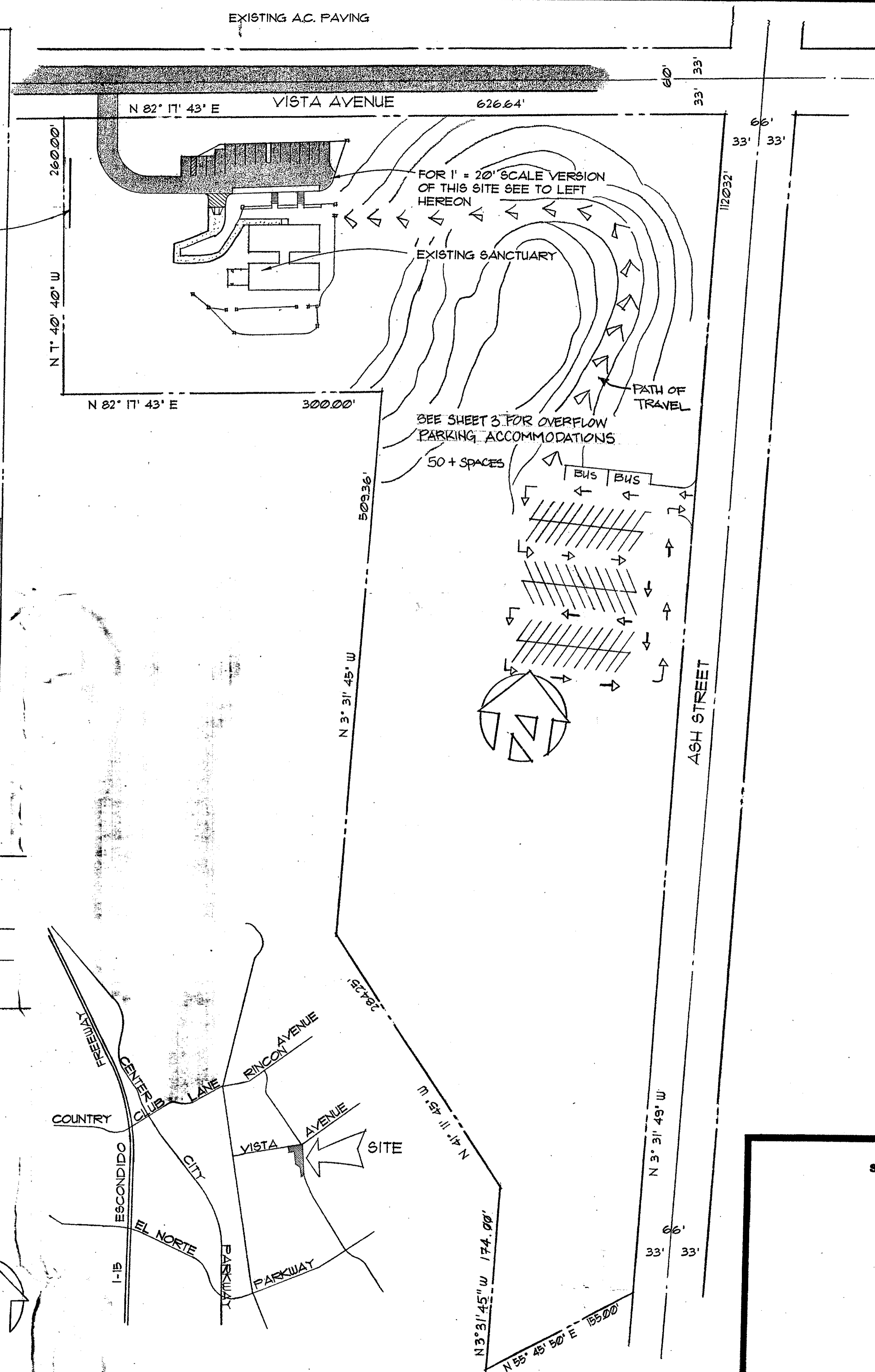
Project status under Fish and Game Code Section 711.4 (Department of Fish and Game Fees):  
☐ Certificate of Fee Exemption (attached)  
☒ Proof of Payment of Fees (attached)

The Negative Declaration with any comments and responses and record of project approval may be examined at the County of San Diego, Department of Planning and Land Use, Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California.

Date received for filing and posting at OPR: \_\_\_\_\_

Signature: Emery McCaffery Telephone: (858) 694-3704  
Name: Emery McCaffery Title: Environmental Planner

