



*The County of San Diego*

# Planning Commission Hearing Report

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<b>Date:</b>	December 13, 2019	<b>Case/File No.:</b>	Mountain View Community Church Time Extension; PDS2019-MUP-95-007W1TE, PDS2019-ER-95-09-004B
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Time Extension for a Major Use Permit Modification
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	1191 Meadowlark Way, Ramona
<b>Agenda Item:</b>	# 1	<b>General Plan:</b>	Semi-Rural Residential (SR-2)
<b>Appeal Status:</b>	Appealable to the Board of Supervisors	<b>Zoning:</b>	Limited Agriculture (A70)
<b>Applicant/Owner:</b>	Mountain View Community Church	<b>Community:</b>	Ramona Community Planning Area
<b>Environmental:</b>	CEQA § 15164 Addendum	<b>APN:</b>	280-041-22 & -43

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## A. EXECUTIVE SUMMARY

### 1. Requested Actions

This is a request for the Planning Commission to evaluate the proposed Major Use Permit (MUP) Modification Time Extension for a church expansion, determine if the required findings can be made and, if so, take the following actions:

- a. Find the MUP Modification Time Extension in conformance with the California Environmental Quality Act (CEQA) and adopt the Environmental Findings included in Attachment D, which includes a finding that the previously adopted Mitigated Negative Declaration (MND) is adequate with an Addendum.
- b. Grant MUP Modification Time Extension PDS2019-MUP-95-007W1TE, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

### 2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the Ramona Community Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?



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<b>Agenda Item:</b>	# 2	<b>General Plan:</b>	Semi-Rural Residential (SR-2)
<b>Appeal Status:</b>	Appealable to the Board of Supervisors	<b>Zoning:</b>	Limited Agriculture (A70)
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- c. Is the proposed project consistent with the County's Zoning Ordinance?

- d. Is the project consistent with other applicable County regulations?
- e. Does the project comply with CEQA?

**B. REPORT SUMMARY**

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider extending the period of time (Time Extension) for the Mountain View Community Church (Church) MUP Modification for two years to allow the Church sufficient time to establish use and reliance of the permit. Pursuant to Section 7376 of the Zoning Ordinance, the MUP Time Extension request may be authorized by the Planning Commission as the authority which had original jurisdiction of the MUP Modification. The Time Extension does not propose, nor does the applicant request, any changes or revisions to the project design or conditions. If the Time Extension is approved, the new expiration date of the MUP Modification will be September 8, 2021.

**C. BACKGROUND**

On January 16, 1997, MUP-95-007 was approved by the Planning and Environmental Review Board (PERB) to authorize the construction and operation of a religious assembly with a maximum capacity of 500 people. The original approval granted three, two-story structures with a three-phased development schedule. The Church site was partially developed through phase two of the original permit, to include a 16,767 square foot fellowship hall, 5,234 square foot education building, septic system, monument sign, and 150 parking spaces.

On September 8, 2017, the Planning Commission approved a MUP Modification to expand the existing Church and to add 309 parking spaces. The MUP Modification consisted of four construction phases and included the addition of two, 9,924 square foot educational buildings, a 35,512 square foot sanctuary, expansion of the lobby in the existing fellowship hall, and a pedestrian bridge. The project included updated landscaping and replacement of the existing septic system with the construction of an on-site wastewater treatment system with a supplemental treatment system, also referred to as an alternative septic system.

The Church expansion authorized by the MUP Modification has not been constructed and a Time Extension has been submitted to extend the expiration date of the MUP Modification. The applicant is requesting the Time Extension to allow sufficient time to satisfy conditions of approval and start construction of the Church expansion authorized by the MUP Modification.

**D. DEVELOPMENT PROPOSAL**

**1. Project Description**

The applicant requests a Time Extension in accordance with Sections 7374 and 7376 of the Zoning Ordinance for a previously approved MUP Modification that authorized the expansion of the existing Church on the 12.9-acre site in four separate development phases.

Phase one of the MUP Modification consists of a 1,697 square foot lobby expansion within the existing fellowship hall and a pedestrian bridge to connect the existing fellowship hall and the existing education building.

Phase two consists of the construction of a two-story, 9,924 square foot education building to the north of the existing fellowship hall. Parking will be reconfigured to accommodate the new building,

and add 23 new spaces, bringing the total parking count to 173. One bio-retention basin will be added within the island area of the parking lot and another northeast of the educational building.

Phase three consists of the construction of a two-story 35,512 square foot sanctuary building to the south of the existing education building. The parking in phase three will increase by 236 spaces for a total of 409. This phase will also add a 24-foot wide fire lane connecting the northern-most entrance to the southern entrance. A driveway to the south along Meadowlark Way will be added and will include a new monument sign for the Church. A large detention basin will be constructed along the southern portion of the site and a smaller basin will be constructed in the northeastern corner of the property, adjacent to the proposed alternative septic system. The alternative septic system is required in this phase to accommodate the additional buildings and potential increase in congregation. A large flat pad will be graded with this phase which would accommodate phase four development.

Phase four will conclude with the construction of a final two-story 9,924 square foot educational building. A final bio-retention basin would be added adjacent to the building. Parking in this phase will increase by 50 spaces, bringing the final parking count to 459. The plot plan shown in Figure 1 below refers to each phase of development.

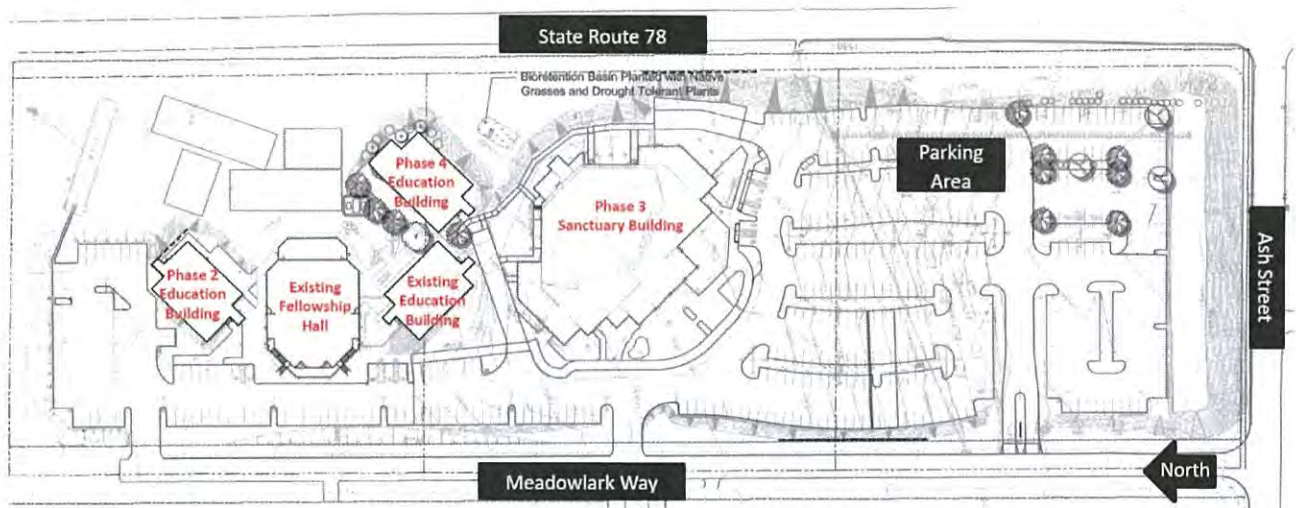


Figure 1: Plot plan at buildout

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

If the Time Extension is approved, the new expiration date of the MUP Modification will be September 8, 2021. No changes to the MUP Modification approval are proposed and all original conditions will remain the same as detailed in the Time Extension form of decision in Attachment B.

## 2. Subject Property and Surrounding Land Uses

The project site is located on the northwest corner of State Route 78 and Ash Street (Figure 2). Surrounding land uses consist primarily of residential, agricultural and vacant uses. Single-family residential and agricultural uses are present to the north, south, east and west of the project site. No significant changes to the surrounding land uses have occurred since the MUP Modification approval in 2017.





Figure 2: Aerial photograph showing proposed project site and project vicinity.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural	A70	State Route 78, Haverford Road	Residential, Undeveloped
East	Semi-Rural, Public/Semi-Public	A70	State Route 78, Ash Street	Agricultural, Residential, Undeveloped
South	Semi-Rural, Village Residential	A70	State Route 78, Ash Street, Cedar Street	Residential, Undeveloped, Agricultural
West	Semi-Rural	A70	Meadowlark Way, Maple Street	Residential, Undeveloped

## **E. ANALYSIS AND DISCUSSION**

The MUP Modification was determined to conform to all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the Ramona Community Plan, the Zoning Ordinance, and CEQA Guidelines. The Time Extension was reviewed for consistency with current applicable codes, policies, and ordinances as part of the project's analysis. No significant changes that would impact the project's analysis have occurred since the MUP Modification approval in 2017.

The following items were reviewed during the project's processing and are summarized below.

### **1. Time Extension Considerations and Analysis**

The Planning Commission approved the MUP Modification on September 8, 2017 with an expiration date of September 8, 2019. In accordance with Sections 7374 and 7376 of the Zoning Ordinance, the applicant submitted a complete Time Extension application prior to the expiration date of the MUP Modification on September 5, 2019. The MUP Modification has been placed on stay until the Planning Commission can take discretionary action on the Time Extension.

The applicant has been diligently working to satisfy project conditions and is currently processing a building permit with the County. A Time Extension is required because the building permit is anticipated to be issued after the expiration date of the MUP Modification. The building permit associated with the facility is anticipated to be issued within the next year. Staff considered these circumstances and information provided by the applicant in their analysis for the Time Extension as the applicant has been unable to establish use and reliance for the MUP Modification.

#### Community Character

The MUP Modification was evaluated for compatibility with the surrounding land uses and existing structures in the surrounding area. Religious uses (e.g., churches) are common within residential areas. The site is currently used for religious purposes as allowed by the original MUP. The MUP Modification authorized an increase in the number of buildings, parking spaces, and attendance. The hours of operation are currently 7:00 a.m. to 10:00 p.m. every day and will remain unchanged with the expansion. The project was designed to minimize visual impacts by adding landscaping along Ash Street and State Route 78 to buffer and screen the Church and new parking area; painting the buildings earth tone colors; separating the buildings by no less than 30 feet from each other to prevent the appearance of single-mass building; and locating the buildings a minimum of 80 feet from State Route 78. It was determined that the project, therefore, remains compatible with the surrounding area. No changes to the approved project design are proposed as part of the Time Extension.

### **2. General Plan Consistency**

The MUP Modification was found to be consistent with the General Plan goals, policies, and actions. No significant changes to the General Plan that would impact the project's analysis have occurred since the MUP Modification approval in 2017. The following relevant General Plan goals, policies, and actions as described in Table E-1, therefore, remain unchanged.

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p><b>LU-2.8: Mitigation of Development Impacts.</b> Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.</p> <p><b>LU-10.2: Development-Environmental Resource Relationship.</b> Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.</p> <p><b>LU-11.2: Compatibility with Community Character.</b> Require that commercial, office and industrial development be located, scaled and designed to be compatible with the unique character of the community.</p>	<p>The project has been designed to minimize visual and noise impacts to the surrounding area. The closest building would be set back more than 80 feet from the centerline of State Route 78 to reduce the appearance from the vantage point of motorists and pedestrians traveling along State Route 78. The buildings will be painted a muted earth tone color to help soften the appearance. In addition, proposed landscaping and existing mature landscaping helps to shield views of the Church, thereby maintaining the surrounding semi-rural character.</p> <p>Operational activities associated with the proposed MUP Modification demonstrate compliance with the County Noise Ordinance and temporary construction operations will be conditioned to incorporate dust and odor control measures.</p>
<p><b>LU-6.9: Development Conformance with Topography.</b> Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.</p>	<p>The project conforms to the natural topography of the site and will not significantly alter the dominant physical characteristics of the site. The applicant has also prepared a drainage study and stormwater quality management plan that complies with State law and local ordinances that indicates that the project will not increase off-site runoff.</p>
<p><b>LU-14.2: Wastewater Disposal.</b> Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonable expected demands.</p>	<p>The project wastewater disposal will be handled by an alternative septic system. The design has been accepted by the Department of Environmental Health (DEH), and the project has been conditioned to obtain final approval of the design and installation of the system from DEH during processing of the building permit. The alternative septic system will be located along the northeastern portion of the property, near the location of the existing septic system.</p>

General Plan Policy	Explanation of Project Conformance
<b>S-3.6: Fire Protection Measures.</b> Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildlife.	The project has completed a Fire Protection Plan letter report that incorporates the following measures: adding 24-foot marked fire lanes within the Church parking lot; three new fire hydrants throughout the site; Knox Box entries for all buildings; fire alarms in all structures; and fuel modification to 100-feet around all structures. These measures will reduce the risk of structure and human loss due to wildfire.
<b>COS-4.1: Water Conservation.</b> Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.	The project is required to comply with the San Diego County's Water Conservation in Landscaping Ordinance and the County of San Diego Water Efficient Landscape Design Manual, which includes water conservation requirements and water efficient landscaping. These policies are enforced at the building permit phase.

### 3. Community Plan Consistency

The MUP Modification was found to be consistent with the Ramona Community Plan goals, policies, and actions. No significant changes to the Community Plan that would impact the project's analysis have occurred since the MUP Modification approval in 2017. The following relevant Ramona Community Plan goals, policies, and actions as described in Table E-2, therefore, remain unchanged.

*Table E-2: Community Plan Conformance*

Community Plan Policy	Explanation of Project Conformance
<b>Policy LU 5.1.2</b> Provide natural landscaping and/or other appropriate screening around structures.	The project has a Conceptual Landscape Plan, which includes native grasses and drought tolerant plants.
<b>Policy LU 5.1.11</b> Encourage the use of reclaimed water for landscaping and maintenance.	Section 86.719.a. of the County of San Diego Water Conservation and Landscape Ordinance states that if reclaimed water is available, the applicant shall obtain a permit for this practice.
<b>Policy CM 1.1.3</b> Roads not requiring paved sidewalks should be improved with a cleared and graded walkway within the unpaved right-of-way.	The project is not conditioned to add a sidewalk along Ash Street, and the applicant has agreed to add a 10-foot wide decomposed granite pathway along the northern side of Ash Street, abutting the property.

### 4. Zoning Ordinance Consistency

#### a. Development Regulations

The MUP Modification was found to comply with all applicable zoning requirements of Limited Agricultural (A70) zone with the incorporation of conditions of approval (See Table E-3). The



Time Extension does not propose, nor does the applicant request, any changes or revisions to the project design or conditions. Therefore, there are no changes to the zoning analysis below.

*Table E-3: Zoning Ordinance Development Regulations*

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

Development Standard	Proposed/Provided	Complies?
Section 2705.b of the Zoning Ordinance allows for Civic, Fraternal or Religious Assembly upon issuance of a MUP.	The project is an expansion of an existing Church which is classified in the Zoning Ordinance as Civic, Fraternal or Religious Assembly.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  Upon approval of a MUP Modification Time Extension.
Section 4600 of the Zoning Ordinance set the maximum height requirements. This parcel has a "G" height designator, which requires that structures be not more than 35 feet in height.	The project will not exceed the 35-foot height limit. According to the design criteria in Zoning, height is measured from ground level to the mid-span of the roof. No changes to the height of the structures are proposed. The height of the proposed sanctuary is 34 feet to the mid-point of the roof, and therefore is within the height requirement.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 7358 of the Zoning Ordinance requires that findings be made for the Major Use Permit. Among other things, these findings require 1) neighborhood compatibility; 2) harmony in scale, bulk and coverage; and 3) consistency with the General Plan.	The project has been found to be compatible with the harmony of the surrounding area and structures due to proximity to the existing buildings with similar vertical features, existing and proposed landscape, and earth tone paint colors which will soften the appearance of the Church buildings. The project has been found to be consistent with the San Diego County General Plan.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  Upon approval of a MUP Modification Time Extension.

Development Standard	Proposed/Provided	Complies?
Section 6252.x allows for on-site signs as determined by conditions of approval of a MUP.	The project includes an existing seven-foot tall monument sign, located along the southeast corner of the parcel, which will remain. A new 19.2-foot tall monument sign will be located on-site, along the south side of the proposed sanctuary (developed in phase three). The project has been conditioned to substantially comply with the approved plot plans for the project indicating the placement and size of the sign and lighting. A complete analysis of the MUP Findings can be found in the Form of Decision (Attachment B).	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  Upon approval of a MUP Modification Time Extension.

#### 5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed in compliance with the CEQA. An Addendum dated November 5, 2019 to the previously adopted Subsequent MND (Log. No. PDS2014-ER-95-09-004A) was prepared and is on file with Planning & Development Services as Environmental Review Number PDS2019-ER-95-09-004B. The project, as designed, would not cause any significant effects on the environment which require mitigation measures, as it is a MUP Modification Time Extension for a church expansion and the previously adopted MND contains mitigation measures to address any impacts.

#### F. COMMUNITY PLANNING GROUP AND/OR DESIGN REVIEW BOARD

On October 3, 2019, the applicant presented the MUP Modification Time Extension at the Ramona Community Planning Group (CPG) meeting. The Ramona CPG voted to recommend approval of the MUP Modification Time Extension by a vote of (13-Yes, 0-No, 1-Abstain, 1-Vacant/Absent). Meeting minutes from the Ramona CPG can be found in Attachment E.

#### G. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 300 feet of the project site until at least 20 different property owners were noticed. Staff received two phone calls and one email as a result of the noticing from neighboring property owners asking about the noticing process involved with the project submittal as well as general questions regarding the project. No additional comments were received as a result of the noticing.

## H. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find the project in conformance with CEQA and adopt the Environmental Findings included in Attachment D which include a finding that the previously adopted MND is adequate with an Addendum.
2. Grant MUP Modification Time Extension PDS2014-MUP-95-007W1TE make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

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***Report Prepared By:***

Regina Ochoa, Project Manager

858-495-5338

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***Report Approved By:***

Mark Wardlaw, Director

858-694-2962

[mark.wardlaw@sdcounty.ca.gov](mailto:mark.wardlaw@sdcounty.ca.gov)

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AUTHORIZED REPRESENTATIVE: \_\_\_\_\_



MARK WARDLAW, DIRECTOR

## **ATTACHMENTS:**

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2019-MUP-95-007W1TE

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

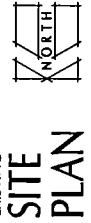
Attachment E – Public Documentation

Attachment F – Ownership Disclosure

## **Attachment A – Planning Documentation**

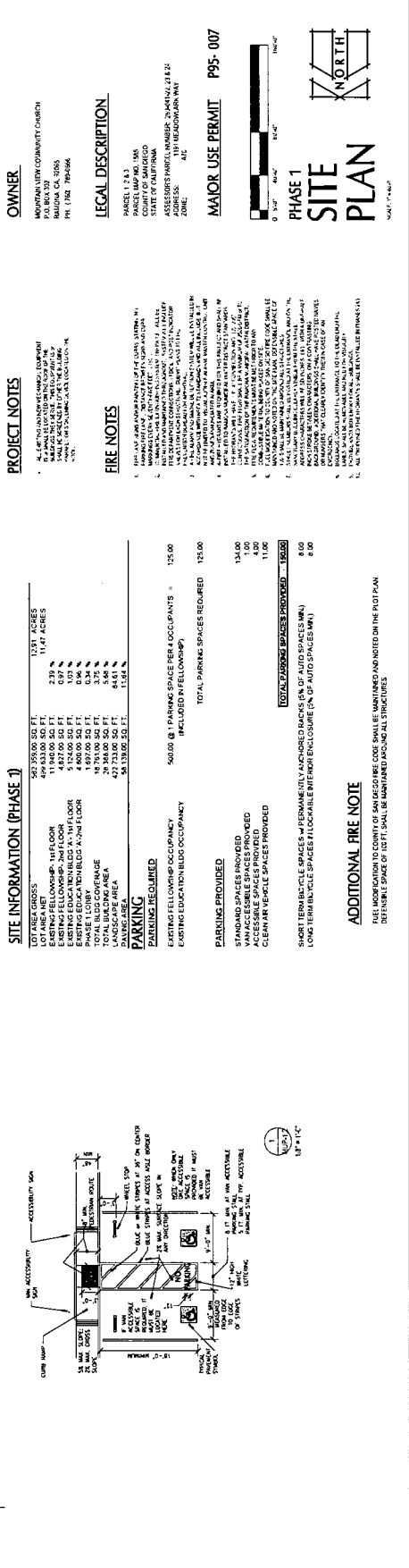


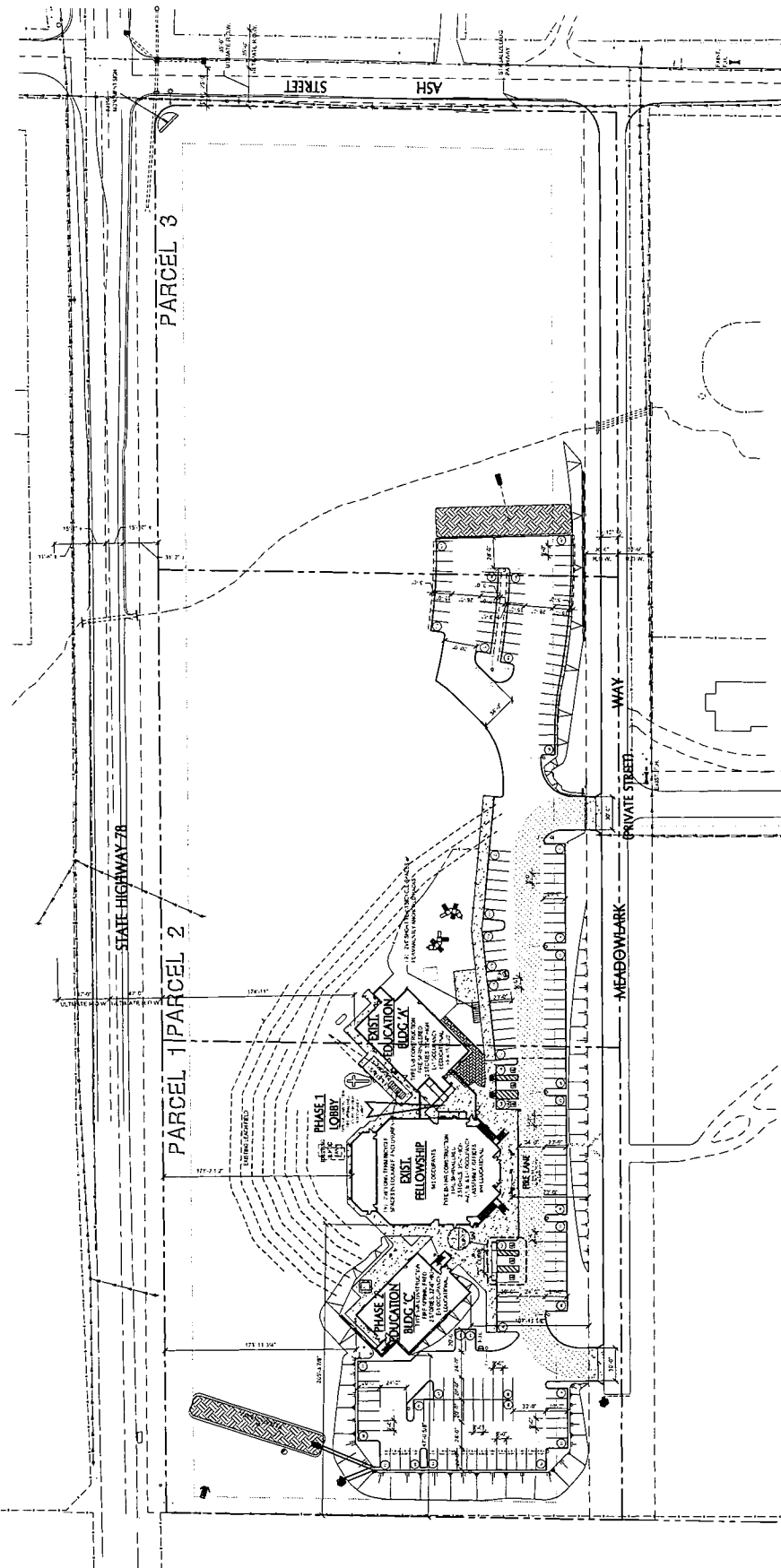




FUEL MODIFICATION TO COUNTY OF SAN DIEGO FIRE CODE SHALL BE MAINTAINED AND NOTED ON THE PLOT PLAN. DEFENSIBLE SPACE OF 100 FT. SHALL BE MAINTAINED AROUND ALL STRUCTURES.