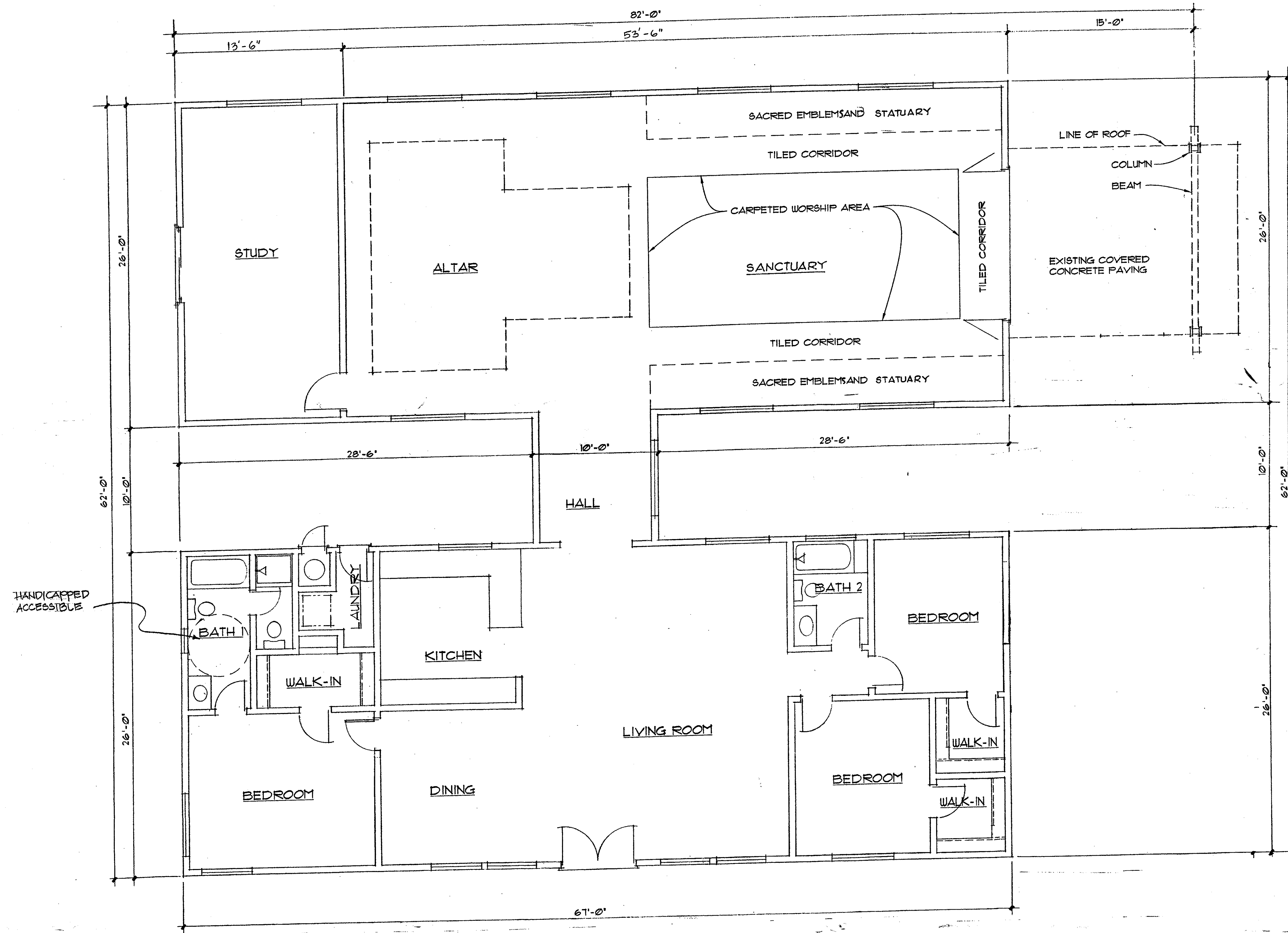
This notice must be filed with the Recorder/County Clerk within five working days after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County 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 nine months. Reference: CEQA Guidelines Section 15075 or 15094.



VICINITY MAP  
NO SCALE

PLOT PLAN  
SCALE: 1" = 60'

FINAL

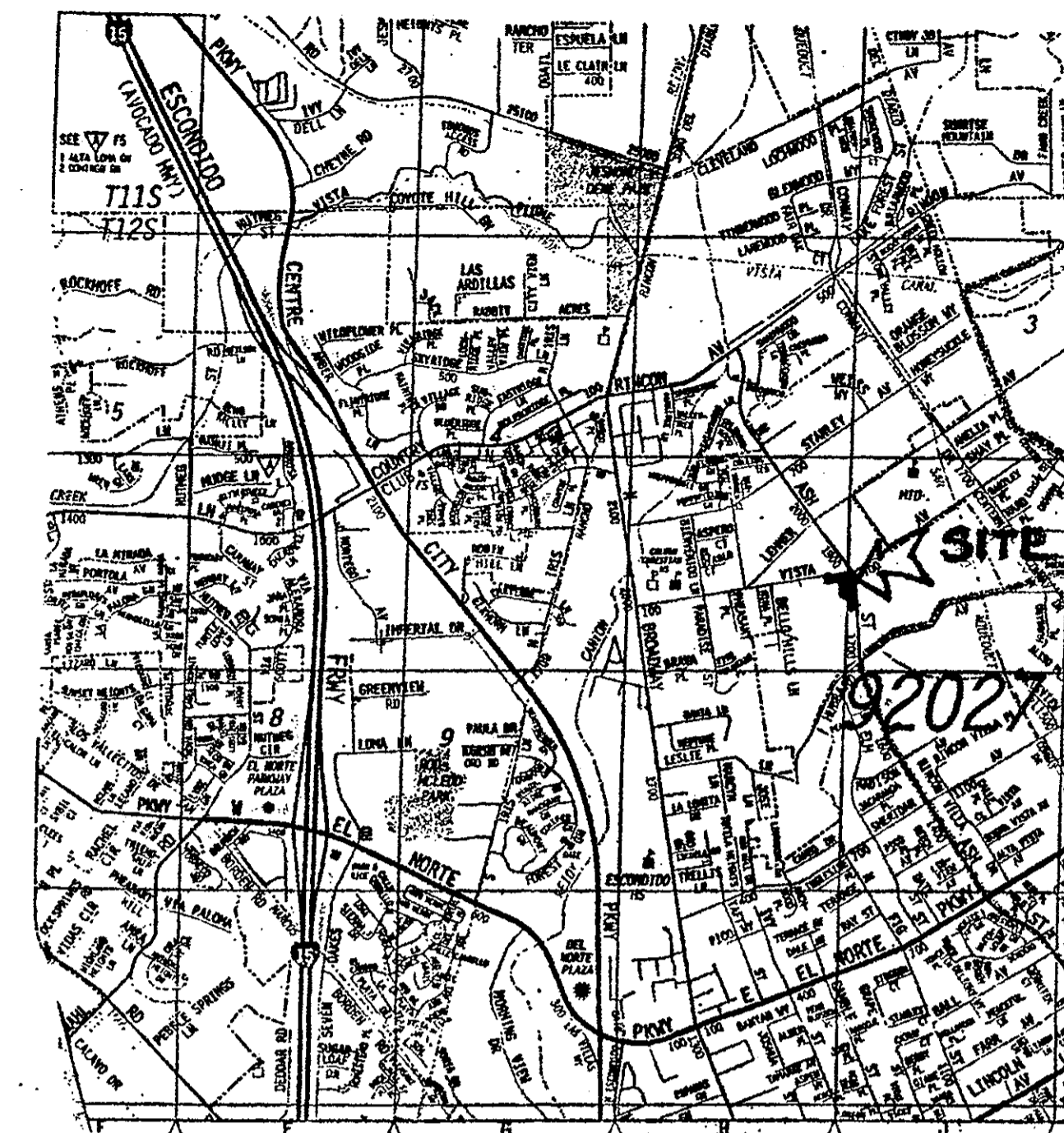
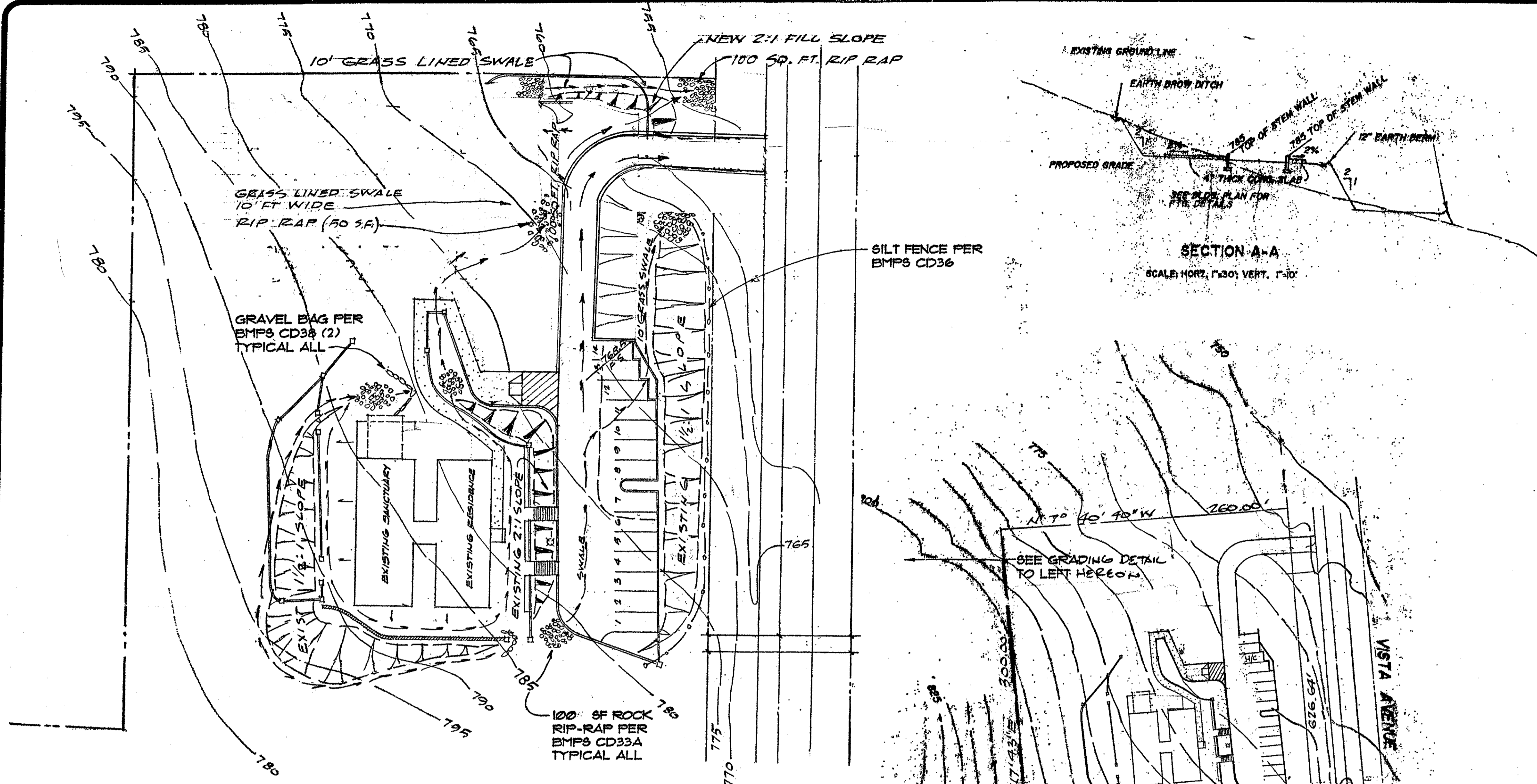