## SITE INFORMATION (PHASE 2)

	562,355.00 SQ. FT.	1737 ACRES 11.17 ACRES
LOT AREA GROSS	4,440.00 SQ. FT.	2.35
EXISTING FELLOWSHIP-1st FLOOR	11,820.00 SQ. FT.	0.97
EXISTING FELLOWSHIP-2nd FLOOR	11,820.00 SQ. FT.	1.03
EXISTING EDUCATION BLDG-1st FLOOR	4,130.00 SQ. FT.	0.34
EXISTING EDUCATION BLDG-2nd FLOOR	1,697.00 SQ. FT.	0.14
PHASE I LOBBY	5,124.00 SQ. FT.	1.03
PHASE I EDUCATION BLDG-C-1st FLOOR	11,820.00 SQ. FT.	1.03
PHASE I EDUCATION BLDG-C-2nd FLOOR	11,820.00 SQ. FT.	1.03
TOTAL 1st FLOOR COVERAGE	23,885.00 SQ. FT.	4.78
TOTAL 2nd FLOOR COVERAGE	34,712.00 SQ. FT.	7.67
TOTAL BUILDING AREA	346,666.00 SQ. FT.	79.44
LANDSCAPE AREA		

**PARKING**  
**PARKING REQUIRED**

EXISTING FELLOWSHIP OCCUPANCY  
EXISTING EDUCATION BLDG OCCUPANCY  
500.00 @ 1 PARKING SPACE PER 4 OCCUPANTS =  
(INCLUDED IN FELLOWSHIP)

PARKING PROVIDED

STANDARD SPACES PROVIDED  
VAN ACCESSIBLE SPACES PROVIDED  
ACCESSIBLE SPACES PROVIDED  
CLEAN AIR VEHICLE SPACES PROVIDED

SHORT TERM BICYCLE SPACES ☒ PERMANENT BICYCLE SPACES ☐

**ADDITIONAL FIRE NOTE**

## PROJECT NOTES

- \* ALL COTTAGES AND NEWLY CONSTRUCTED HOMES SHALL BE LOCATED ON THE TOP OF THE HILLSIDES ONLY AT ALL. THIS REQUIREMENT SHALL BE ENFORCED BY THE B. BOARD OF PLANNING ON ALL NEW DEVELOPMENTS. THE

## FIRE NOTES

- [illegible]

## OWNER

MOUNTAIN VIEW COMMUNITY CHURCH  
P.O. BOX 372  
RAILTON, CA. 95065  
PH. (727) 785-0666

## LEGAL DESCRIPTION

PARCEL 1 & 3  
PARCEL MAP NO. 1506  
COUNTY OF SAN DIEGO  
STATE OF CALIFORNIA  
ASSESSOR'S PARCEL NUMBER: 25-304-22, 23 & 24  
ADDRESS: 1191 MEADOWLARK WAY

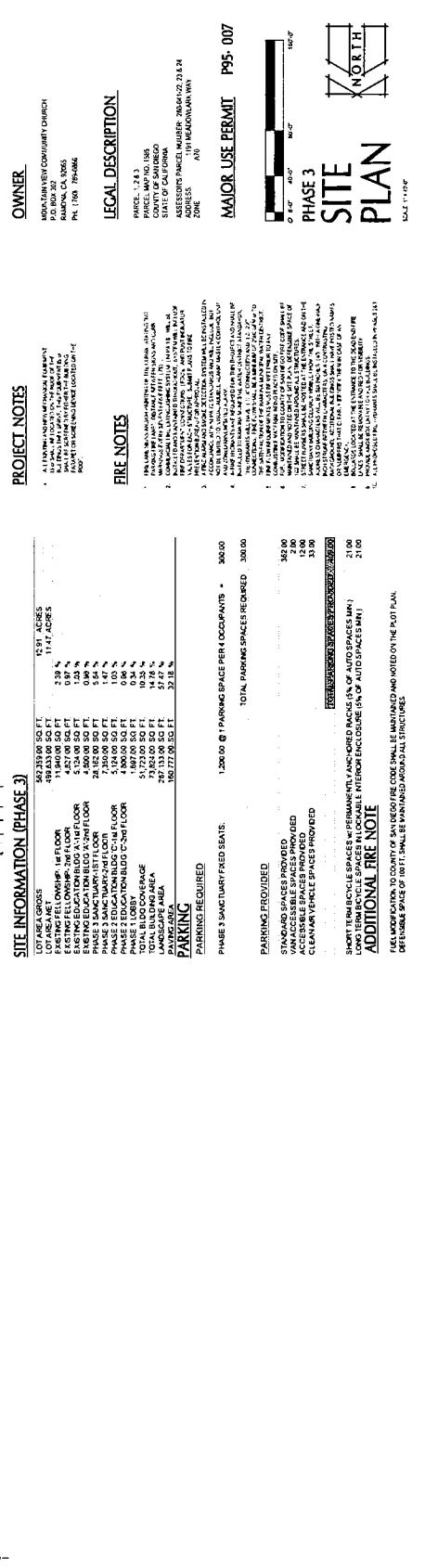
## MAJOR USE PERMIT P95-007

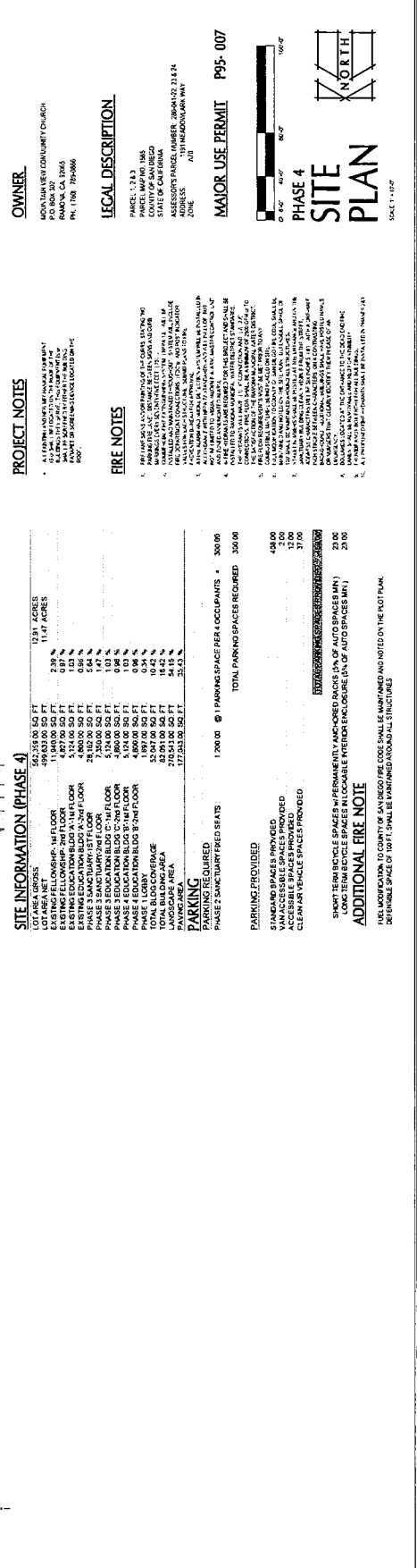
Q	5'-3'	3'-5'	5'-3'	3'-5'

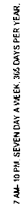
# PHASE 2 SITE PLAN

2004





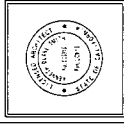



$$1/10^5 = 1 \cdot 10^{-5}$$

KENNEDY SMITH  
ARCHITECT  
& ASSOCIATES, INC.



100 JENSEN ST. SUITE 102  
FARMINGTON, CT 06030  
TEL: 860.642.2800  
FAX: 860.642.2800



DATE	11/15
DESIGNED BY	DAVID A. SMITH
CHECKED BY	DAVID A. SMITH
PROJECT NO.	100-100-000
REVISION	
DATE	
DESCRIPTION	

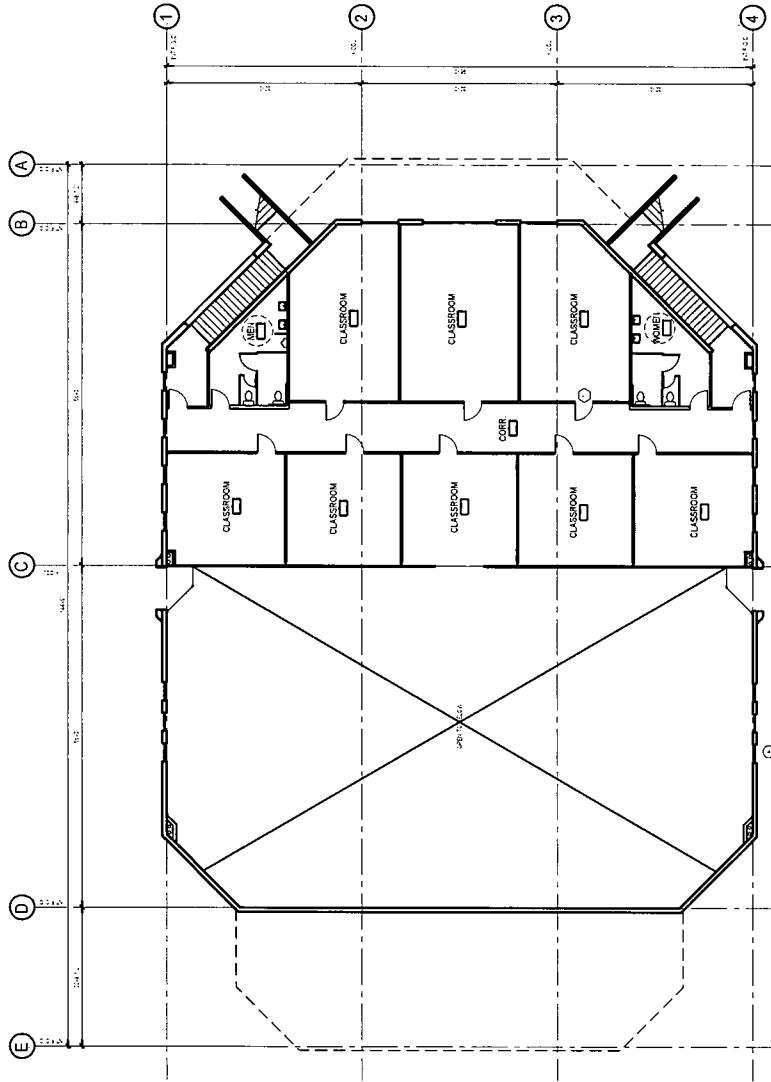


Project: PHASED DEVELOPMENT FOR:  
Mountain View  
Community Church  
Ramona, California

MUP-2.2

EXISTING  
FELLOWSHIP  
SECOND FLOOR  
PLAN

1/8" = 1'-0"

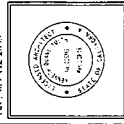




**RUSSELL D. SMITH  
ARCHITECT  
& ASSOCIATES, INC.**

**ARCHITECT**

300 EAST 12TH STREET, SUITE 100  
DENVER, CO 80202  
TEL: (303) 733-1000  
FAX: (303) 733-2000



DATE	BY	REVISION
10/1/2010	RDS	ISSUED FOR PERMIT
10/1/2010	RDS	REVISED PER COMMENTS

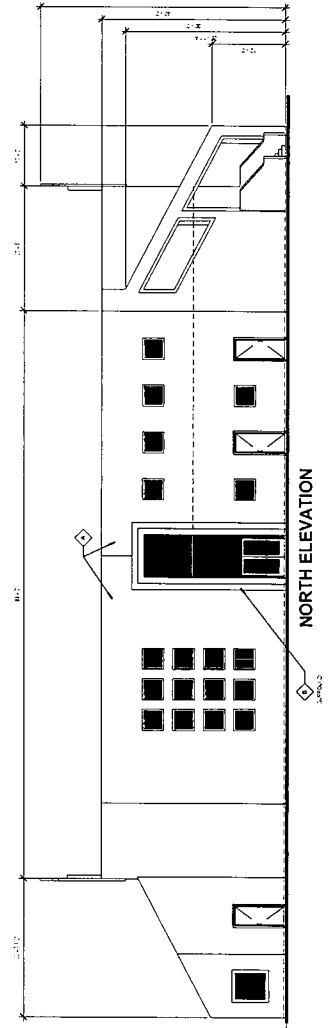
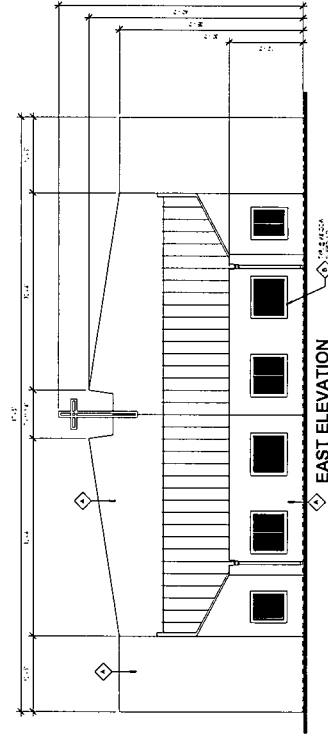
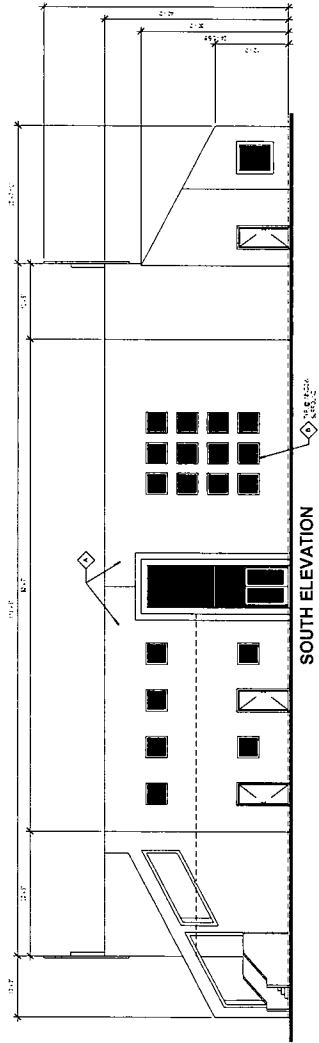
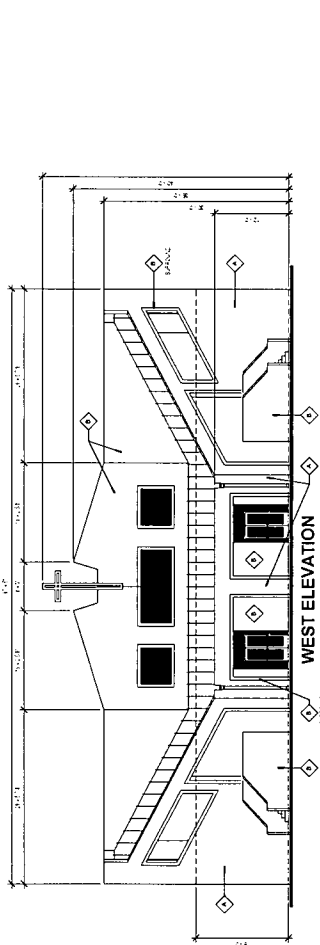
ST	Date	Description
1	10/1/2010	ISSUED FOR PERMIT
2	10/1/2010	REVISED PER COMMENTS

Project: PHASED DEVELOPMENT FOR  
Mountain View  
Community Church  
Ramona, California

MUP-2.3

**EXISTING  
FELLOWSHIP  
EXTERIOR  
ELEVATIONS**

1/8" = 1'-0"



KENNETH D. SMITH  
ARCHITECT  
& ASSOCIATES, INC.



KENNETH D. SMITH  
ARCHITECT  
& ASSOCIATES, INC.  
1000 S. GATEWAY BLVD., SUITE 100  
SAN ANTONIO, TEXAS 78210  
TEL: (214) 443-2070  
FAX: (214) 443-2071



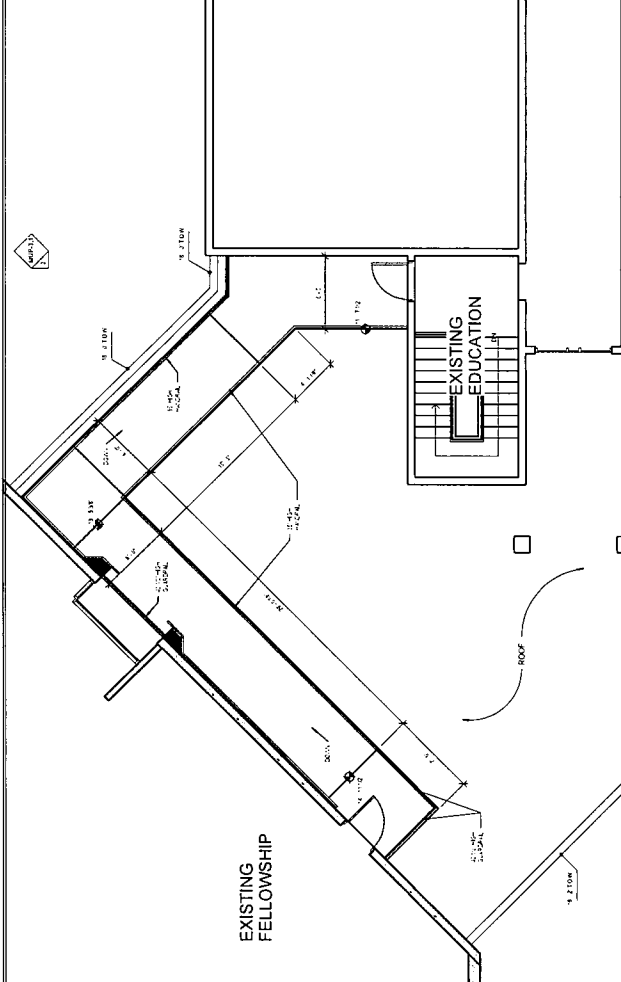
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10/1/2019	KDS	PHASE 1 2ND FLOOR RAMP PLAN
10/1/2019	KDS	PHASE 1 1ST FLOOR LOBBY PLAN