**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

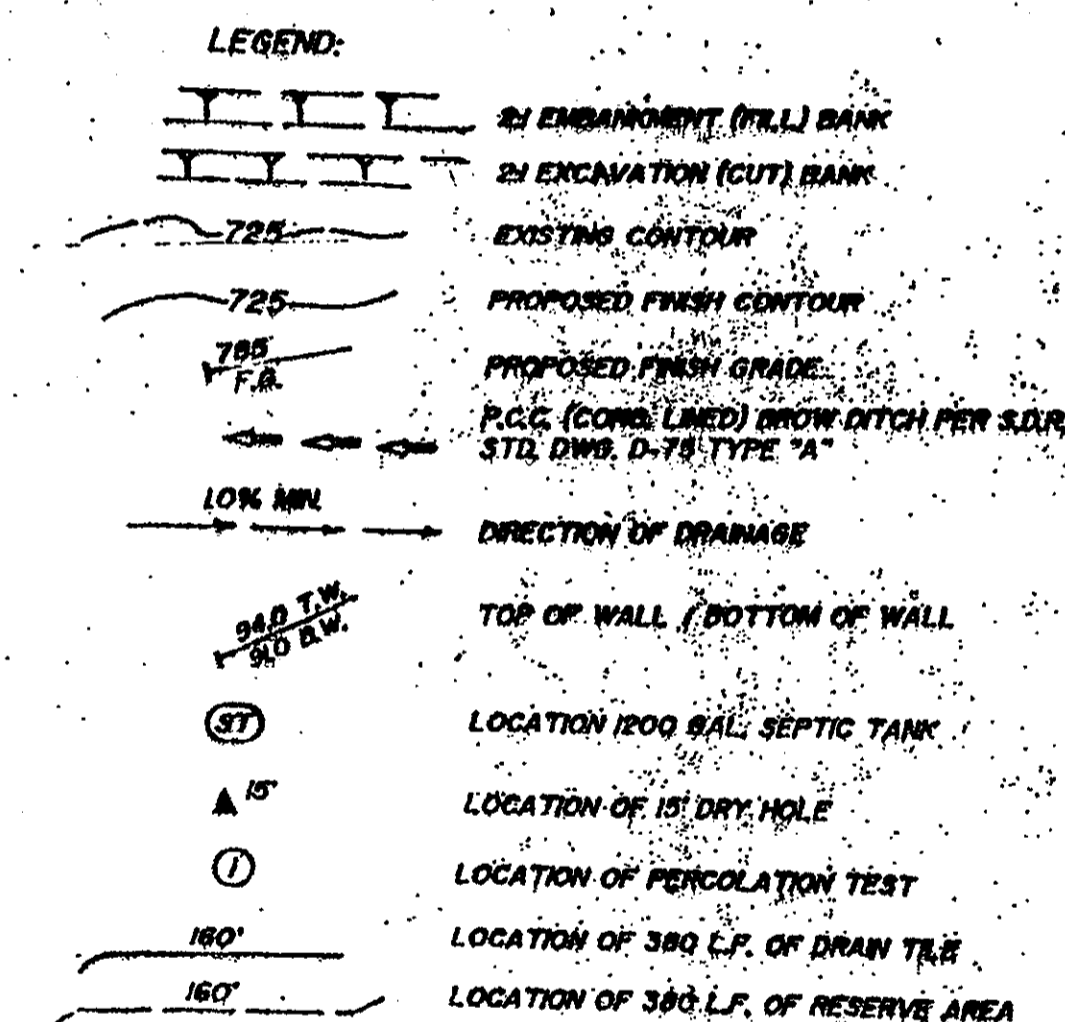
**WALL LEGEND:**

- ===== EXISTING WALL TO REMAIN
- ===== CONSTRUCT NEW STUD WALL

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
<b>2</b>
OF SHEETS



VICINITY MAP  
SCALE: 1" = 1500 FT  
THOMAS BROS PAGE 109



NOTE:  
TOPO SHOWN HEREON WAS TAKEN FROM  
COUNTY TOPO SHEET 358-1743.

OWNER:

LE TAN HUYNH, DPA  
112 EL CAMINO REAL  
TUSTIN, CA. 92780  
714-838-1441

ENGINEER:

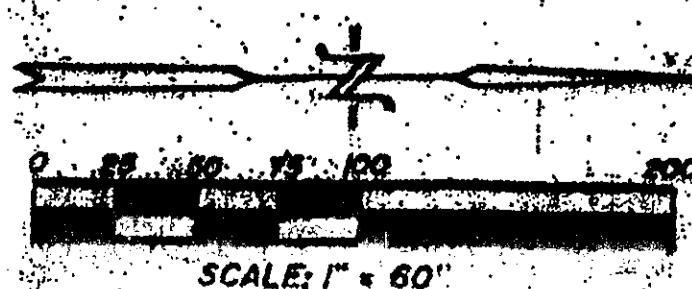
RICHARD HARTLEY  
135 W. MISSION AVENUE - 200  
ESCONDIDO, CA. 92025  
760-146-1001

PROJECT ADDRESS & APN

715 VISTA AVENUE  
ESCONDIDO, CA. 92025  
APN: 221-010-51

NOTE:

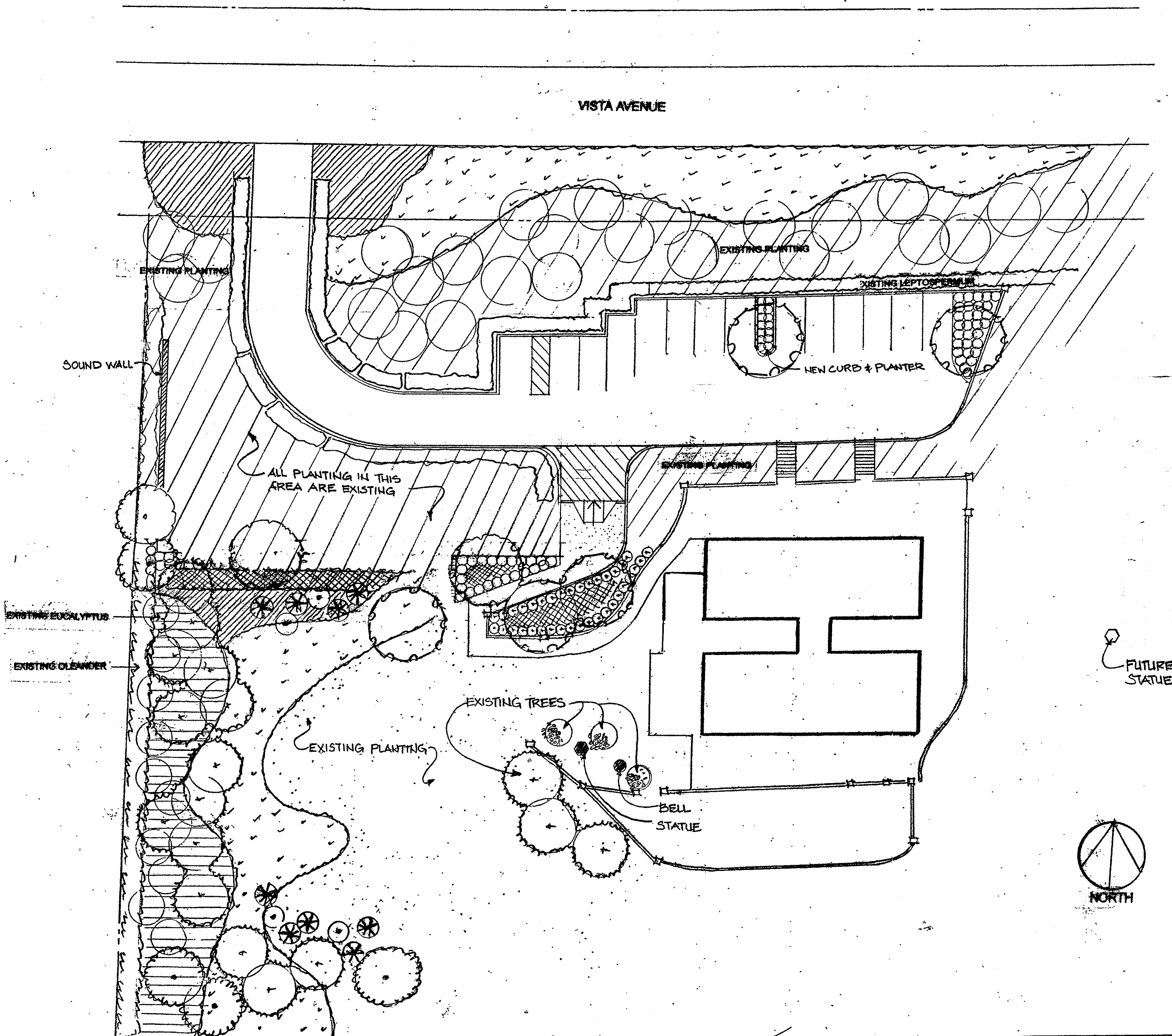
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN, DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.