DATE	BY	DESCRIPTION
10/1/2019	KDS	PHASE 1 2ND FLOOR RAMP PLAN
10/1/2019	KDS	PHASE 1 1ST FLOOR LOBBY PLAN

DATE	BY	DESCRIPTION
10/1/2019	KDS	PHASE 1 2ND FLOOR RAMP PLAN
10/1/2019	KDS	PHASE 1 1ST FLOOR LOBBY PLAN

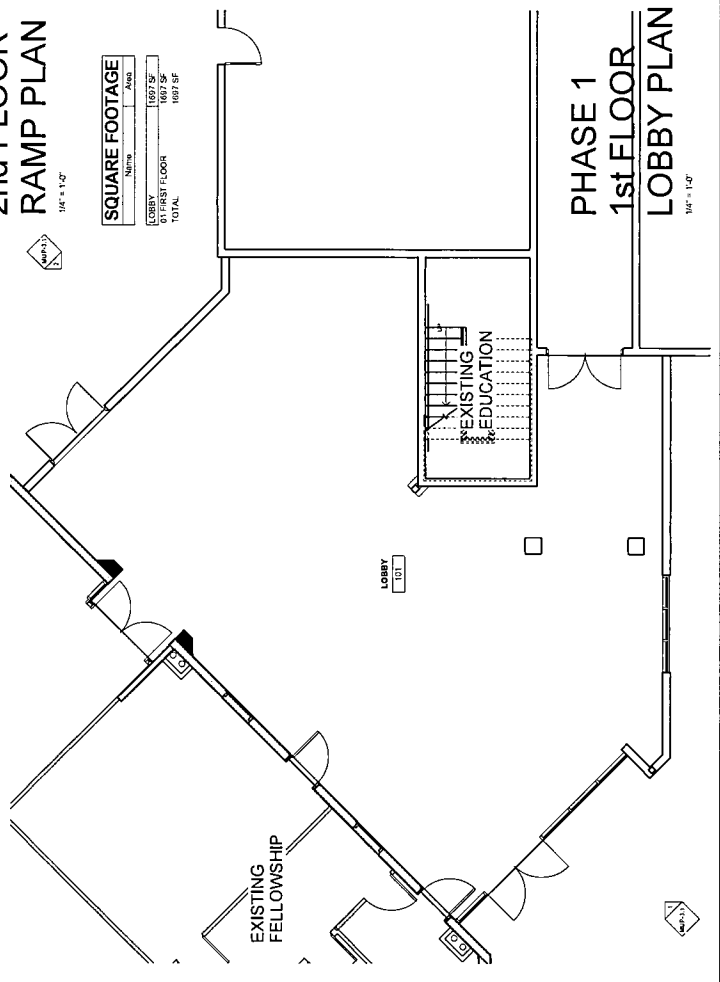
Project: PHASED DEVELOPMENT FOR:  
Mountain View  
Community Church  
RAMONA, CALIFORNIA

MUP-3-1

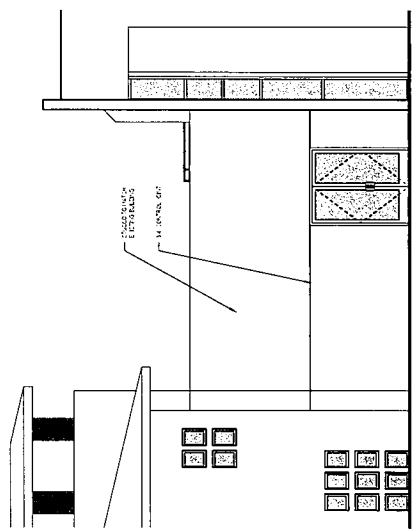


PHASE 1  
2nd FLOOR  
RAMP PLAN  
1/8" = 1'-0"

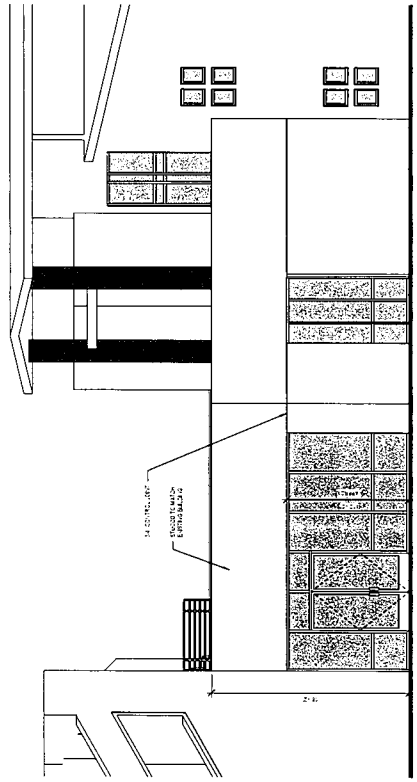
NUMBER	AREA
LOBBY	1607 SF
2ND FLOOR	1607 SF
TOTAL	3214 SF



PHASE 1  
1st FLOOR  
LOBBY PLAN  
1/8" = 1'-0"



SOUTHEASTERLY  
ELEVATION 2  
1/8" = 1'-0"



NORTHWESTERLY  
ELEVATION 1  
1/8" = 1'-0"

PHASE 3  
1st FLOOR  
SANCTUARY  
PLAN

332 • 1-0

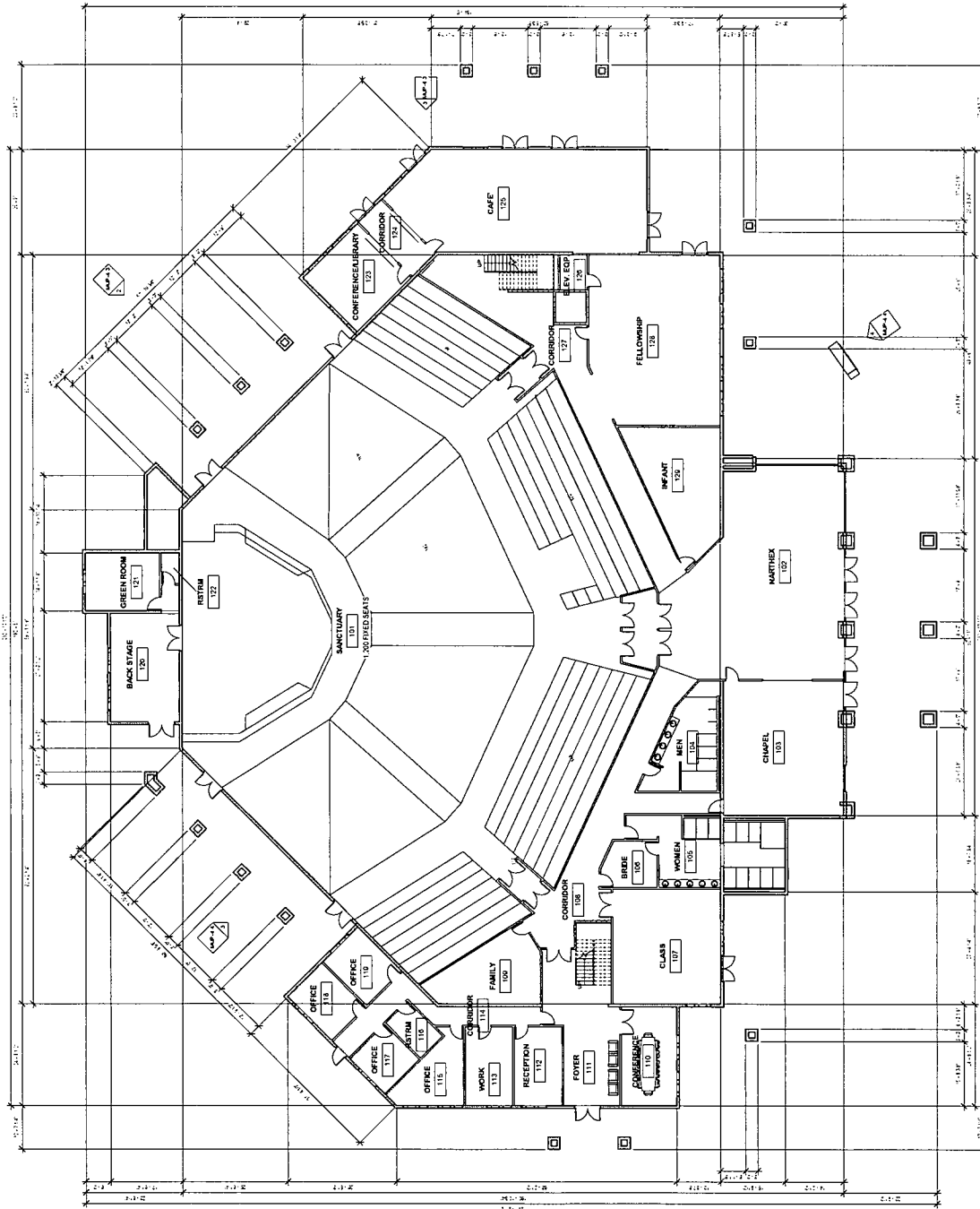
HOURS OF OPERATION

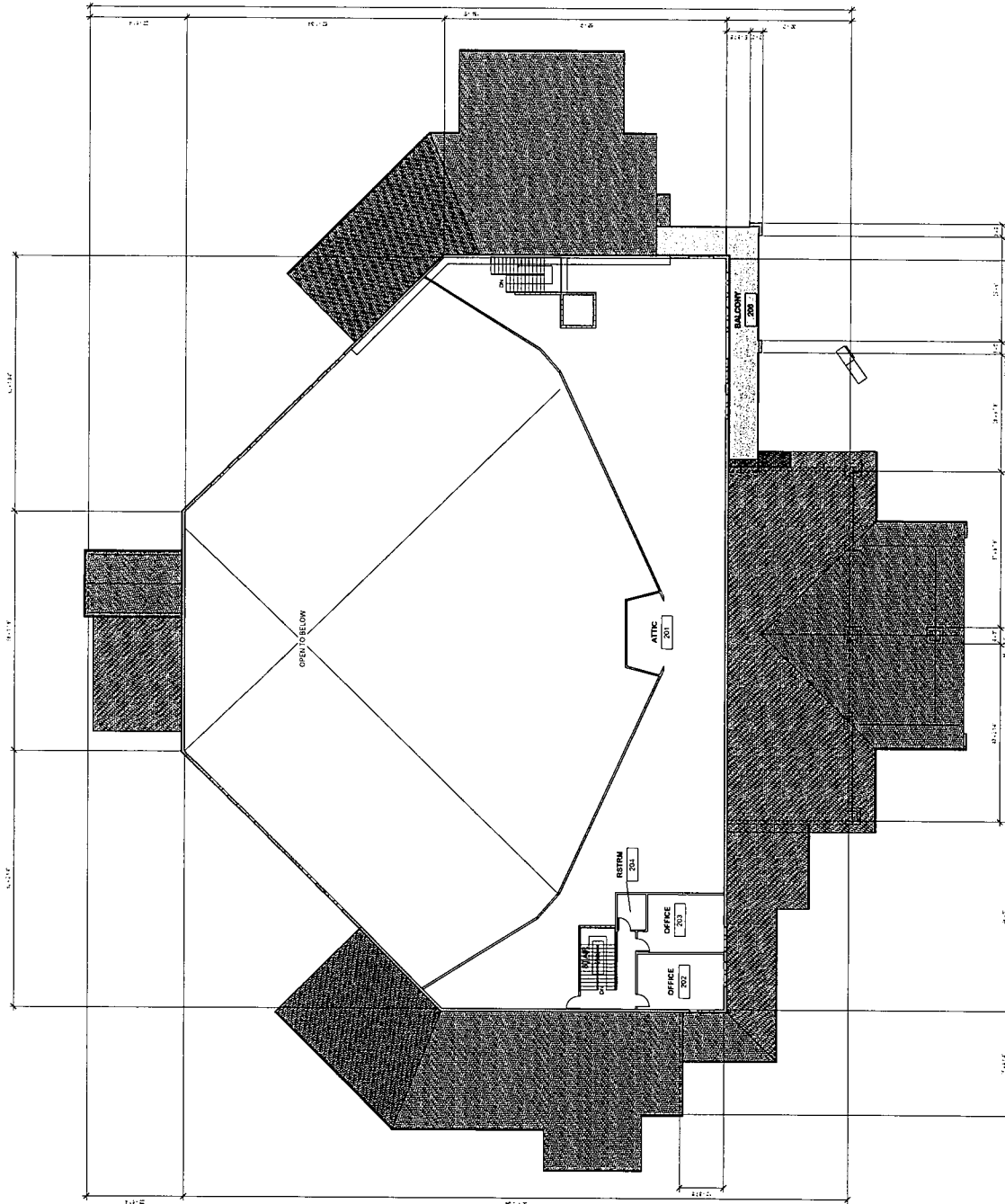
7 AM-10 PM, SEVEN DAY A WEEK 365 DAYS PER YEAR

### WALL LEGEND

QUESTION	ANSWER
1. The following are the components of the business process management framework except:	Business Process Management Framework
2. The business process management framework is a set of processes that are used to manage the business process.	Business Process Management Framework
3. The business process management framework is a set of processes that are used to manage the business process.	Business Process Management Framework
4. The business process management framework is a set of processes that are used to manage the business process.	Business Process Management Framework
5. The business process management framework is a set of processes that are used to manage the business process.	Business Process Management Framework

SQUARE FOOTAGE-DD	
FIRST FLOOR	27700 SF
SECOND FLOOR	7030 SF
Area	0 SF
Area	0 SF
Area	0 SF
Area	0 SF
Area	0 SF
Area	17 SF
Area	0 SF
Area	2417 SF
LOBBY	1007 SF



[illegible]







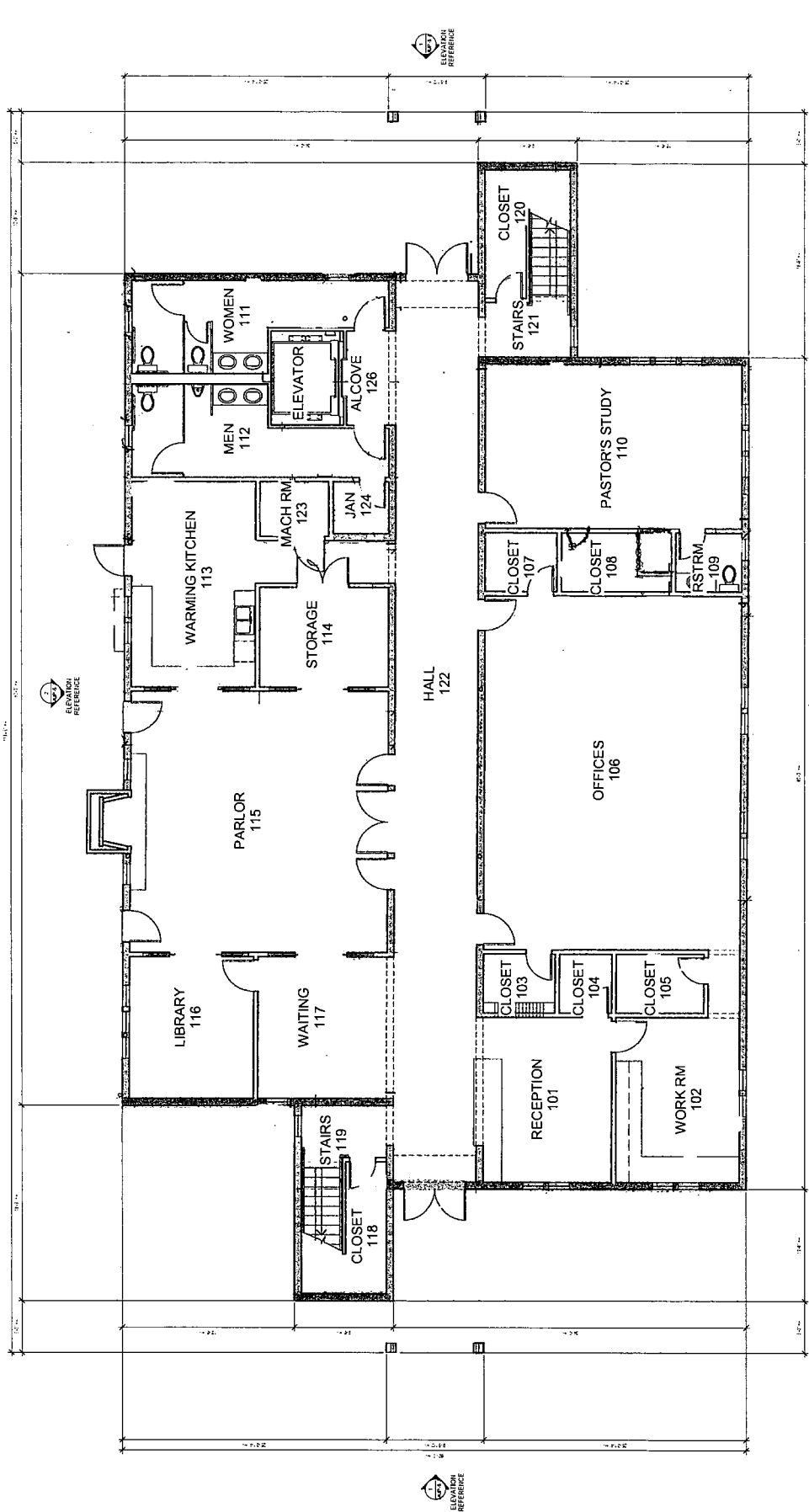
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1/1/00	ISSUED FOR PERMIT
1/1/00	ISSUED FOR PERMIT

DATE	REVISION
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DATE	REVISION
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Project: PHASED DEVELOPMENT FOR:  
Mountain View  
Community Church  
Ramona, California

MUP-5.1



**DD-SQUARE FOOTAGE-EDUCATION BLDG**

FLOOR	1ST FLR SF	2ND FLR SF
FIRST FLOOR	5,174 SF	4,800 SF
SECOND FLOOR		9,704 SF
GRAND TOTAL		14,574 SF

**WALL LEGEND**

1/2" THICK CONCRETE WALL  
1/4" THICK CONCRETE WALL  
1/2" THICK BRICK WALL  
1/4" THICK BRICK WALL

**HOURS OF OPERATION**  
7 AM TO 5 PM, MONDAY THROUGH FRIDAY, 8:30 AM TO 5 PM, SATURDAY

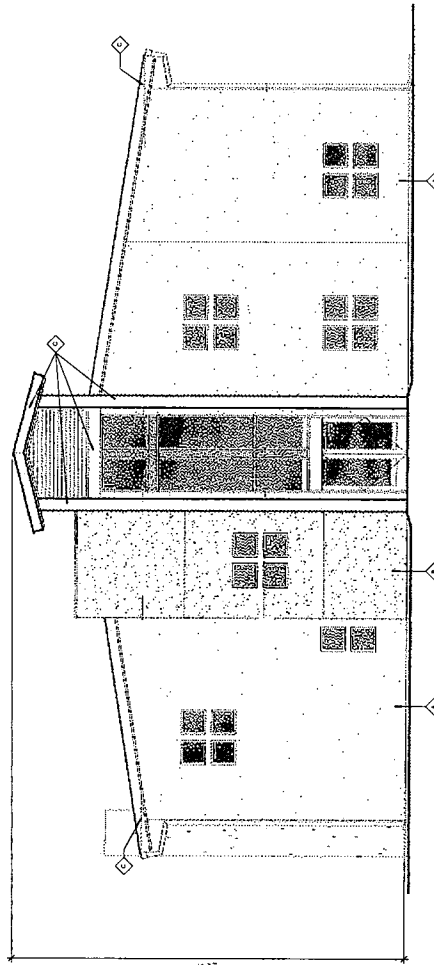
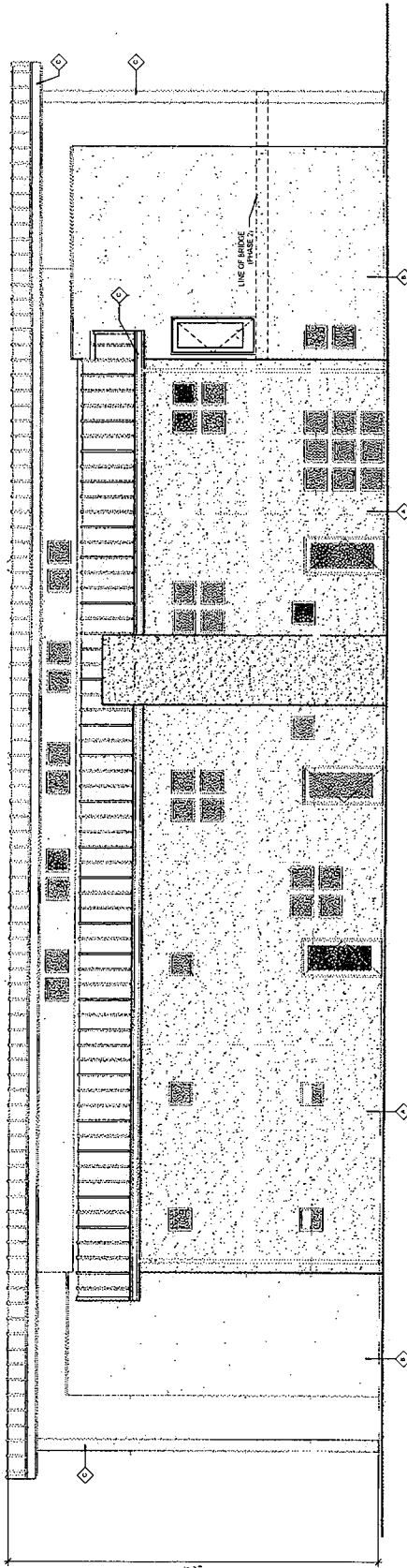
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EDUCATION BLDG. 'A'**  
NO SCALE



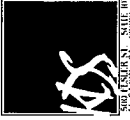
EXISTING 2nd FLR. PLAN  
EDUCATION BLDG 'A'

NO SCALE

EXISTING  
EDUCATION BLDG 'A'  
EXTERIOR ELEVATIONS  
NO SCALE



KENNETH D. SPITTI  
ARCHITECT  
& ASSOCIATES, INC.