CONCEPTUAL GRADING & SITE PLAN  
SCALE: 1" = 60'

DRAWN  
CHECKED  
DATE  
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SHEET

3



BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
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#### TREES

TIPUANO TIPU	TIPU TREE	10	36" BOX
TRISTANIA CONFERTA	BRISBANE BOX	8	24" BOX
PINUS HALEPENSIS	ALLEGRO PINE	16	24/36" BOX
POPULUS NIGRA ITALICA	LOMBARDY POPLAR	5	36" BOX
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	9	24/36" BOX

#### SHRUBS

ACACIA REDOLENS	NCN	50" O.C.	1 GALLON
CALLISTEMON "LITTLE JOHN"	BOTTLEBRUSH	30" O.C.	5 GALLON
HEMEROCALLIS HYBRIDS	DAYLILY	30" O.C.	1 GALLON
LEPTOSPERMUM LAEVIGATUM	AUSTRALIAN TEA TREE	42" O.C.	5 GALLON
MORAEIA IRIODES	FORTNIGHT LILY	24" O.C.	1 GALLON
MYOPORUM PARVIFOLIUM	MYOPORUM	36" O.C.	1 GALLON
ROSMARINUS PROSTRATUS	DWARF ROSEMARY	30" O.C.	1 GALLON

#### GROUNDCOVERS

BERMUDA "SANTA ANA"
---------------------

#### NOTES

A centrally controlled automatic irrigation system will be utilized for all planted areas. All irrigation equipment will be suitable for use of reclaimed water.

All planting beds with a gradient of 3:1 or less shall receive a minimum of 2 inches of organic mulch.

All site areas not used for buildings, parking, or other designated hardscape will be planted and maintained in good health.

The property owner shall be responsible for landscape maintenance within the right-of-way of Vista Avenue.

PHAP VUONG MONASTERY

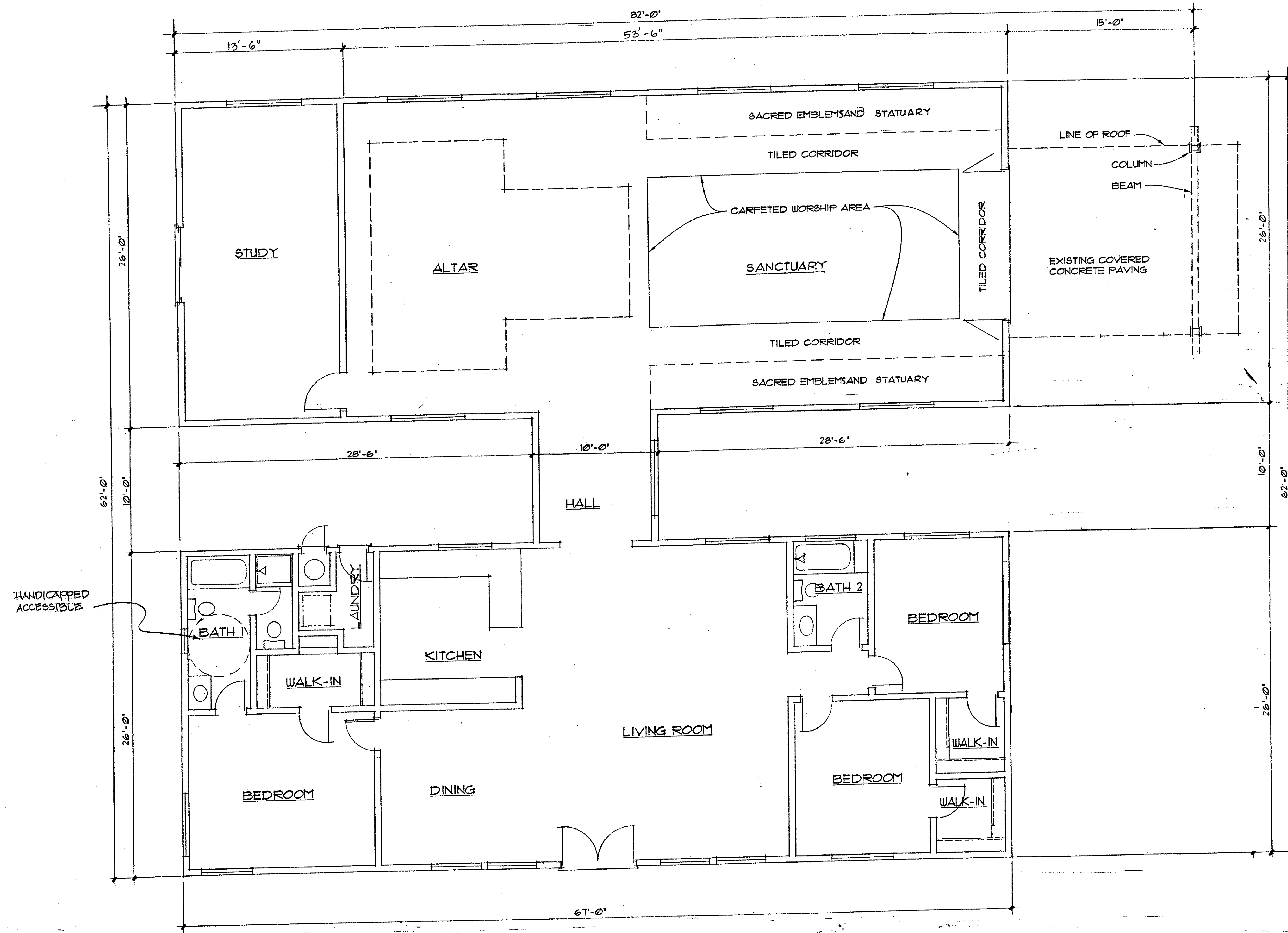
## CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=20'

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

4



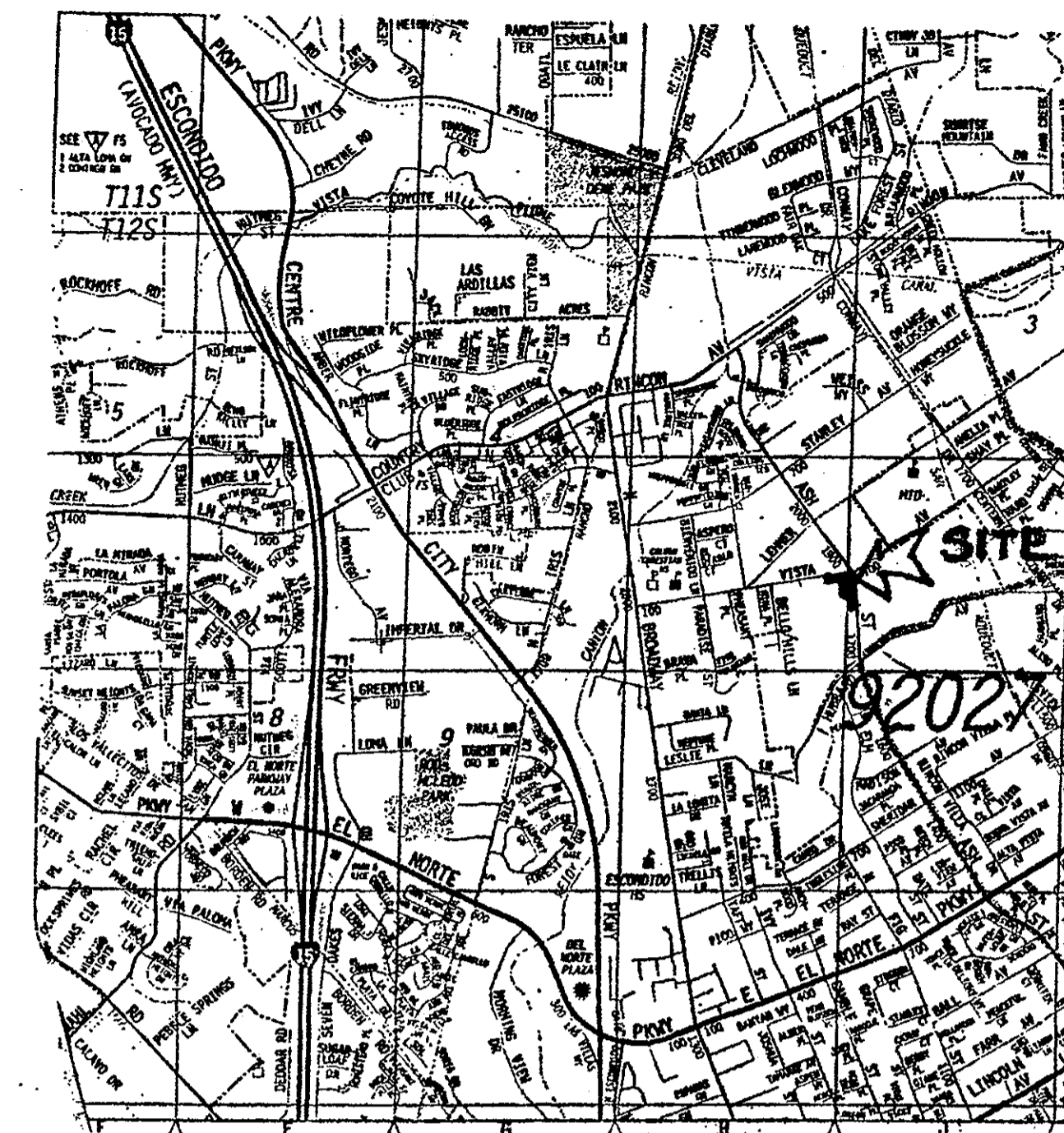
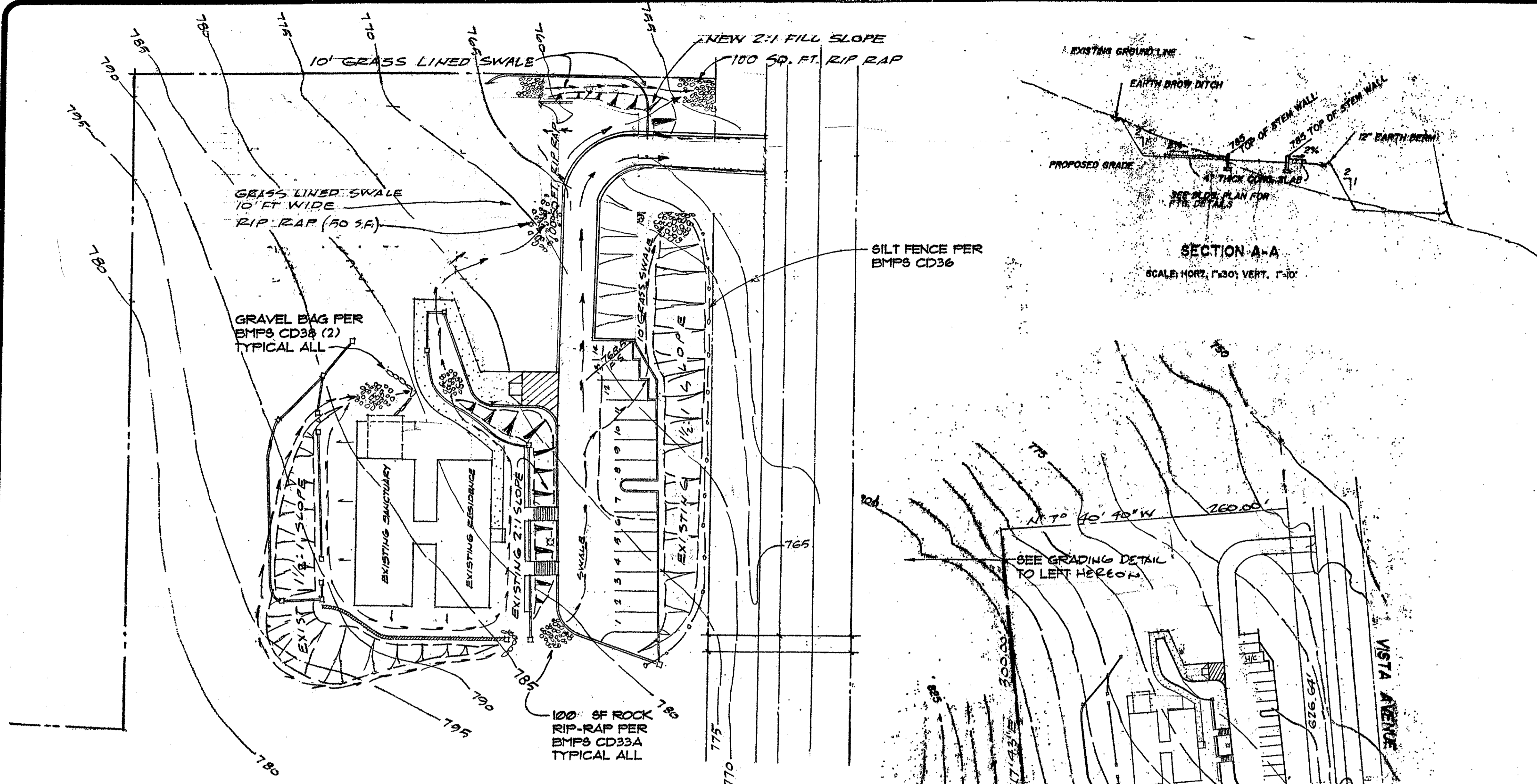