1001 WEST 1ST STREET  
LOS ANGELES, CALIFORNIA 90012  
TEL: 213-413-8100 FAX: 213-413-8101

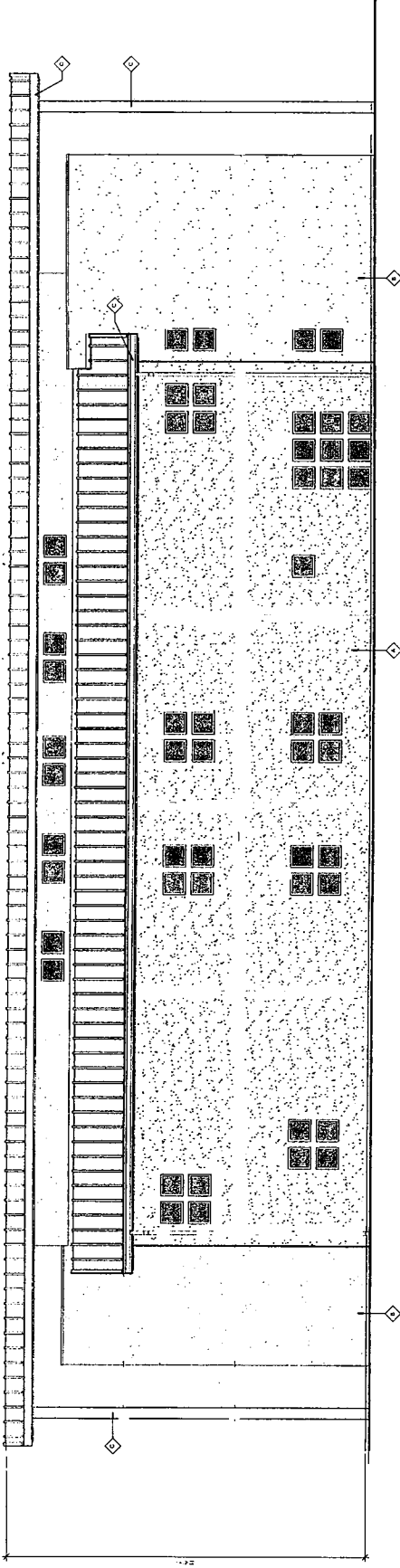


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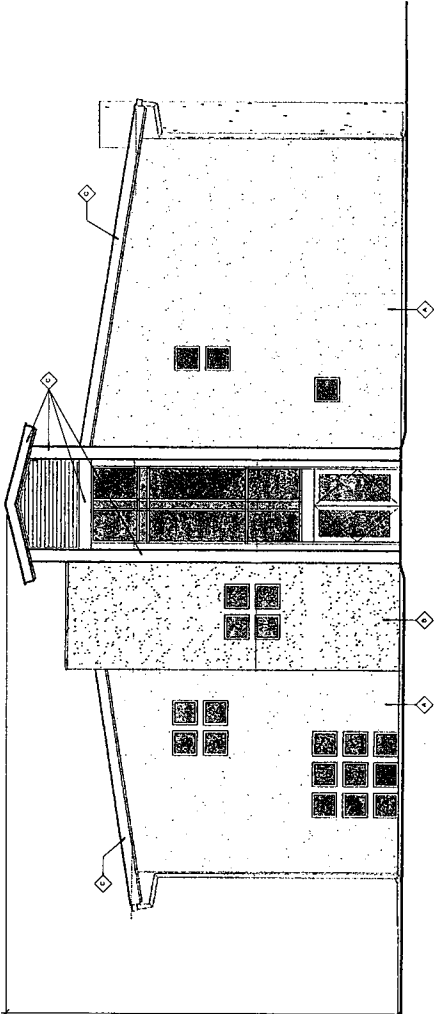
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Project: PHASED DEVELOPMENT FOR:  
Mountain View  
Community Church  
Ramona, California

MUP-5.4



2  
NO SCALE



1  
NO SCALE

EXISTING  
EDUCATION BLDG 'A'  
EXTERIOR ELEVATIONS  
NO SCALE

PHASE 2&4 1st  
FLOOR PLAN  
EDUCATION  
BLDG. 'B' & 'C'

1/2" x 1'-0"

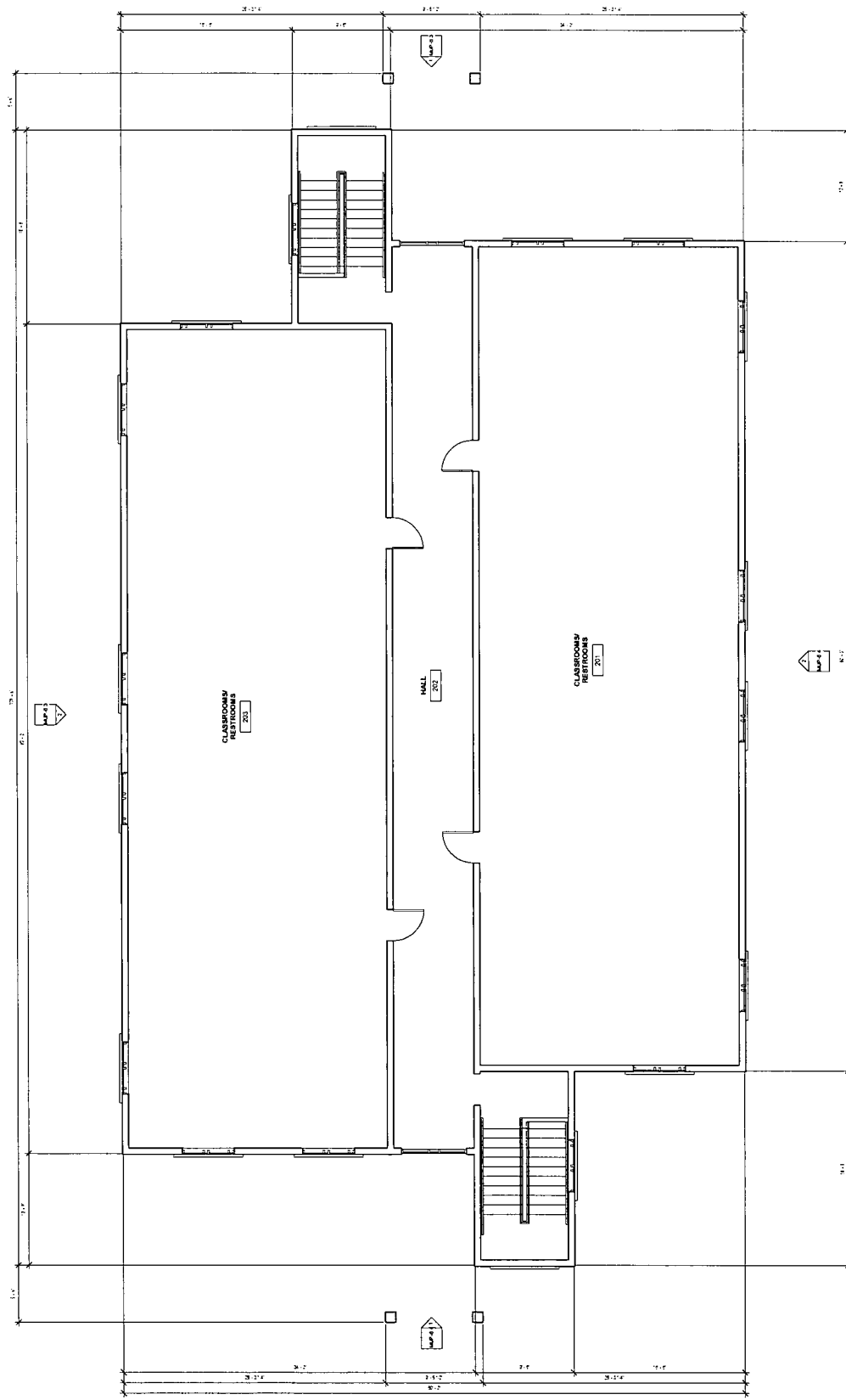
DD-SQUARE FOOTAGE-EDUCATION BLDG	
FIRST FLOOR	5,124 SF
SECOND FLOOR	4,800 SF
Grand Total 2	9,924 SF

**WALL LEGEND**

[illegible]HOURS OF OPERATION

7 AM-10 PM, SEVEN DAY A WEEK, 365 DAYS PER YEAR.

- *How do you think the world will be different in 20 years?*
- *What do you think will be the biggest challenge for the world in 20 years?*
- *What do you think will be the biggest opportunity for the world in 20 years?*



PHASE 2&4 2nd  
FLOOR PLAN  
EDUCATION  
BLDG. 'B' & 'C'

DD-SQUARE FOOTAGE-EDUCATION BLDG	
FIRST FLOOR	5 124 SF
SECOND FLOOR	4 800 SF
<b>Grand Total 2</b>	<b>9 924 SF</b>

**WALL LEGEND**

1. 2008年12月31日，甲公司“应收账款”科目所属各明细科目的期末借方余额分别为：A公司100000元，B公司200000元，C公司300000元，D公司400000元。甲公司坏账准备的计提比例为5%。

HOURS OF OPERATION

7 AM- 10 PM, SEVEN DAY A WEEK, 365 DAYS PER YEAR.

KENNETH SMITH  
ARCHITECT  
& ASSOCIATES, INC.



1000 S. MILLER  
AVENUE, SUITE 200  
DALLAS, TEXAS 75210  
TEL: (214) 443-4400  
FAX: (214) 443-4401



Revision Schedule	
#	Description
1	Initial Design
2	Final Design
3	Construction Documents

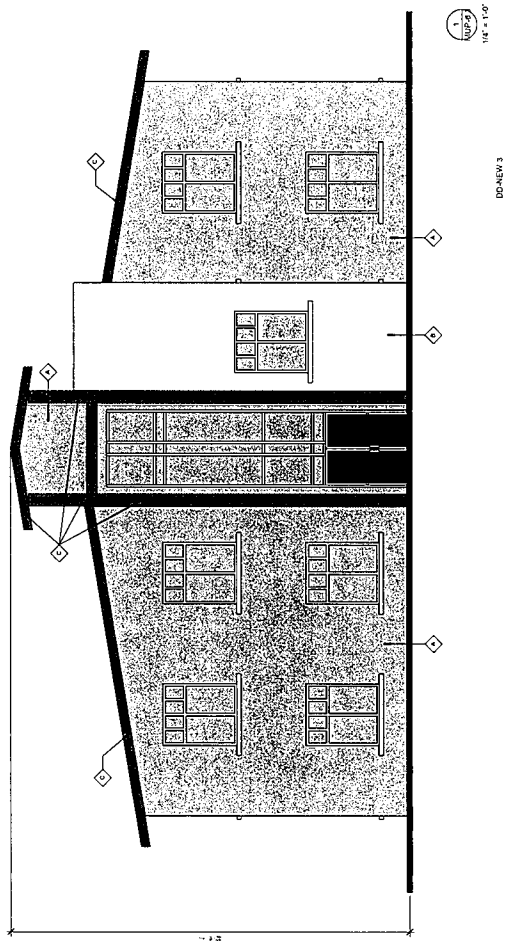
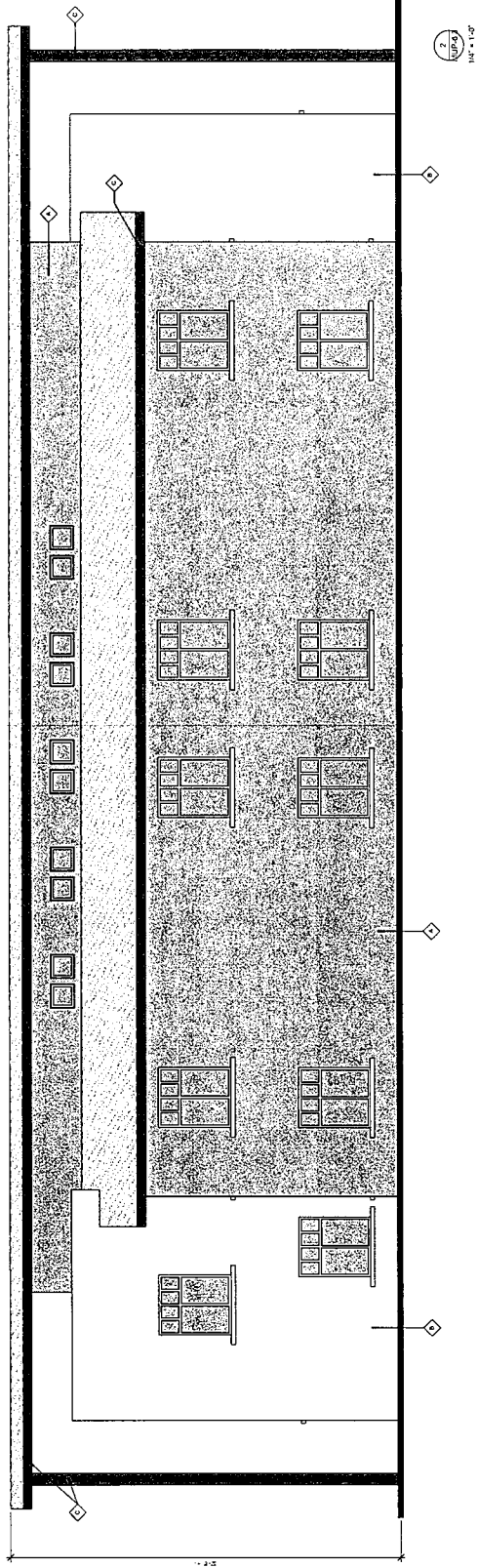
Project: PHASED DEVELOPMENT FOR:  
Mountain View  
Community Church  
Ramona, California

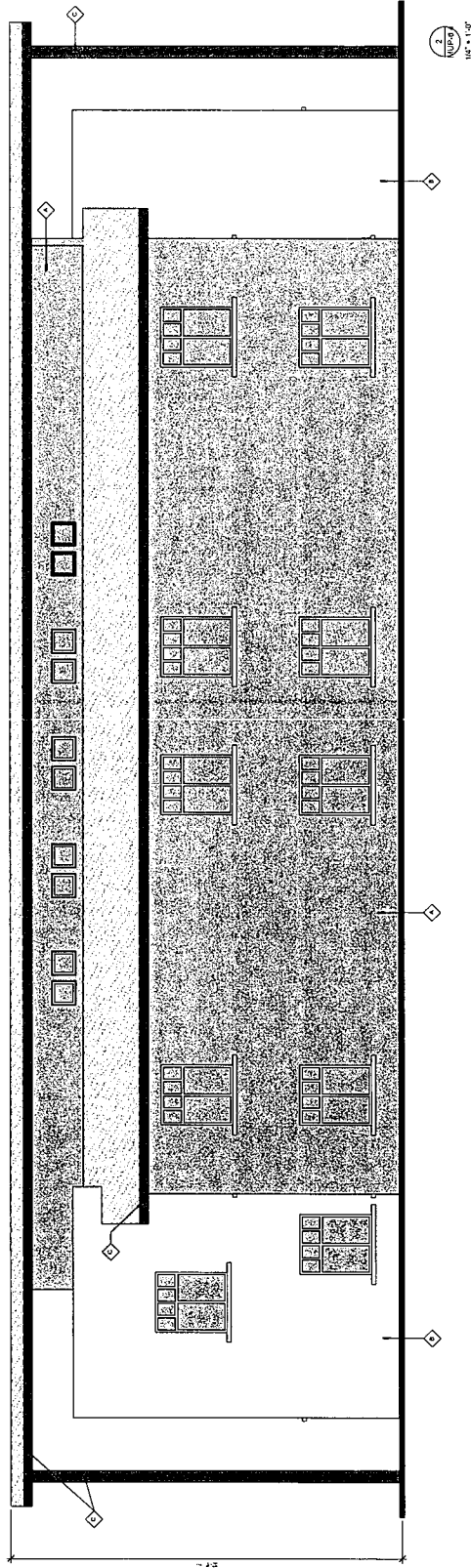
MUP-6.3

PHASE 2&4  
EDUCATION  
BLDG. 'B' & 'C'  
EXTERIOR  
ELEVATIONS  
NO SCALE

EXTERIOR PAINT :

- Paint to be Same as shown
- A. EXTERIOR BRICKWORK
  - B. EXTERIOR PLASTER
  - C. EXTERIOR STONE
  - D. EXTERIOR CONCRETE
  - E. EXTERIOR METAL
  - F. EXTERIOR GLASS
  - G. EXTERIOR WOOD
  - H. EXTERIOR ROOFING
  - I. EXTERIOR FLOORING
  - J. EXTERIOR FINISHES
  - K. EXTERIOR PAINTS
  - L. EXTERIOR COATINGS
  - M. EXTERIOR ADHESIVES
  - N. EXTERIOR SEALERS
  - O. EXTERIOR PRESERVATIVES
  - P. EXTERIOR TREATMENTS
  - Q. EXTERIOR PROTECTANTS
  - R. EXTERIOR CLEANERS
  - S. EXTERIOR REPAIRS
  - T. EXTERIOR MAINTENANCE
  - U. EXTERIOR ACCESSORIES
  - V. EXTERIOR FIXTURES
  - W. EXTERIOR EQUIPMENT
  - X. EXTERIOR UTILITIES
  - Y. EXTERIOR STRUCTURES
  - Z. EXTERIOR LANDSCAPE

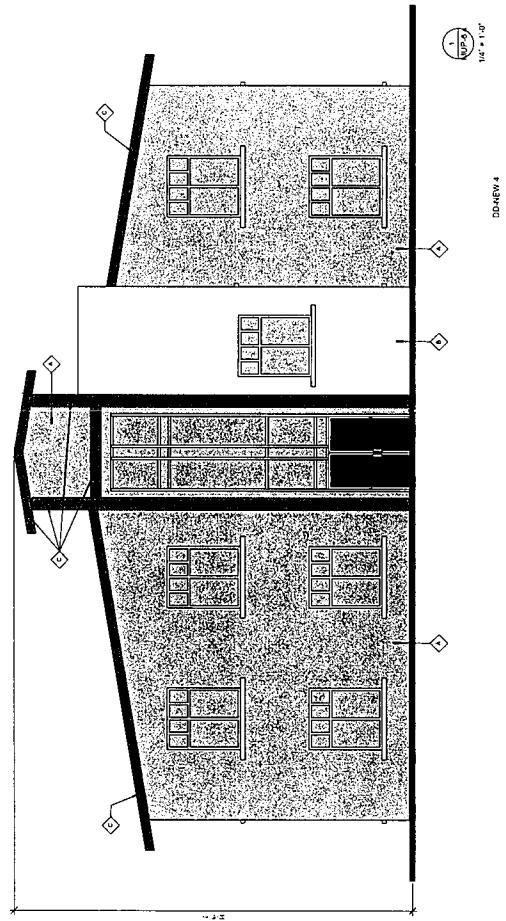




**EXTERIOR PAINT :**

- |          |                                |          |                               |
|----------|--------------------------------|----------|-------------------------------|
| <b>A</b> | POINT TO 10 M. (See Item 10)   | <b>B</b> | CHINA BUREAU OF INVESTIGATION |
| <b>C</b> | DOUG THOMAS DUNN               | <b>D</b> |                               |
| <b>E</b> | DOUG THOMAS DUNN               | <b>F</b> |                               |
| <b>G</b> | CARLETT GRAY HAYDEN            | <b>H</b> |                               |
| <b>I</b> | EDWARD CONZETTA OF FINCH UNITS | <b>J</b> |                               |
| <b>K</b> | EDWARD CONZETTA OF FINCH UNITS | <b>L</b> |                               |
| <b>M</b> | EDWARD CONZETTA OF FINCH UNITS | <b>N</b> |                               |
| <b>O</b> | EDWARD CONZETTA OF FINCH UNITS | <b>P</b> |                               |
| <b>Q</b> | EDWARD CONZETTA OF FINCH UNITS | <b>R</b> |                               |
| <b>S</b> | EDWARD CONZETTA OF FINCH UNITS | <b>T</b> |                               |
| <b>U</b> | EDWARD CONZETTA OF FINCH UNITS | <b>V</b> |                               |
| <b>W</b> | EDWARD CONZETTA OF FINCH UNITS | <b>X</b> |                               |
| <b>Y</b> | EDWARD CONZETTA OF FINCH UNITS | <b>Z</b> |                               |

PHASE 2&4  
EDUCATION  
BLDG. 'B' & 'C'  
EXTERIOR  
ELEVATIONS  
NO SCALE





ROBERT D. SMITH  
ARCHITECT  
& ASSOCIATES, INC.