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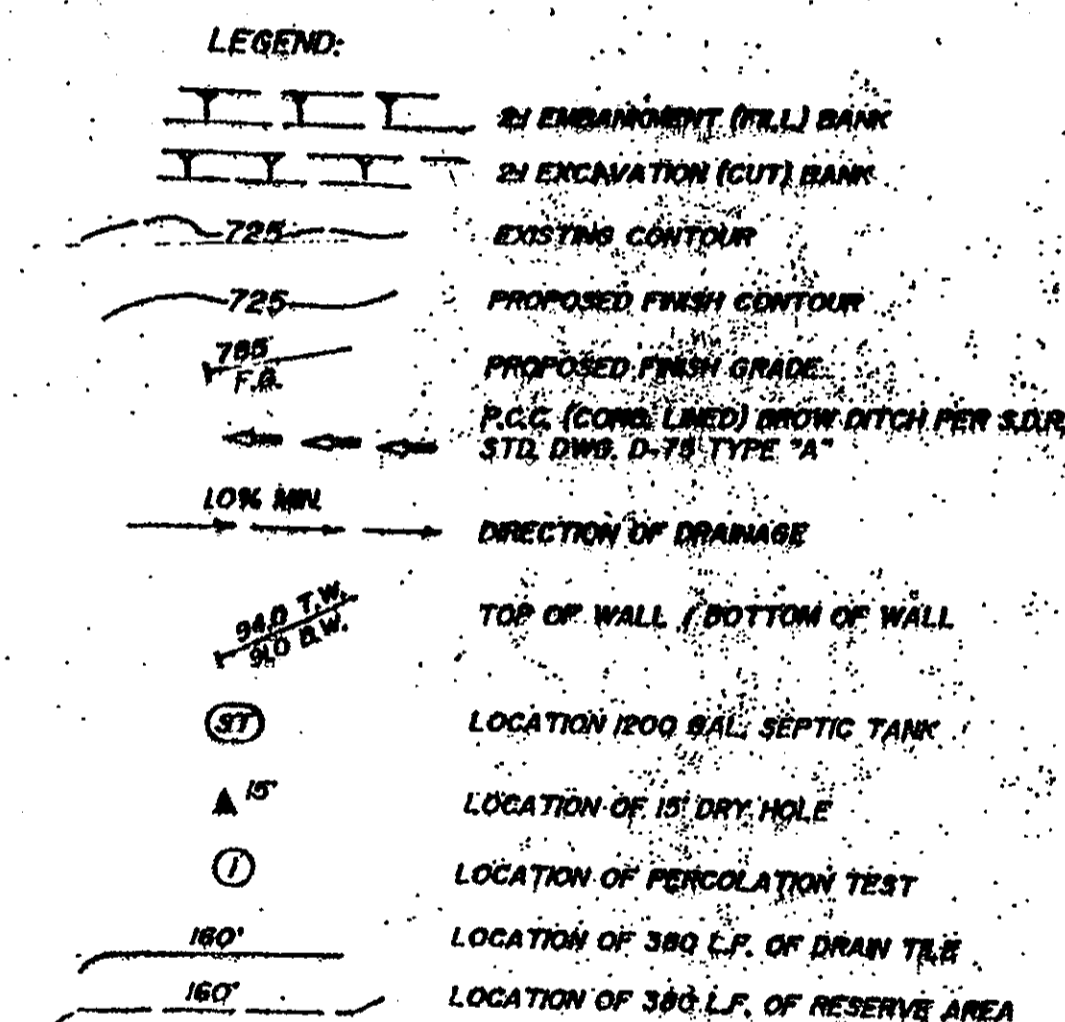
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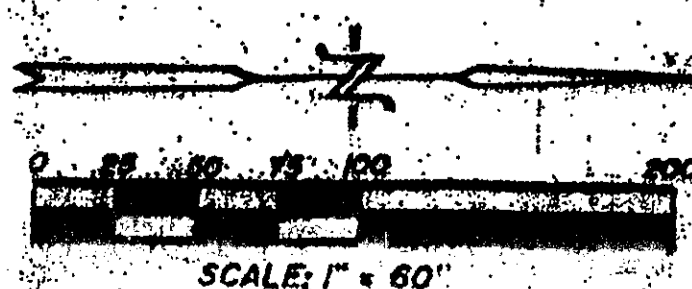
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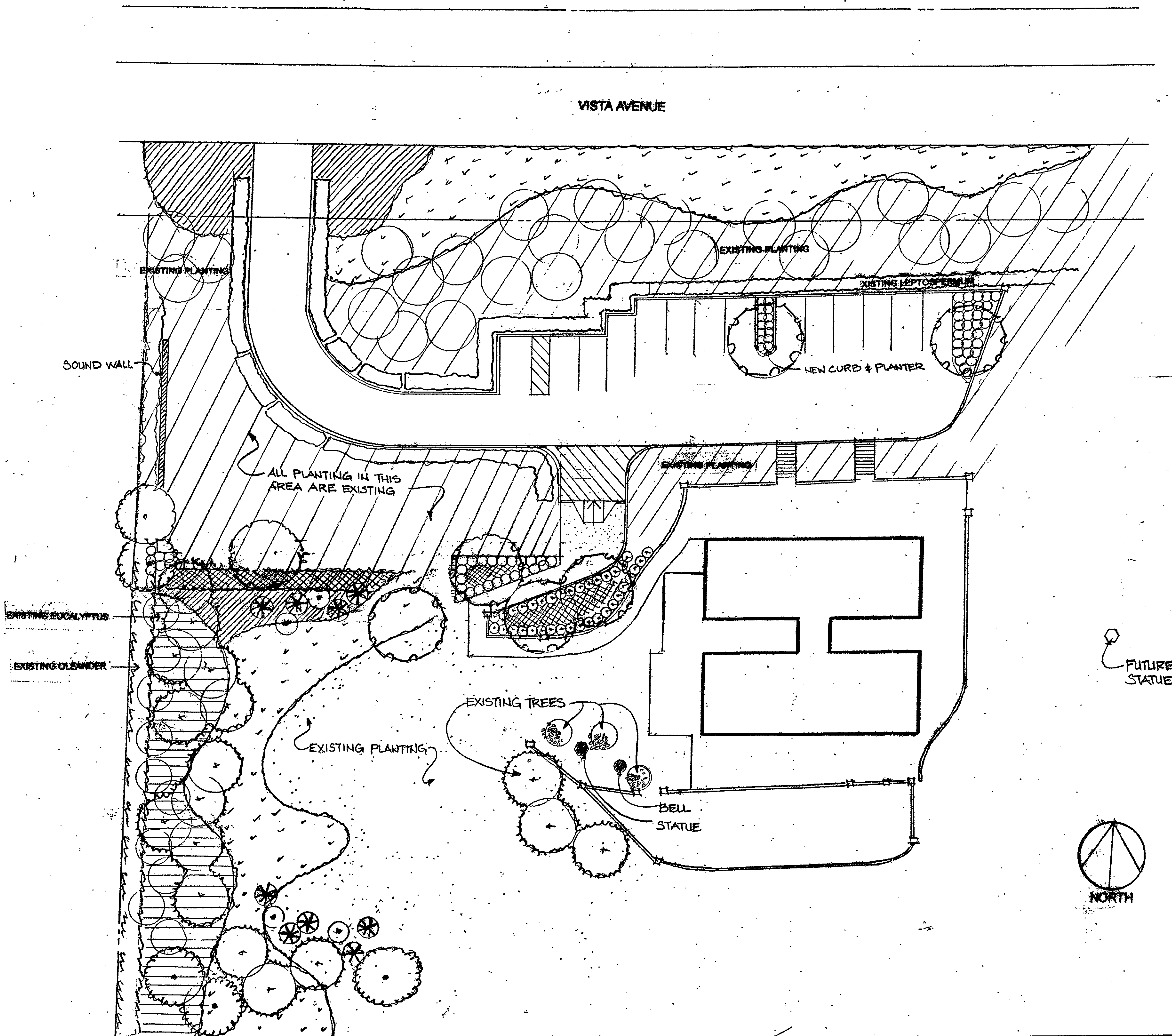
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