300 WEST 51st STREET, SUITE 100  
LOS ANGELES, CA 90024  
TEL: 310.442.5000  
FAX: 310.442.5001

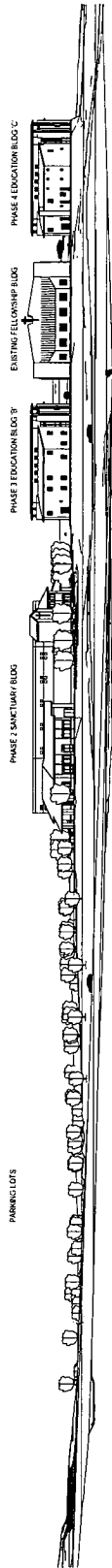


DATE	11/11/15
DESIGNED BY	JOHN W. SMITH
DRAWN BY	DEBORAH KIM
REVIEWED BY	
DATE	11/11/15
DESCRIPTION	

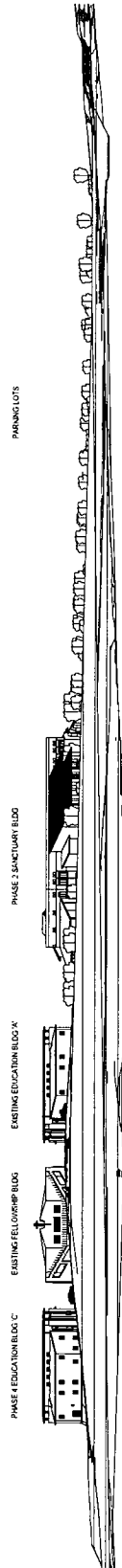


Project: PHASED DEVELOPMENT FOR:  
Mountain View  
Community Church  
Ramona, California

MUP-7.1



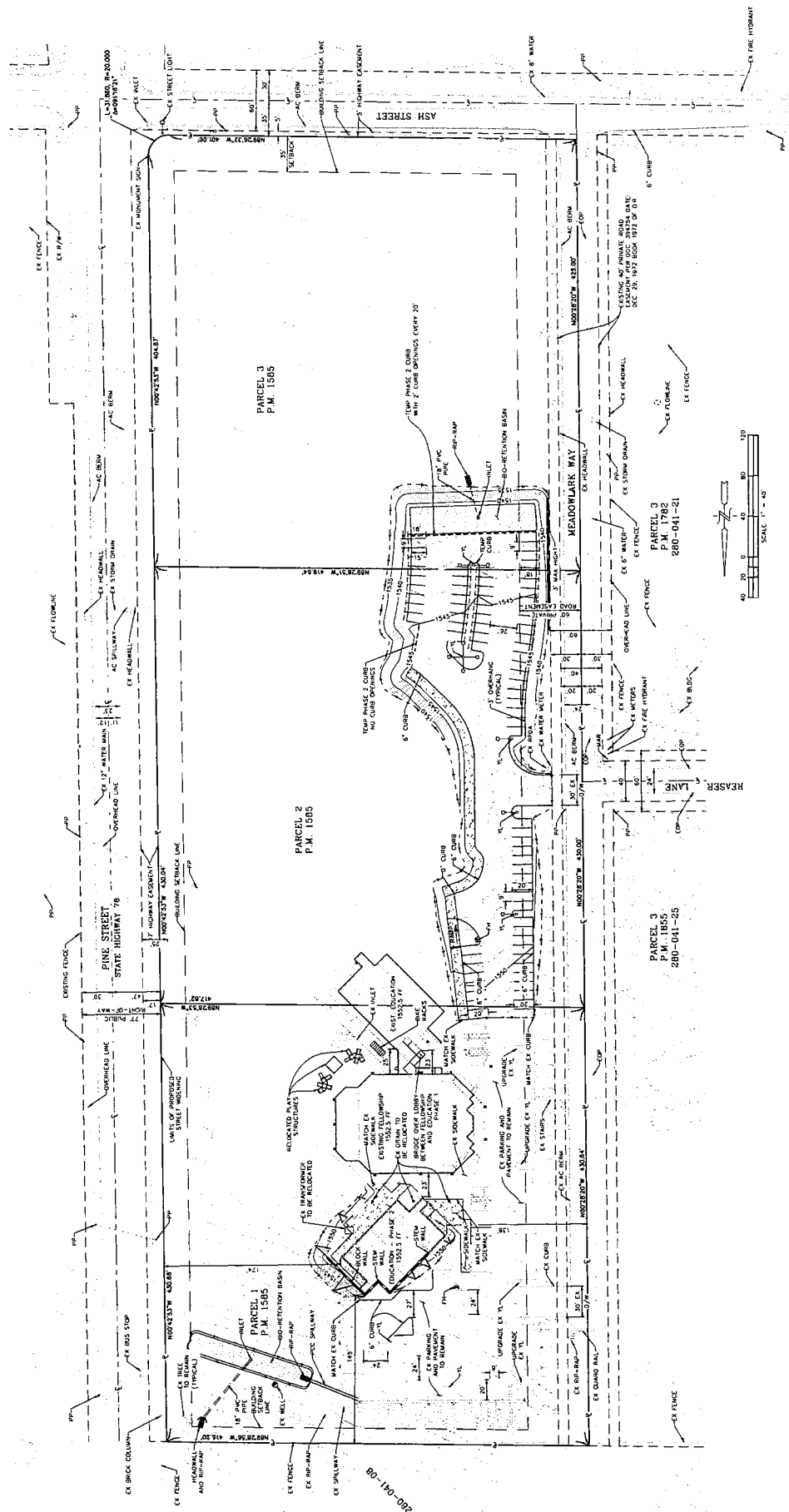
ULTIMATE  
EXTERIOR  
ELEVATION  
FROM HWY 78

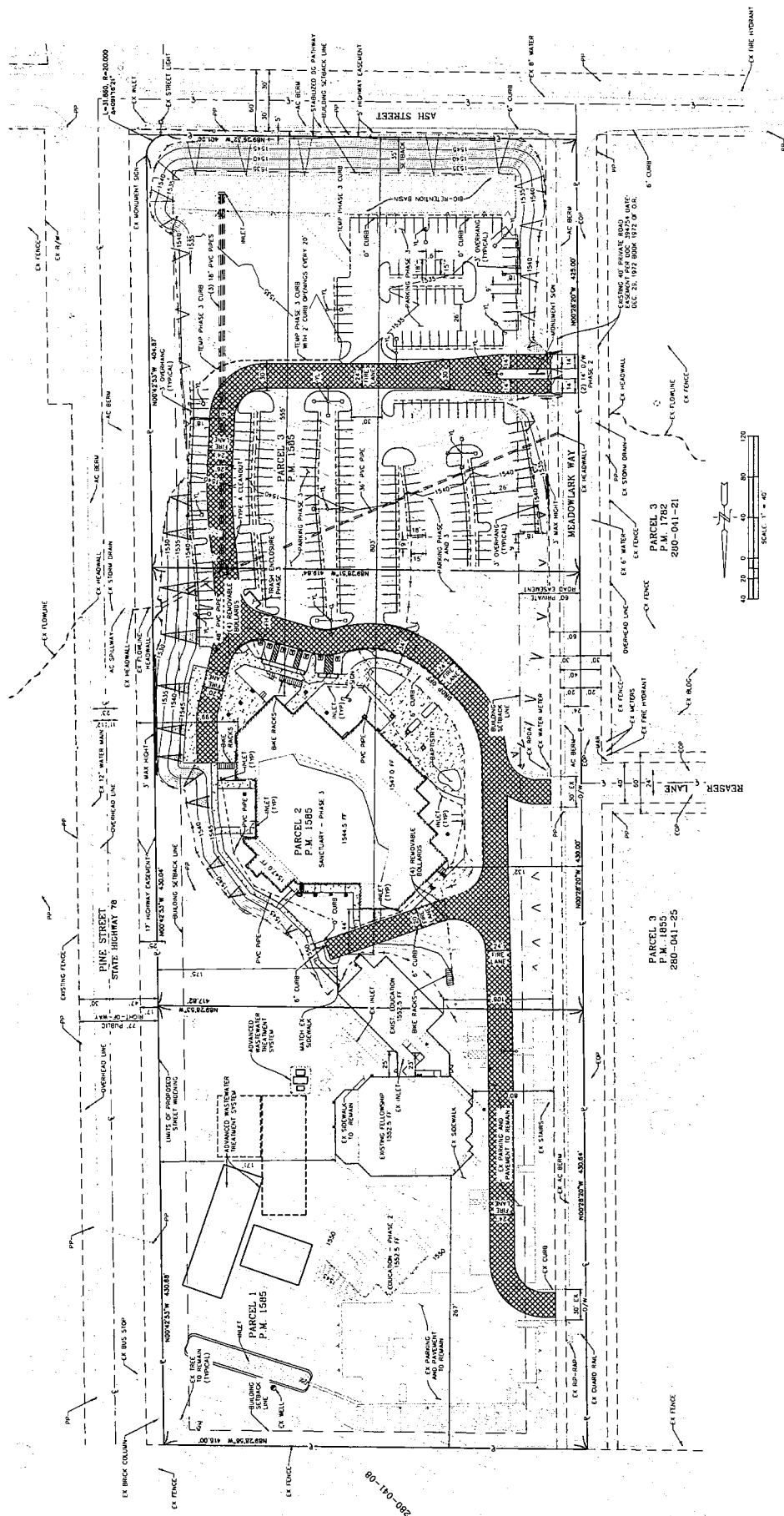


ULTIMATE  
EXTERIOR  
ELEVATION  
FROM  
MEADOWLARK  
WAY









**MOUNTAIN VIEW**  
COMMUNITY CHURCH  
RAMONA, CALIFORNIA  
GRADING PLAN - PHASE 4

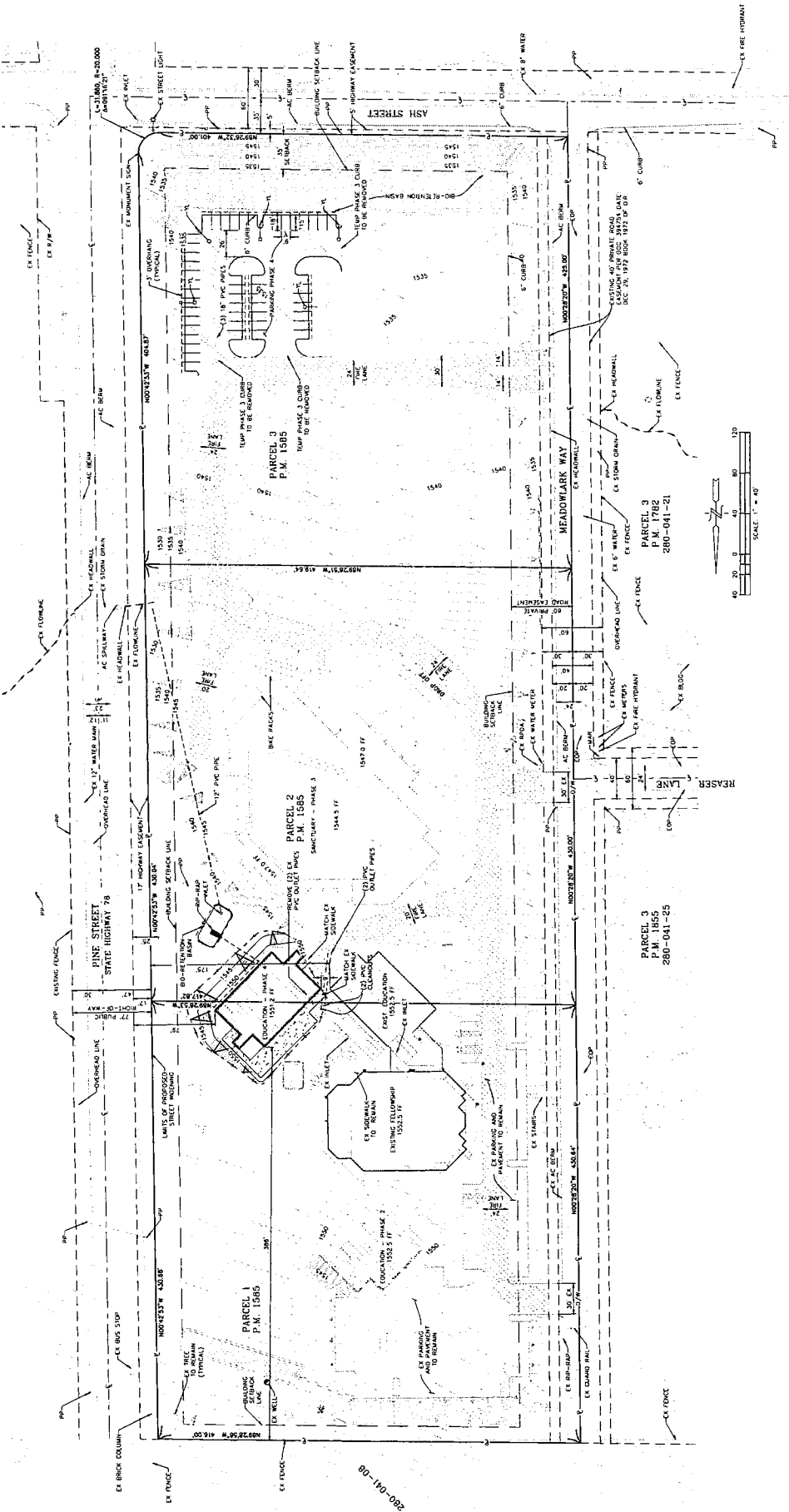
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SHEET  
OF 7 SHEETS

PROJECT:

PROJECT No.  
PDS2014-MUP-95-007W1  
ENVIRONMENTAL LOC No  
PSS2014-ER-95-09-004A

DATE: 4-15-18  
DRAWN BY: JAW  
CHECKED BY: BAW  
REVISIONS:  
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**RFC**  
Civil Engineering-Environmental  
Land Surveying  
3445 Diverse Avenue  
San Diego, CA 92101  
(619) 232-9200 (619) 232-9210 Fax



PROJECT: BWP PLAN - ALL PHASES  
COMMUNITY CHURCH  
RAMONA, CALIFORNIA

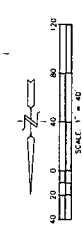
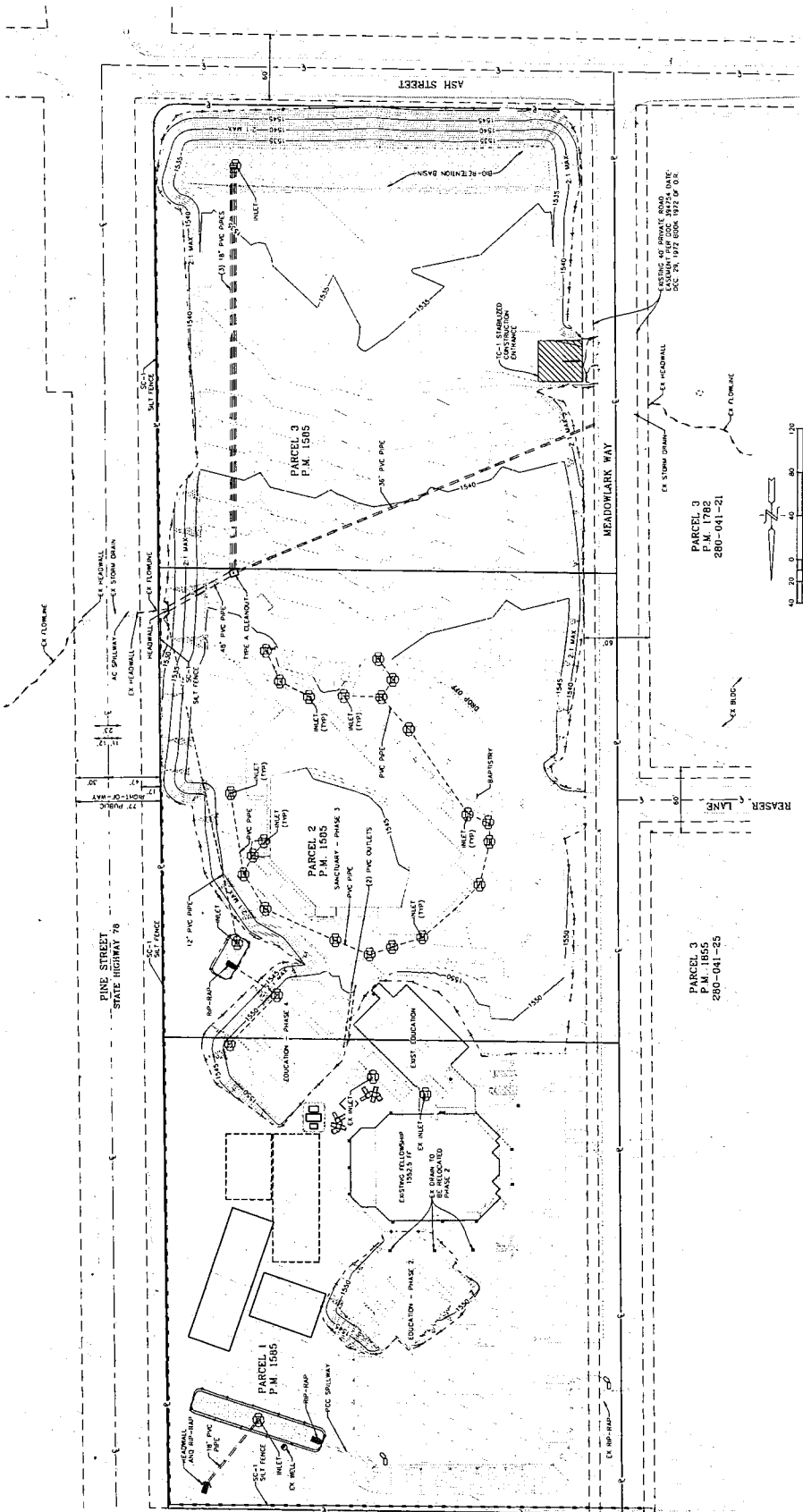
DATE: 4-15-14  
BY: BMR  
CHECKED BY: BMR  
DESIGNED BY: BMR  
SCALE: 1" = 40'

PROJECT No. PDS2014-MUP-95-007W1  
ENVIRONMENTAL LOG No. PDS2014-ER-95-09-004A

CONSULTANTS, INC.  
2442 Second Avenue  
San Diego, CA 92101  
(619)232-9200 (619)232-9210 Fax

REDC  
Civil Engineering-Environmental  
Land Surveying

CONSULTANTS, INC.  
2442 Second Avenue  
San Diego, CA 92101  
(619)232-9200 (619)232-9210 Fax



LEGEND

ITEM	SYMBOL	DESCRIPTION
ASPHALT DRIVEWAY	▨	SS-10
STORM DRAIN INLET PROTECTION	▤	SC-1
GRAVEL BASIN	▥	SC-10
STABILIZED CONSTRUCTION ENTRANCE	▧	SC-8, SC-9
	▩	TC-1

280-041-100



**MOUNTAIN VIEW**  
COMMUNITY CHURCH  
RAMONA, CALIFORNIA

PROJECT: BMP PLAN - ALL PHASES

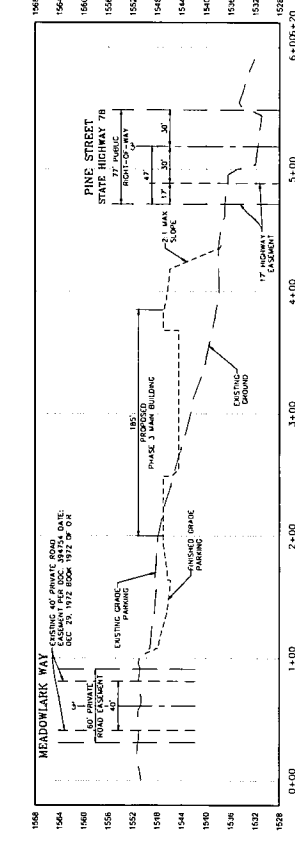
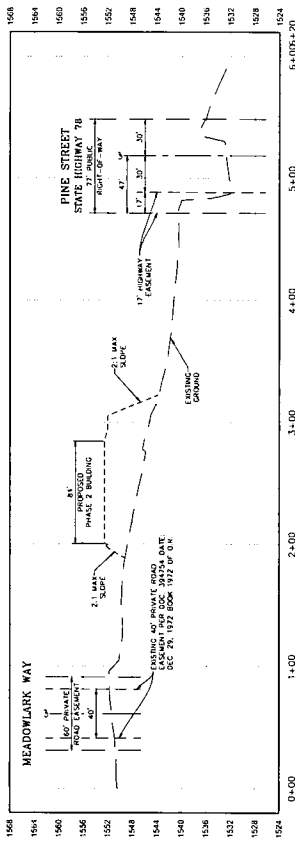
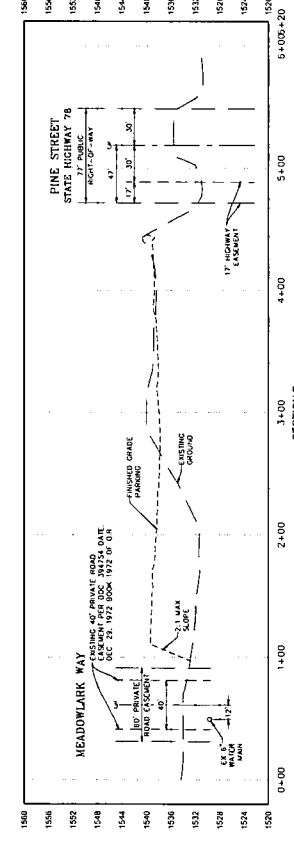
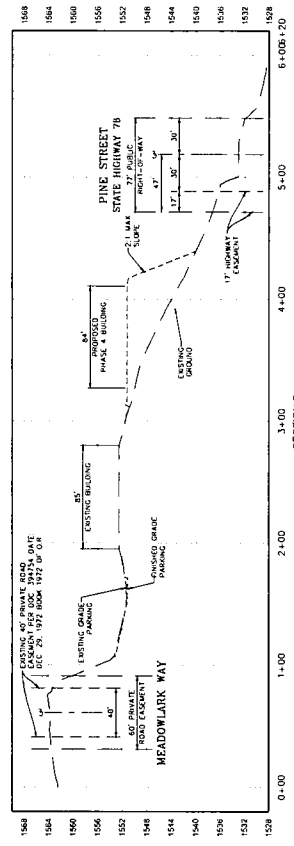
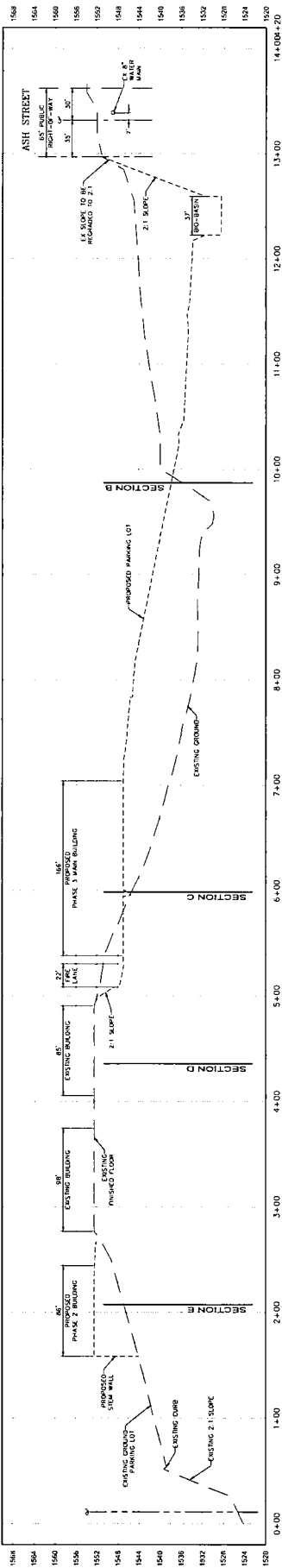
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SHEET  
OF 7 SHEETS

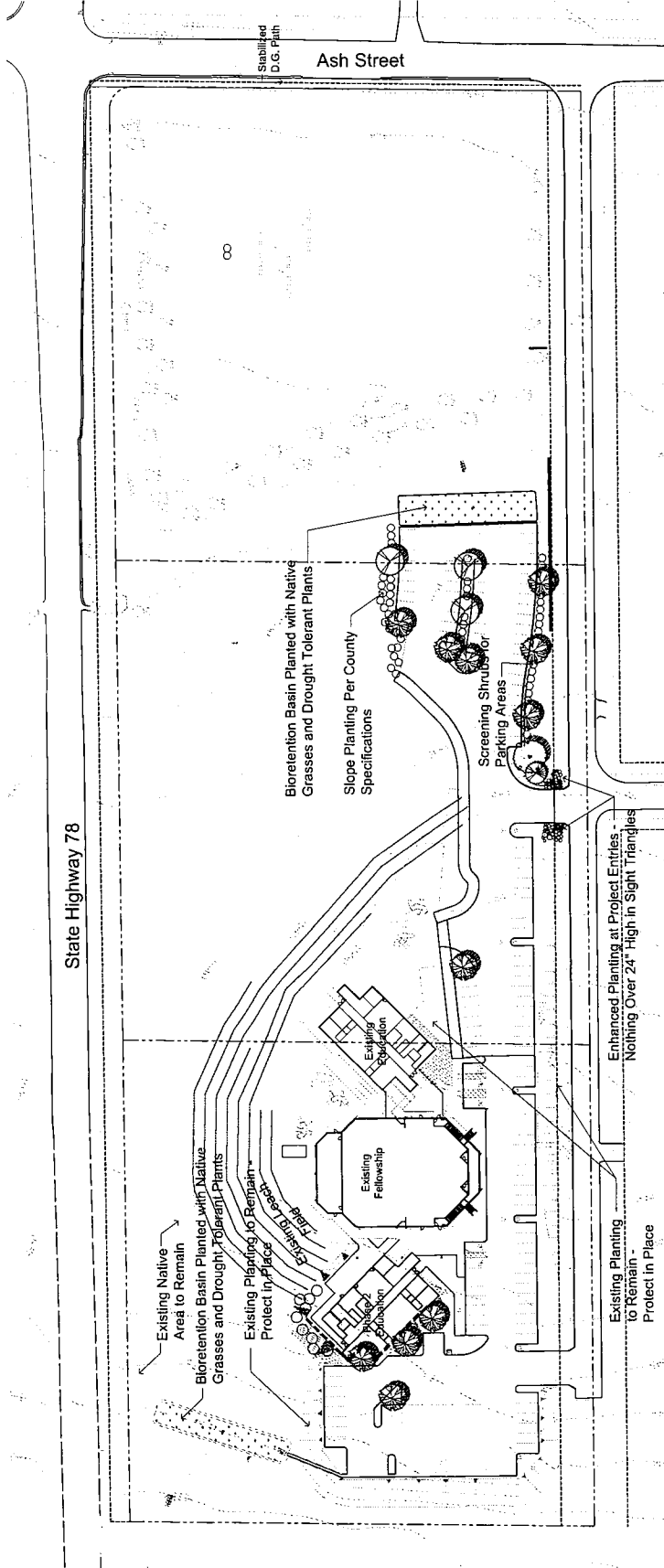
**REC**  
Civil Engineering-Environmental  
2442 Second Avenue  
San Diego, CA 92101  
(619)232-9200 (619)232-9210 Fax



PROJECT No. PDS2014-MUP-95-007W1  
ENVIRONMENTAL LOC No. PDS2014-ER-95-09-004A

DATE: 4-15-14  
BY: JAB  
CHECKED BY: BAR  
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For Planting Legend, See Sheet L-4  
For Notes, See Sheet L-4

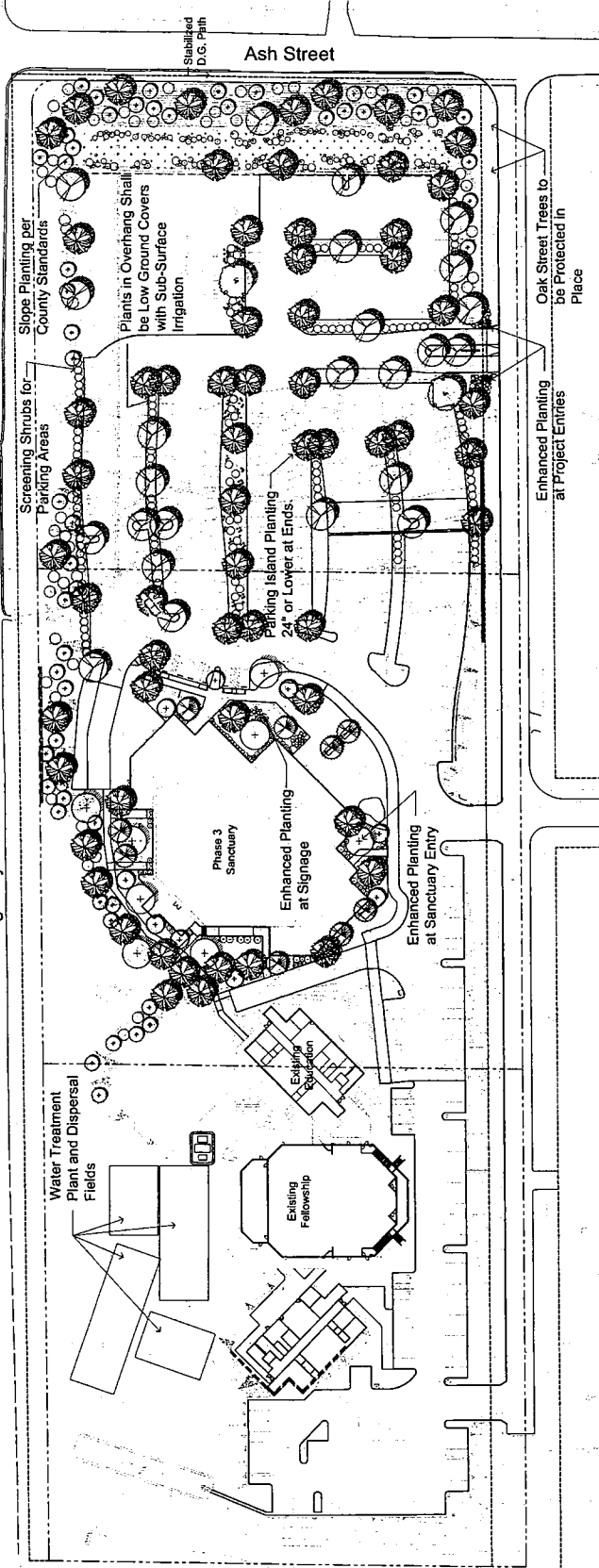


North  
10/21/14  
Revisions: 10/21/14  
11/20/15

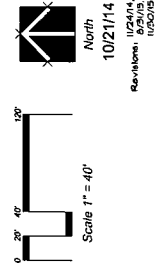


# MOUNTAIN VIEW COMMUNITY CHURCH LANDSCAPE CONCEPT PLAN PHASE 2

State Highway 78



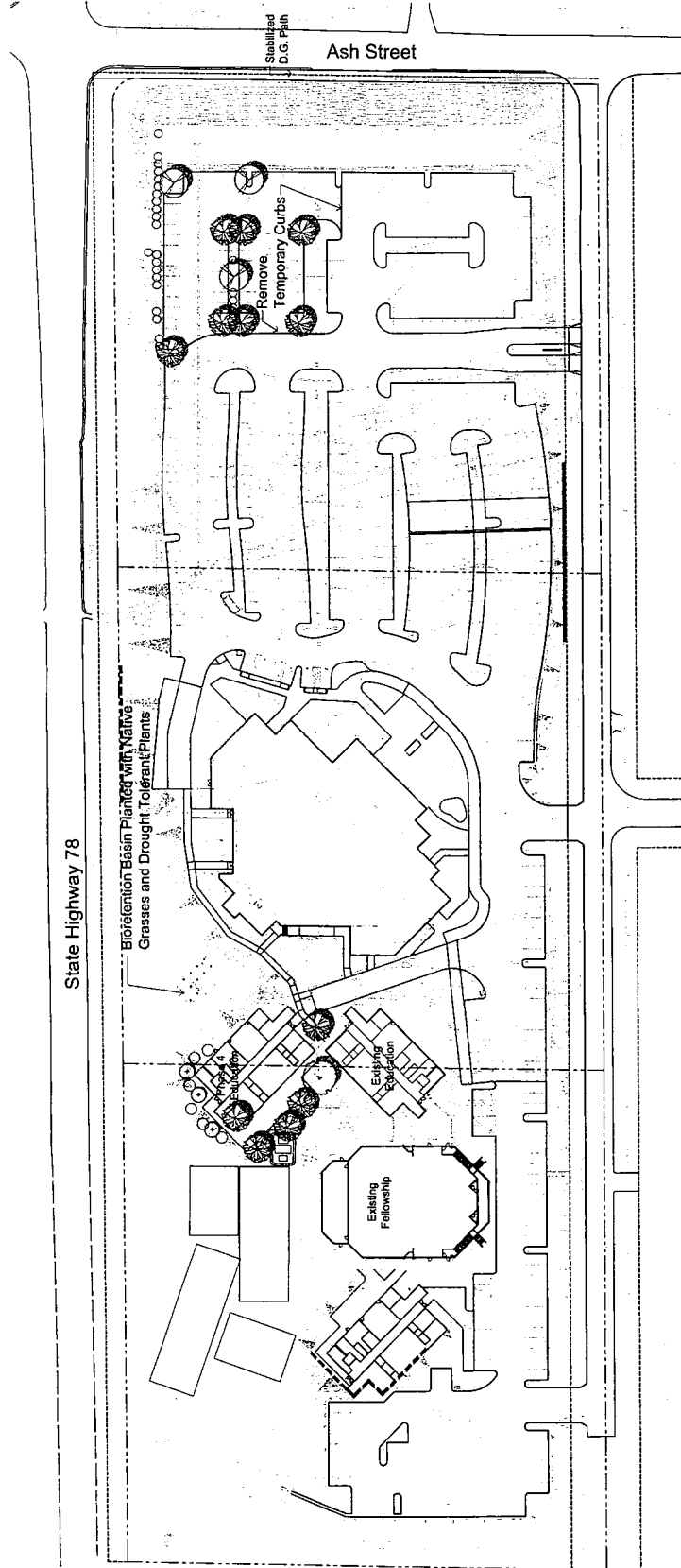
Oak Street Trees to be Protected in Place  
For Planting Legend, See Sheet L-4  
For Notes, See Sheet L-4



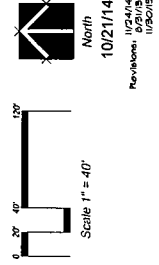
# MOUNTAIN VIEW COMMUNITY CHURCH LANDSCAPE CONCEPT PLAN PHASE 3



L-2



For Planting Legend, See Sheet L-4  
For Notes, See Sheet L-4
























# MOUNTAIN VIEW COMMUNITY CHURCH LANDSCAPE CONCEPT PLAN PHASE 4



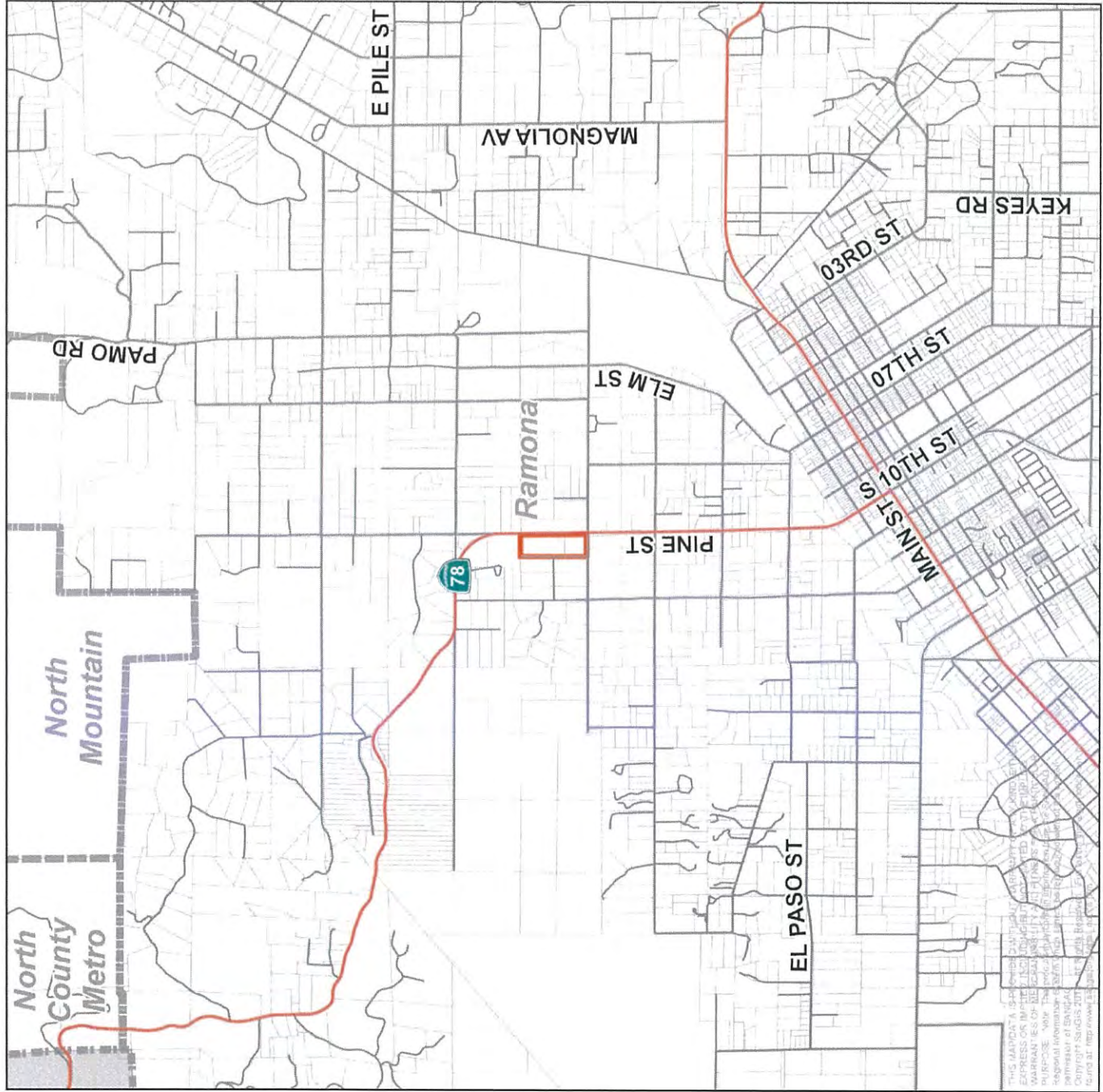
Root Barrier

# PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	TREES: SUCH AS: TREES ON SLOPES MAY BE 5-15 MILLION		
	SHRUBS: SUCH AS: SHRUBS ON SLOPES MAY BE 5-15 MILLION		
	GRASSES: SUCH AS: GRASSES ON SLOPES MAY BE 5-15 MILLION		
	MOSS: SUCH AS: MOSS ON SLOPES MAY BE 5-15 MILLION		
	FERNS: SUCH AS: FERNS ON SLOPES MAY BE 5-15 MILLION		
	MUSHROOMS: SUCH AS: MUSHROOMS ON SLOPES MAY BE 5-15 MILLION		
	ROCKS: SUCH AS: ROCKS ON SLOPES MAY BE 5-15 MILLION		
	WATER: SUCH AS: WATER ON SLOPES MAY BE 5-15 MILLION		
	FIRE: SUCH AS: FIRE ON SLOPES MAY BE 5-15 MILLION		
	LIGHTNING: SUCH AS: LIGHTNING ON SLOPES MAY BE 5-15 MILLION		
	WIND: SUCH AS: WIND ON SLOPES MAY BE 5-15 MILLION		
	SNOW: SUCH AS: SNOW ON SLOPES MAY BE 5-15 MILLION		
	ICE: SUCH AS: ICE ON SLOPES MAY BE 5-15 MILLION		
	CLOUDS: SUCH AS: CLOUDS ON SLOPES MAY BE 5-15 MILLION		
	SUN: SUCH AS: SUN ON SLOPES MAY BE 5-15 MILLION		
	MOON: SUCH AS: MOON ON SLOPES MAY BE 5-15 MILLION		
	STARS: SUCH AS: STARS ON SLOPES MAY BE 5-15 MILLION		
	COMETS: SUCH AS: COMETS ON SLOPES MAY BE 5-15 MILLION		
	GALAXIES: SUCH AS: GALAXIES ON SLOPES MAY BE 5-15 MILLION		
	PLANETS: SUCH AS: PLANETS ON SLOPES MAY BE 5-15 MILLION		
	UNLABELED: SUCH AS: UNLABELED ON SLOPES MAY BE 5-15 MILLION		

**Mountain View  
Community Church  
Time Extension**  
PDS2019-MUP-95-007W1TE

**Vicinity Map**  
Ramona  
Community Plan Area



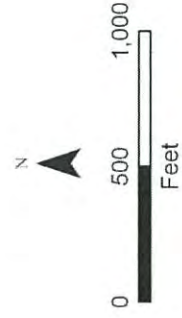
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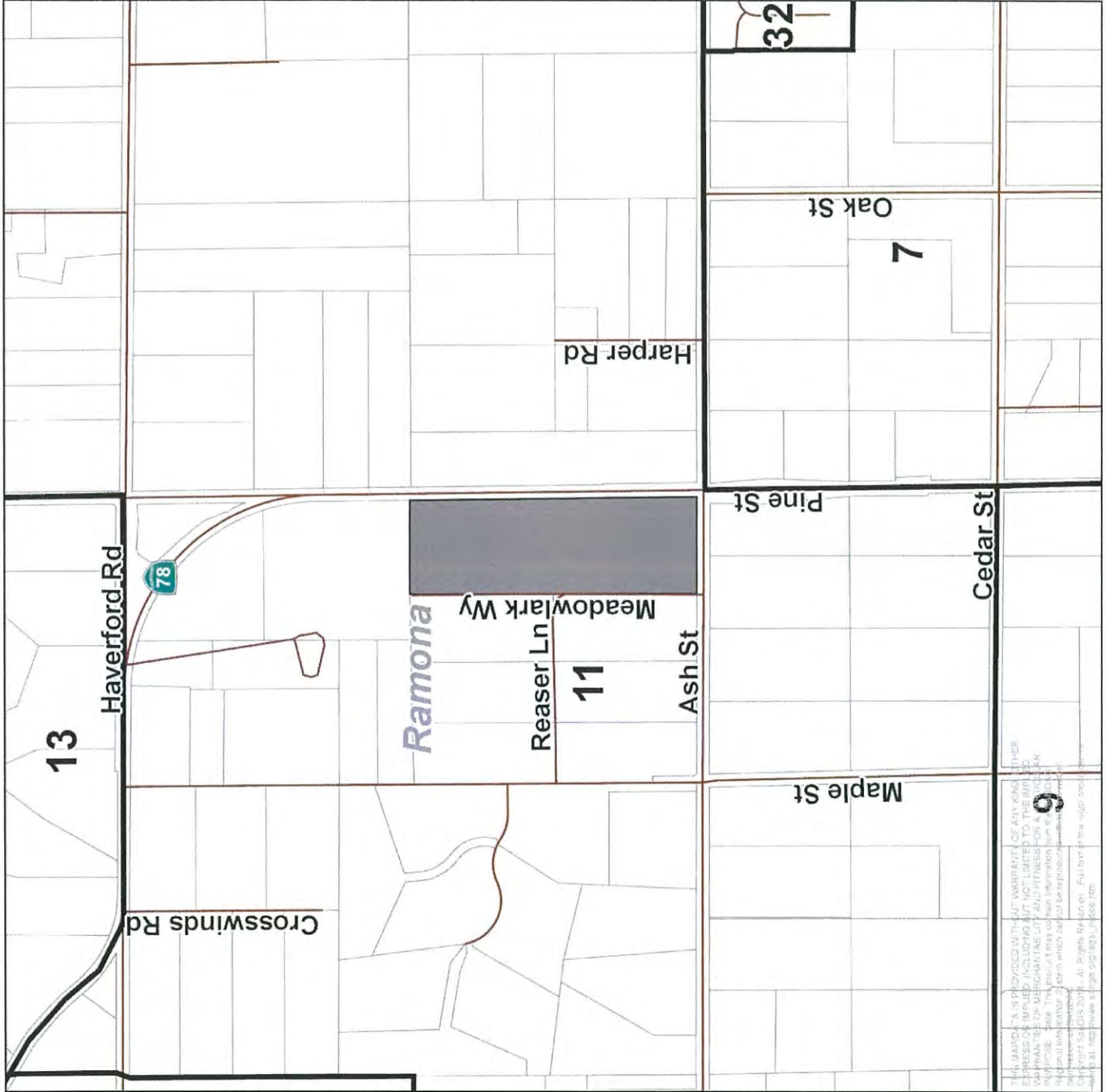
**Mountain View  
Community Church  
Time Extension**  
PDS2019-MUP-95-007W1TE

**General Plan**  
*Ramona  
Community Plan Area*

- (7) Village Residential (VR-2.9)
- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (13) Semi-Rural Residential (SR-4)
- (32) Public/Semi-Public Facilities



Date: 10/11/2019  
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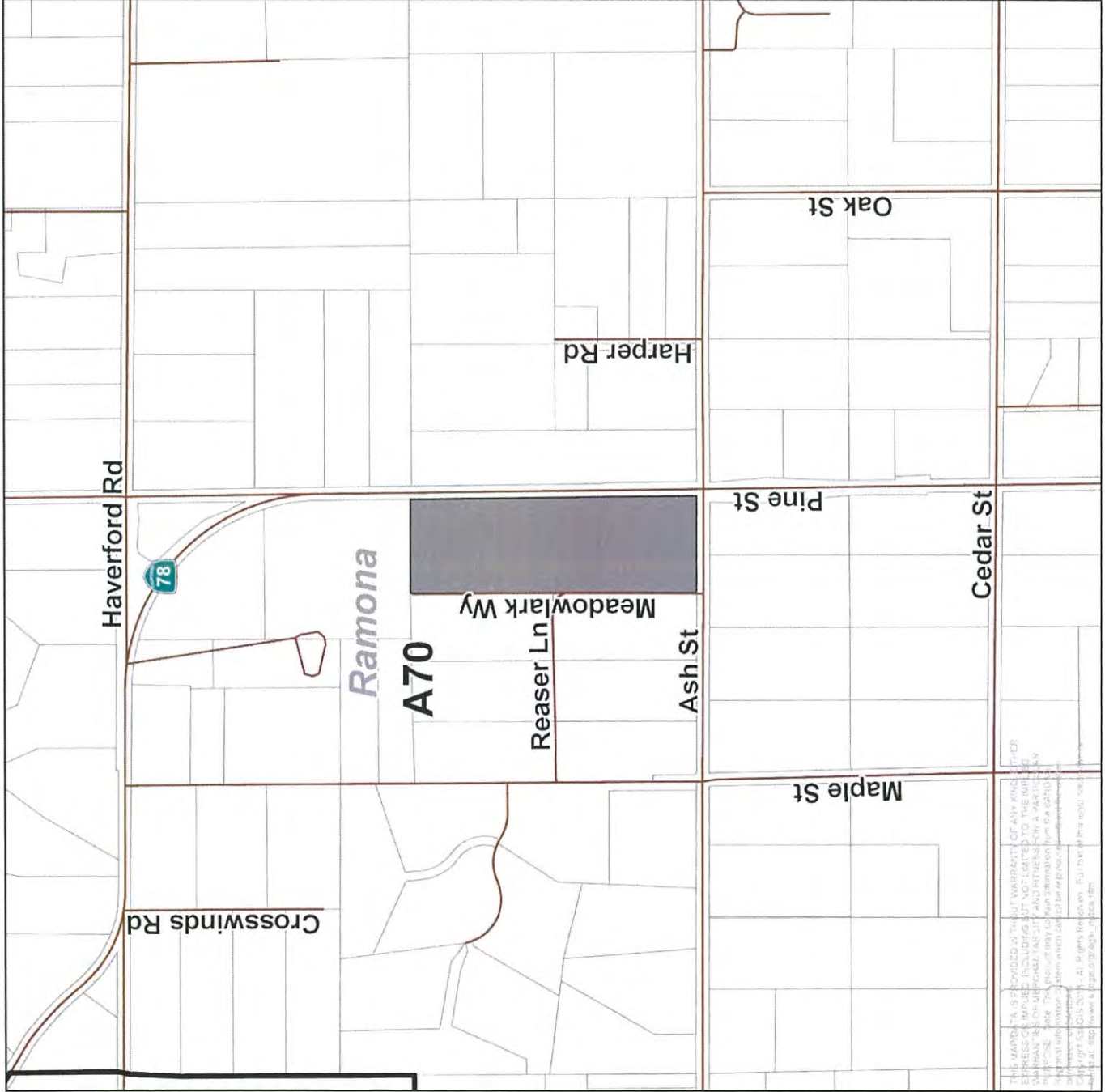
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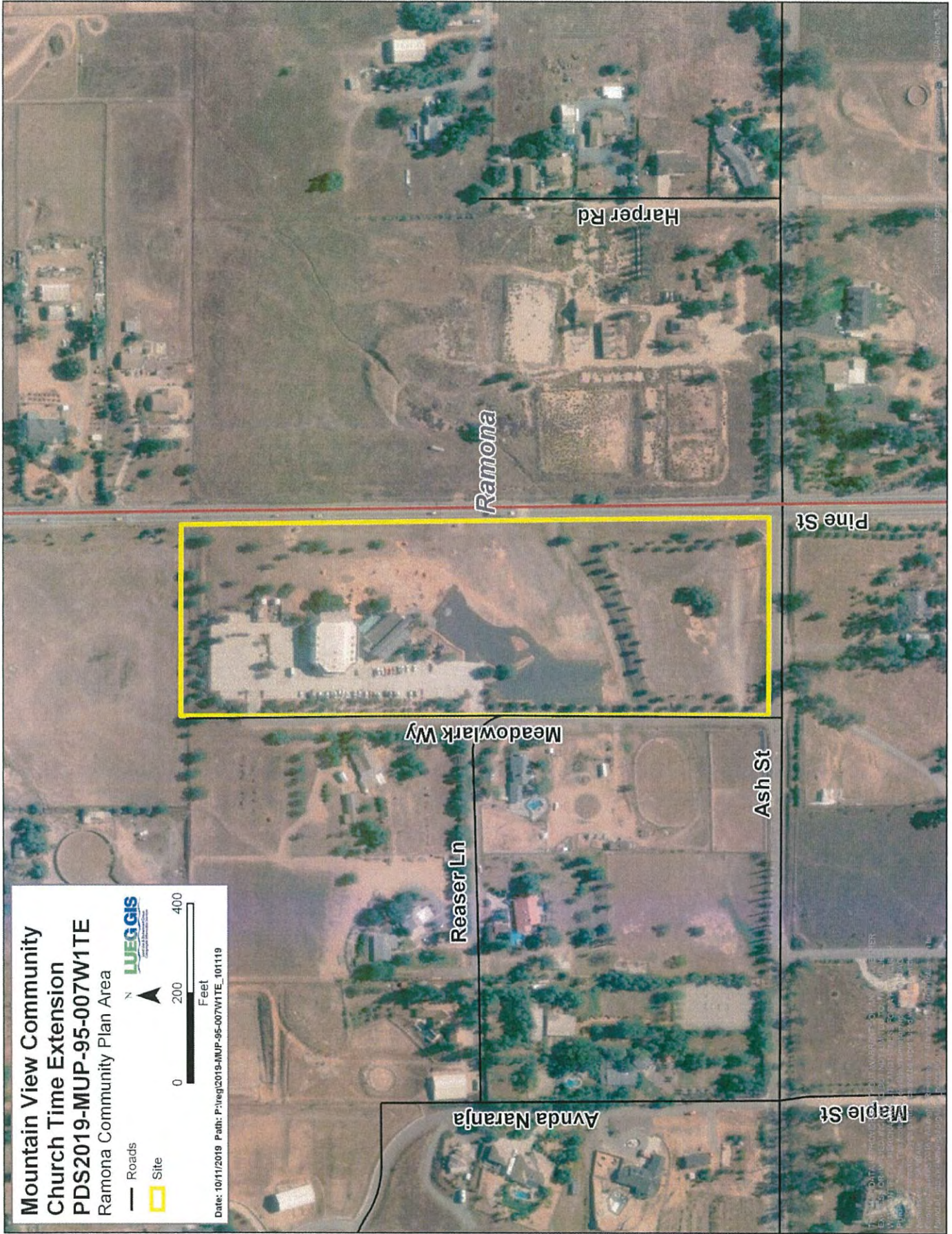
**Mountain View  
Community Church  
Time Extension**  
PDS2019-MUP-95-007W1TE

**Zoning**  
*Ramona*  
*Community Plan Area*

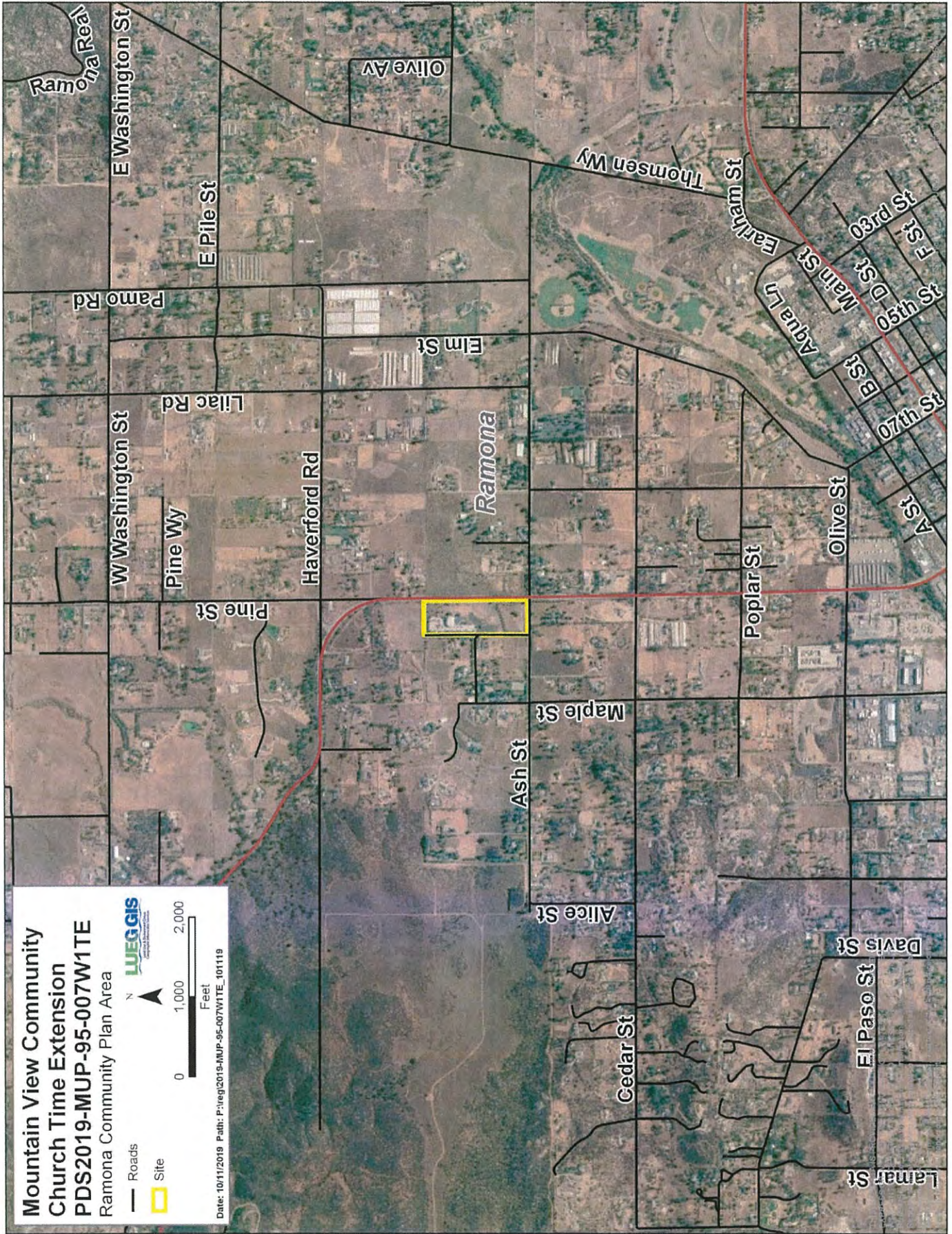
A70 - Limited Agricultural



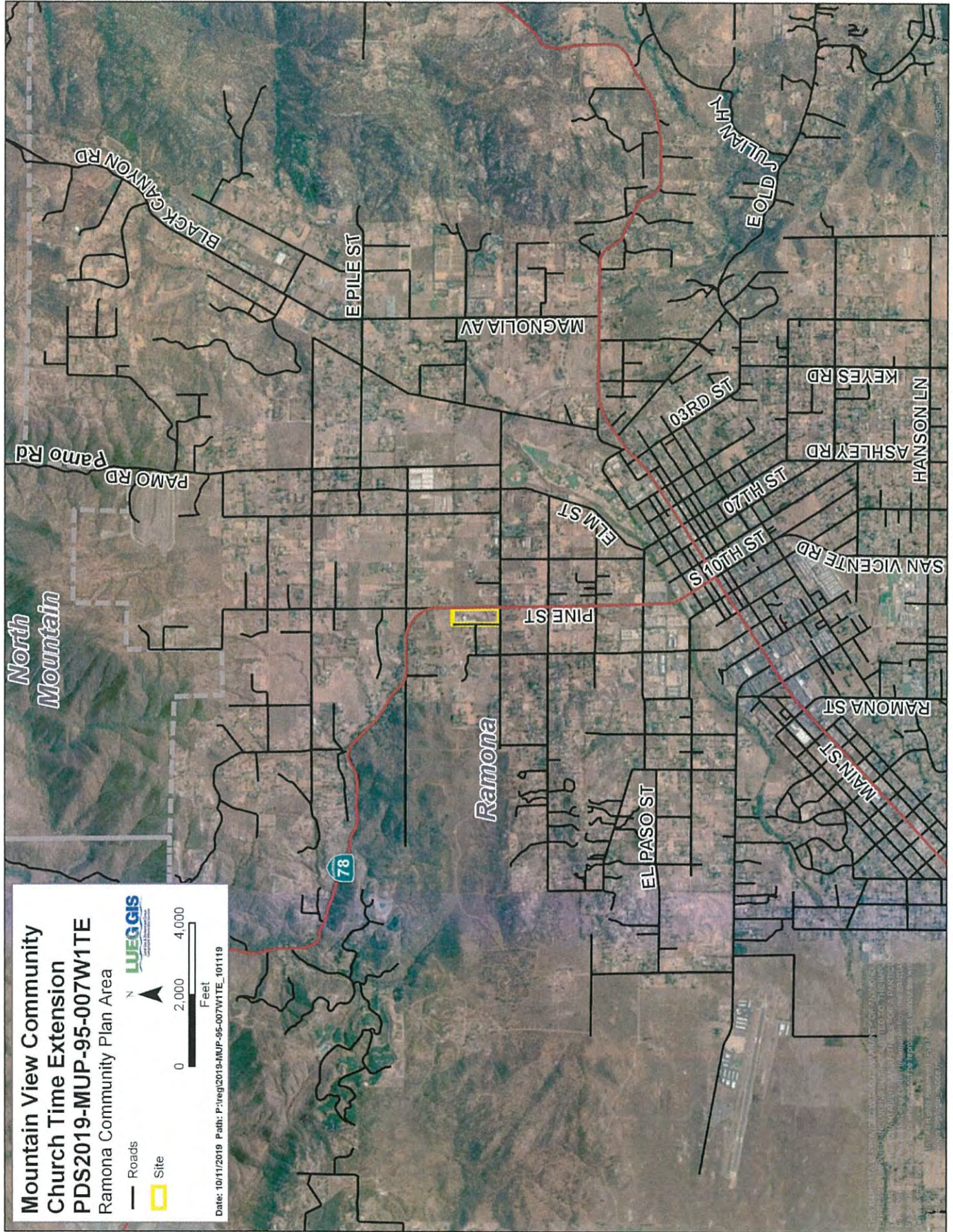












**Attachment B – Form of Decision  
Approving PDS2019-MUP-95-007W1TE**





**County of San Diego**  
**PLANNING & DEVELOPMENT SERVICES**

MARK WARDLAW  
*Director*

KATHLEEN A. FLANNERY  
*Assistant Director*

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

**COMMISSIONERS**

Michael Seiler (Chairman)  
Douglas Barnhart (Vice Chairman)  
Michael Beck  
Yolanda Calvo  
Michael Edwards  
David Pallinger  
Bryan Woods

~~September 8, 2017~~ December 13, 2019

<b>PERMITEE:</b>	MOUNTAIN VIEW COMMUNITY CHURCH
<b>MAJOR USE PERMIT:</b>	<del>PDS2014-MUP-95-007W<sup>1</sup></del> PDS2019-MUP-95-007W1TE
<b>E.R. NUMBER:</b>	<del>PDS2014-ER-95-09-004A</del> PDS2019-ER-95-004B
<b>PROPERTY:</b>	1191 MEADOWLARK WAY, RAMONA
<b>APNS:</b>	280-041-43, 280-041-22

**DECISION OF THE PLANNING COMMISSION**

**ORIGINAL MAJOR USE PERMIT DECISION (MUP-95-007)**

GRANT, as per plot plan dated August 8, 1996, consisting of nine sheets, as amended and approved concurrently herewith, a Major Use Permit, pursuant to Section 2705.b of The Zoning Ordinance, to authorize the construction and operation of a worship facility with a maximum capacity of 500 people. The facility will involve three structures, each of two-story construction with a phased development schedule. Phase 1a will involve the construction of a worship/fellowship center containing 15,992 square feet of area, a footbridge, softball field, and a 400 square foot monument sign. Phase 1b will involve the construction of education facilities containing 9,600 square feet of area. Phase 1c will involve the construction of an education/administrative center containing 9,600 square feet of area. A total of 145 parking spaces will be provided with development of Phases 1a-c. Sewage disposal will be provided by an on-site septic system. The project will utilize groundwater for landscape irrigation.

**MODIFICATION TO MAJOR USE PERMIT DECISION (MUP -95-007 W<sup>1</sup>)**

GRANT, this Major Use Permit for MUP-95-007W<sup>1</sup> consists of 28 sheets including plot plan, floor plans and elevations dated March 30, 2017. This permit authorizes the construction, operation and use of a church expansion. The Modification would include four phases with the addition of two educational buildings, a sanctuary building, and a walking bridge. Parking would increase in phases. The softball field would no longer be a feature of the project. The project would include updated landscaping and the replacement of the existing septic system for an advanced wastewater treatment facility pursuant to Section 7358 of the Zoning Ordinance.

**MAJOR USE PERMIT MODIFICATION EXPIRATION:** This Major Use Permit Modification shall expire on **September 8, 2019 2021** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit Modification has commenced prior to said expiration date.

.....  
**ORIGINAL MAJOR USE PERMIT CONDITIONS (MUP-95-007)**

Building permit plans must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.

- A. Prior to obtaining any building or other permit pursuant to this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:
1. Payoff all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and the Department of Public Works. **[SATISFIED]**
  2. Cause to be granted to the County of San Diego, an easement for road purposes that provides a right-of-way for one-half of a Rural Collector to a width of forty-seven feet (47') including slope rights from centerline along Pine Street (SR 78) with a twenty foot (20') radius corner rounding at Ash Street. The easement is to be accepted for public use. The extra five feet (5') is for a bike route. **[SATISFIED]**
  3. Cause to be granted to the County of San Diego, an easement for road purposes that provides a right-of-way width of thirty-five feet (35') including slope rights from centerline along Ash Street. The easement is to be accepted for public use. The extra five feet (5') is for a bike lane. **[SATISFIED]**
  4. Any grant of right-of-way shall be free of all encumbrances or subordinated at the time of recordation. **[SATISFIED]**
  5. Relinquish access along Pine Street (SR 78). No access along SR 78 shall be permitted. **[SATISFIED]**
  6. Execute a secured agreement to improve Ash Street to a one-half graded width of thirty-five feet (35') with Portland cement concrete curb, gutter, and DG walk, and asphaltic concrete pavement over approved base. The extra five feet (5') is for a bike lane. Face of the Portland cement concrete curb shall be twenty-five feet (25') from centerline on the project side with asphaltic concrete dike eight feet (8') from centerline on the opposite side. **[SATISFIED]**
  7. Execute a secured agreement to improve and construct Meadowlark Road to private road standards with a graded width of thirty-six feet (36') with twenty-four

feet (24') (16' from centerline and 8' on the opposite side) of asphaltic concrete pavement over approved base, to the satisfaction of the Director of Public Works. Maintenance shall be provided for Meadowlark Road through a private road maintenance agreement satisfactory to the Director of Public Works. Edge of asphalt shall be sixteen feet (16') from centerline and eight feet (8') on the opposite side. **[SATISFIED]**

8. Execute a secured agreement to improve and construct a left-turn lane north bound on SR 78 for traffic movements into Ash Street by lengthening the left turn lane to a one hundred twenty-five foot (125') storage pocket plus a bay with a transition or as approved by Caltrans. Secured agreements require posting security in accordance with Section 7613 of the Zoning Ordinance. It also requires the improvements be completed by 60 months from the date approving the Major Use Permit or prior to use or occupancy of the facility, whichever is earlier. **[SATISFIED]**
9. Execute a lien agreement to share in the construction cost not to exceed \$150,000.00, or 50 percent of the finished construction cost not funded by CalTrans whichever is less, to improve the vertical curve sight distance on SR 78 southerly of Ash Street by lowering the crest of the hill on SR 78 and repaving the highway with asphaltic concrete pavement over approved base. This lien agreement against the property is granted to the County of San Diego for security for the property's share of the construction cost for the improvements and shall not be called until Phase II (building expansion) is implemented. **[SATISFIED]**
10. Execute a lien agreement to improve Meadowlark Way as a public street to a graded width of forty feet (40') (thirty feet [30'] on the project side and ten feet [10'] on the opposite side of centerline), with Portland cement concrete curb, gutter, and sidewalk, asphaltic concrete pavement over approved base and ornamental street lights. Face of curb will be twenty feet (20') from the centerline on the project side with asphaltic concrete dike eight feet (8') from centerline on the opposite side of centerline. This security is 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 with the Phase II building expansion. **[SATISFIED]**
11. Execute a lien agreement to improve Ash Street on the project side with Portland cement concrete sidewalk, and ornamental street lights. 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 shall be obligated to construct the street improvements in the future. **[SATISFIED]**
12. Participate in the construction of planned drainage facilities for Zone 1, Planned Local Drainage Area 43E, by paying drainage fees prior to the issuance of a building permit for Phase 1. The Planning and Environmental Review Board hereby determines that: **[SATISFIED]**



- a. The fee is to assist in financing the construction of the planned local drainage (PLD) facilities for Zone 1, Local Drainage Area 43E;
  - b. The fee will be used to contribute towards the construction of drainage facilities such as: reinforced concrete pipe culverts, corrugated metal pipe culverts, concrete-lined trapezoidal channels, rock-lined channels, reinforced box culverts, concrete dip sections, energy dissipaters, rip-rap slope protection, etc., planned for Zone I, Local Drainage Area 43E, specified in the Drainage Fee Ordinance No. 5856 on file with the Department of Public Works;
  - c. The Board of Supervisors has determined that facilities for the removal of surface and storm waters from local or neighborhood drainage areas within Zone 1, Local Drainage Area 43E, need to be constructed as subdivision and other development occurs such as that proposed by P95-007, to protect and benefit all property in the area;
  - d. To provide adequate flood protection for future occupants of this project, it is necessary to construct the planned drainage facilities to remove surface and storm waters from local or neighborhood drainage areas; and
  - e. The fees established for Zone 1, Local Drainage Area 43E, are based on estimated costs of the planned drainage facilities which are apportioned within the drainage area on the basis of benefit conferred on the property.
13. Sign a statement that the applicant is 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. **[SATISFIED]**
  14. Prior to any work within SR 78 or County right-of-way, the applicant shall obtain a construction permit from the Department of Public Works for work in the County right-of-way and an encroachment permit from CalTrans for work within SR 78. **[SATISFIED]**
  15. Obtain an approved grading plan from the Department of Public Works. **[SATISFIED]**
  16. The grading plan shall be reviewed by the Department of Environmental Health for any changes that could impact the leach field design. **[SATISFIED]**
  17. Submit for the approval of the Director of Planning and Land Use a revised plot plan, showing the following revisions: Sheets 5 (conceptual grading plan), 6 (electrical Site Plan), 8 (concept landscape plan), and 9 (concept landscape plan) shall be revised to delete access from Pine Street/SR 78 and indicate new access from Meadowlark Lane. **[SATISFIED]**

18. Submit to and receive approval from the Director of Planning and Land Use a complete and detailed Landscape Plan. Landscape Plans shall be prepared by a California licensed landscape architect and shall fulfill the requirements of the Landscape Water Conservation Ordinance and Design Manual. The Landscape Plans and review fee shall be submitted to the Community Planning Division, Zoning Counter. Plans shall include: **[SATISFIED]**
- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any -required 'improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit from the Department of Public Works approving the variety, location and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to the Department of Planning and Land Use.
  - b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
  - c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure and non-pressure water lines, valves, and sprinkler heads in those areas requiring permanent irrigation system. For areas of native or naturalizing plant material, the Landscape Plan shall show a method of irrigation adequate to assure establishment and growth of plants through two growing seasons.
  - d. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
  - e. The location and detail of all walls, fences and walkways shall be shown on the plans. A lighting plan and light standard details shall be included in the plans.
  - f. Additionally, the following items shall be addressed as part of the landscape plans:
    - (1) The goal of the landscape plan shall be to reduce impacts to a level below significant for adjacent residences, and residents using Meadowlark Road, by installing screening landscaping along Meadowlark Road.
    - (2) The location and detail of all signs shall be shown on the plans.

19. The applicant shall submit a satisfactory service availability letter from the Ramona Municipal Water District which indicates that water service is available. **[SATISFIED]**

B. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:

1. Provide 78 parking spaces in conjunction with the construction of Phase 1a. Provide an additional 49 parking spaces in conjunction with the construction of Phase 1b. In addition, 18 parking spaces will be provided and existing parking reconfigured in conjunction with construction of Phase 1c. **[SATISFIED]**
2. Improve all parking areas and driveways shown on the approved plot plan with a minimum of two inches of asphaltic concrete or five inches of PCC concrete, all over approved base and delineate parking spaces. **[SATISFIED]**
3. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner. **[SATISFIED]**
4. Submit to the Director of Planning and Land Use a statement from the project California licensed landscape architect that all landscaping has been installed as shown on the approved landscape planting and irrigation plans. **[SATISFIED]**
5. The applicant shall provide proof to the satisfaction of the Department of Environmental Health and the Department of Planning and Land Use that Parcels 1 and 2 of Parcel Map 1585 have been merged so that leach fields are not on separate parcels. **[SATISFIED]**
6. Prior to the initiation of any groundwater extraction, the applicant shall install cumulative flow meter(s) on all groundwater production well(s) to facilitate the recordation of total production quantities in gallons. **[SATISFIED]**
7. Prior to the initiation of groundwater extraction, the applicant shall develop, obtain the approval of the County Groundwater Geologist, and implement a groundwater monitoring program in order to document groundwater extraction quantity and groundwater levels. Results of the monitoring program shall be submitted in the form of an annual report to the County Groundwater Geologist on or before February 1 of each year following the initiation of groundwater extraction. **[SATISFIED]**
8. Prior to the initiation of groundwater extraction, the applicant shall establish a deposit account with the Department of Planning and Land Use in the sum of \$500.00. This deposit account will be used by staff to perform the technical review of the ongoing monitoring reports. The account shall be replenished annually, or

no later than February 1 of each year, following the initiation of groundwater extraction in order to maintain the balance of \$500.00. **[SATISFIED]**

9. Allow transfer of the property subject to Major Use Permit (MUP) P95-007 into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **[SATISFIED]**
10. Install a wood pole street light to the satisfaction of the Director of Public Works, on Ash Street only. 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. **[SATISFIED]**

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

- C. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Section 6324 of The Zoning Ordinance.
- D. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance (except for an electric bell or chime system which may be sounded between 9:00 a.m. and sunset one day per week and on religious holidays for churches only).
- E. The parking areas and driveways shall be well maintained.
- F. All landscaping shall be adequately watered and well maintained at all times.
- G. The potable water supply for all uses and activities conducted within the premises shall be imported to the site by the Ramona Municipal Water District. The use of groundwater is authorized for irrigation purposes only. Modification of this Use Permit to delete or modify this requirement shall be reviewed by the County Groundwater Geologist.
- H. Total annual groundwater demand is limited to 0.81 acre-feet.
- I. The maximum occupancy of the church is limited to 500 persons unless the facility is:
  1. Connected to the sanitary sewer, or groundwater monitoring and an engineered leach field design can show acceptable area for additional leach field use, and
  2. Additionally, the Department of Planning and Land Use must approve a modification of the Major Use Permit to authorize an increase in maximum occupancy.
- J. Educational classes shall be limited to religious instruction in conjunction with Sunday worship services and evening adult education. Charter school or general instruction is not permitted.

**MODIFICATION TO MAJOR USE PERMIT CONDITIONS (MUP-95-007 W<sup>1</sup>)**

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

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

**1. GEN#1- COST RECOVERY**

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

**2. GEN#2-RECORDATION OF DECISION**

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

**3. ROADS#1-RELINQUISH ACCESS**

**INTENT:** In order to promote orderly development and to comply with the Mobility Element of the General Plan access shall be relinquished. **DESCRIPTION OF REQUIREMENT:** Relinquish access rights onto ***Ash Street (SA 330)*** and ***Pine Street (State Route 78)***. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the access shall be relinquished. **MONITORING:** The [DGS, RP] shall prepare the relinquishment documents and forward a copy of the documents to [PDS, LDR] for

preapproval. [DGS, RP] shall forward copies of the recorded documents to [PDS, LDR]. The [PDS, LDR] shall review the documents for compliance with this condition.

**4. BIO#1-OFFSITE MITIGATION [PDS, FEE X2]**

**INTENT:** In order to mitigate for the impacts to non-native grassland, which is a sensitive biological resource pursuant to the California Environmental Quality Act (CEQA), offsite mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of 0.3 acre of non-native grassland, located within a County-approved mitigation bank in North County, as indicated below.

a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:

1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation habitat of the same amount and type of land located in North County as indicated below:

1. Prior to purchasing the land for the proposed mitigation, the location should be pre-approved by [PDS].
2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite-mitigation is proposed to be managed by DPR, the RMP shall also be prepared and approved to the satisfaction of the Director of DPR.
3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.

4. The purchase and dedication of the land and the selection of the Resource Manager and establishment of an endowment to ensure funding of annual ongoing basic stewardship costs shall be complete prior to the approval of the RMP.
5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land). Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

**DOCUMENTATION:** The applicant shall purchase the offsite mitigation credits and provide the evidence to the [PDS, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PCC], for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the mitigation shall occur. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PCC] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] [DPR, GPM] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

**GRADING PERMIT:** *(Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).*

## **PHASE 1**

### **5. PLN#1–PLAN CONFORMANCE**

**INTENT:** In order to implement the required mitigation measures for the project, the required Improvement Plans shall conform to the approved Conceptual Grading and Development Plan pursuant to Section 87.207 of the County Grading Ordinance. **DESCRIPTION OF REQUIREMENT:** The Grading and Improvement Plans shall conform to the approved Conceptual Grading and Development Plan, which includes all of the following mitigation measures: biology, cultural, noisewalls, permeable paving techniques, etc. All conditions, requirements, mitigation measures and information stated on the sheets of the plans shall be made conditions of the permit's issuance and shall be implemented pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) of this Permit. No deviation of the requirements can be made without modification of this permit. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the

project. **TIMING:** Prior to approval of any grading or improvement plan in Phase 1 and prior to issuance of any grading or construction permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, DPR, TC, or PDS, BD for Minor Grading] shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

#### **6. BIO#2-RESOURCE AVOIDANCE [PDS, FEE X2]**

**INTENT:** In order to avoid impacts to nesting migratory birds, which are sensitive biological resources pursuant to CEQA, the federal Migratory Bird Treaty Act, and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code and the Endangered Species Act, there shall be a grading limitation implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading during the migratory bird breeding season defined as occurring between February 15 and August 31 of any year. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds are nesting in the vicinity or within 300 feet of the brushing, clearing or grading. Pre-construction survey(s) should be conducted by a County-approved biologist within 10 days prior to the proposed start of brushing, clearing and/or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition provided that no nesting or breeding birds are present in the vicinity as described above. No grading shall occur until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference in Phase 1 and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDC] shall not allow any grading during the specified dates unless there is concurrence from the [PDS, PCC]. The [PDS, PCC] shall review the concurrence letter.

#### **7. ROADS#2-HAUL ROUTE PLAN**

**INTENT:** In order to ensure roads are not damaged by heavily loaded trucks on the route identified during the construction phase (or subsequent operations). A Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

- a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused by them to the on-site and offsite County maintained roads that serve the property either during construction or subsequent operations.
- b. The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for



emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads identified on the haul route plan shall be returned to the existing condition or better.

- c. Prior to the import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed, and sweeping to be performed at the end of each week or more frequently depending on hauling schedule.

**DOCUMENTATION:** The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on road mentioned above. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance]. **TIMING:** Prior to the approval of any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit in Phase 1, a HRP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the HRP for compliance with this condition.

#### **8. CULT#1 ARCHAEOLOGICAL MONITORING [PDS, FEE X 2]**

**INTENT:** In order to mitigate for potential impacts to undiscovered buried archaeological resources, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

**DOCUMENTATION:** The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and or improvement plans in Phase 1 and issuance of any Grading or Construction Permits. **MONITORING:** The [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

## **PHASE 2**

### **9. PLN#1-PLAN CONFORMANCE**

**INTENT:** In order to implement the required mitigation measures for the project, the required Improvement Plans shall conform to the approved Conceptual Grading and Development Plan pursuant to Section 87.207 of the County Grading Ordinance. **DESCRIPTION OF REQUIREMENT:** The Grading and Improvement Plans shall conform to the approved Conceptual Grading and Development Plan, which includes all of the following mitigation measures: biology, cultural, noisewalls, permeable paving techniques etc. All conditions, requirements, mitigation measures and information stated on the sheets of the plans shall be made conditions of the permit's issuance and shall be implemented pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) of this Permit. No deviation of the requirements can be made without modification of this permit. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit in Phase 2, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, DPR, TC, or PDS, BD for Minor Grading] shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

### **10. BIO#2-RESOURCE AVOIDANCE [PDS, FEE X2]**

**INTENT:** In order to avoid impacts to nesting migratory birds, which are sensitive biological resources pursuant to CEQA, the federal Migratory Bird Treaty Act, and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code and the Endangered Species Act, there shall be a grading limitation implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading during the migratory bird breeding season defined as occurring between February 15 and August 31 of any year. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds are nesting in the vicinity or within 300 feet of the brushing, clearing or grading. Pre-construction survey(s) should be conducted by a County-approved biologist within 10 days prior to the proposed start of brushing, clearing and/or grading. **DOCUMENTATION:** The applicant shall provide a

letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition provided that no nesting or breeding birds are present in the vicinity as described above. No grading shall occur until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances in Phase 2, and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDCI] shall not allow any grading during the specified dates unless there is concurrence from the [PDS, PCC]. The [PDS, PCC] shall review the concurrence letter.

#### **11. ROADS#2-HAUL ROUTE PLAN**

**INTENT:** In order to ensure roads are not damaged by heavily loaded trucks on the route identified during the construction phase (or subsequent operations). A Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

- a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused by them to the on-site and offsite County maintained roads that serve the property either during construction or subsequent operations.
- b. The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads identified on the haul route plan shall be returned to the existing condition or better.
- c. Prior to the import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed, and sweeping to be performed at the end of each week or more frequently depending on hauling schedule.

**DOCUMENTATION:** The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on road mentioned above. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance]. **TIMING:** Prior to the approval of any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits in Phase 2, and prior to use of the premises in reliance of this permit in Phase 2, a HRP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the HRP for compliance with this condition.

**12. CULT#1 ARCHAEOLOGICAL MONITORING [PDS, FEE X 2]**

**INTENT:** In order to mitigate for potential impacts to undiscovered buried archaeological resources, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA).

**DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

**DOCUMENTATION:** The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate.

**TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits in Phase 2. **MONITORING:** The [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

**13. UTILITIES#1-PAVEMENT CUT POLICY**

**INTENT:** In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with County Policy RO-7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply

with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS LDR] for review. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit in Phase 2, and prior to use of the property in reliance of this permit, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** [PDS, LDR] shall review the acknowledgement letter to determine compliance with the condition.

### **PHASE 3**

#### **14. PLN#1–PLAN CONFORMANCE**

**INTENT:** In order to implement the required mitigation measures for the project, the required Improvement Plans shall conform to the approved Conceptual Grading and Development Plan pursuant to Section 87.207 of the County Grading Ordinance. **DESCRIPTION OF REQUIREMENT:** The Grading and Improvement Plans shall conform to the approved Conceptual Grading and Development Plan, which includes all of the following mitigation measures: biology, cultural, noisewalls, permeable paving techniques etc. All conditions, requirements, mitigation measures and information stated on the sheets of the plans shall be made conditions of the permit's issuance and shall be implemented pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) of this Permit. No deviation of the requirements can be made without modification of this permit. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit in Phase 3, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, DPR, TC, or PDS, BD for Minor Grading] shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

#### **15. BIO#2–RESOURCE AVOIDANCE [PDS, FEE X2]**

**INTENT:** In order to avoid impacts to nesting migratory birds, which are sensitive biological resources pursuant to CEQA, the federal Migratory Bird Treaty Act, and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code and the Endangered Species Act, there shall be a grading limitation implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading during the migratory bird breeding season defined as occurring between February 15 and August 31 of any year. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds are nesting in the vicinity or within 300 feet of the brushing, clearing or grading. Pre-construction survey(s) should be conducted by a County-approved biologist within 10 days prior to the proposed start of brushing, clearing and/or grading. **DOCUMENTATION:** The applicant shall provide a

letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition provided that no nesting or breeding birds are present in the vicinity as described above. No grading shall occur until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances in Phase 3, and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDCI] shall not allow any grading during the specified dates unless there is concurrence from the [PDS, PCC]. The [PDS, PCC] shall review the concurrence letter.

#### **16. ROADS#2-HAUL ROUTE PLAN**

**INTENT:** In order to ensure roads are not damaged by heavily loaded trucks on the route identified during the construction phase (or subsequent operations). A Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

- d. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused by them to the on-site and offsite County maintained roads that serve the property either during construction or subsequent operations.
- e. The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads identified on the haul route plan shall be returned to the existing condition or better.
- f. Prior to the import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed, and sweeping to be performed at the end of each week or more frequently depending on hauling schedule.

**DOCUMENTATION:** The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on road mentioned above. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance]. **TIMING:** Prior to the approval of any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit in Phase 3, a HRP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the HRP for compliance with this condition.

**17. CULT#1 ARCHAEOLOGICAL MONITORING [PDS, FEE X 2]**

**INTENT:** In order to mitigate for potential impacts to undiscovered buried archaeological resources, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA).

**DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

**DOCUMENTATION:** The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate.

**TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits in Phase 3. **MONITORING:** The [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

**18. UTILITIES#1-PAVEMENT CUT POLICY**

**INTENT:** In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with County Policy RO-7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or

resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS LDR] for review. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit in Phase 3, and prior to use of the property in reliance of this permit, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** [PDS, LDR] shall review the acknowledgement letter to determine compliance with the condition.

## **PHASE 4**

### **19. PLN#1-PLAN CONFORMANCE**

**INTENT:** In order to implement the required mitigation measures for the project, the required Improvement Plans shall conform to the approved Conceptual Grading and Development Plan pursuant to Section 87.207 of the County Grading Ordinance. **DESCRIPTION OF REQUIREMENT:** The Grading and Improvement Plans shall conform to the approved Conceptual Grading and Development Plan, which includes all of the following mitigation measures: biology, cultural, noisewalls, permeable paving techniques etc. All conditions, requirements, mitigation measures and information stated on the sheets of the plans shall be made conditions of the permit's issuance and shall be implemented pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) of this Permit. No deviation of the requirements can be made without modification of this permit. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit in Phase 4, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, DPR, TC, or PDS, BD for Minor Grading] shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

### **20. BIO#2-RESOURCE AVOIDANCE [PDS, FEE X2]**

**INTENT:** In order to avoid impacts to nesting migratory birds, which are sensitive biological resources pursuant to CEQA, the federal Migratory Bird Treaty Act, and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code and the Endangered Species Act, there shall be a grading limitation implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading during the migratory bird breeding season defined as occurring between February 15 and August 31 of any year. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds are nesting in the vicinity or within 300 feet of the brushing, clearing or grading. Pre-construction survey(s) should be conducted by a County-approved biologist within 10 days prior to the proposed start of brushing, clearing and/or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition provided that no nesting or breeding birds are present in the vicinity as described above. No grading shall occur until concurrence is received



from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances in Phase 4, and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDC] shall not allow any grading during the specified dates unless there is concurrence from the [PDS, PCC]. The [PDS, PCC] shall review the concurrence letter.

## **21. ROADS#2-HAUL ROUTE PLAN**

**INTENT:** In order to ensure roads are not damaged by heavily loaded trucks on the route identified during the construction phase (or subsequent operations). A Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

- a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused by them to the on-site and offsite County maintained roads that serve the property either during construction or subsequent operations.
- b. The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads identified on the haul route plan shall be returned to the existing condition or better.
- c. Prior to the import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed, and sweeping to be performed at the end of each week or more frequently depending on hauling schedule.

**DOCUMENTATION:** The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on road mentioned above. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance]. **TIMING:** Prior to the approval of any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit in Phase 4, a HRP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the HRP for compliance with this condition.

## **22. CULT#1 ARCHAEOLOGICAL MONITORING [PDS, FEE X 2]**

**INTENT:** In order to mitigate for potential impacts to undiscovered buried archaeological resources, an Archaeological Monitoring Program and potential Data Recovery Program

shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA).

**DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

**DOCUMENTATION:** The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate.

**TIMING:** Prior to approval of any grading and or improvement plans, and issuance of any Grading or Construction Permits in Phase 4. **MONITORING:** The [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

## **23. UTILITIES#1-PAVEMENT CUT POLICY**

**INTENT:** In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with County Policy RO-7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS LDR] for review.

**TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit in Phase 4, and prior to use of the property in reliance of this permit, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** [PDS, LDR] shall review the acknowledgement letter to determine compliance with the condition.

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

## **PHASE 1**

### **24. ROADS#3-ROAD IMPROVEMENTS**

**INTENT:** In order to promote orderly development and to comply with the [County of San Diego Board Policy I-18](#), the [County Public Road Standards](#), and the [County Community Trails Master Plan](#), the following shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for **Ash Street (SA 330)**, along the project frontage in accordance with Public Road Standards for a 2.1E Community Collector with a bike lane, to a graded width of thirty-five feet (35') and to an improved width of twenty-five feet (25') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and ten foot (10') D.G. pathway. The face of the curb shall be located twenty-five feet (25') from official centerline. Provide transition, tapers, traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Director of Planning & Development Services.
- b. Prior to building permits for any phase of this permit that causes traffic warrants to be met, agree to improve and provide security for **Ash Street (SA 330) / SR-78 (Pine Street) Intersection** traffic signalization facilities, and provide associated intersectional improvements, to the satisfaction of CALTRANS and the Director of Public Works. Install a four-way traffic signal, once the County and CALTRANS determine that traffic warrants are satisfied. The developer will be responsible for submitting warrant analysis at the beginning of each phase of development. The developer is also required to provide a Project Report to CALTRANS. Said intersection shall be improved prior to issuance of an occupancy permit for the subsequent building when it has been determined that warrants have been met, to the satisfaction of the Director of Public Works and CALTRANS. [NOTE: Provide improvements within the right-of-way of State Route 78 per CALTRANS approval. Improvement plans for construction within the State right-of-way shall be approved by CALTRANS and no construction shall commence until an encroachment permit is issued by CALTRANS.]
- c. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.



All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), the PDS [Land Development Improvement Plan Checking Manual](#) and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

- d. Process and obtain approval of Improvement Plans to improve **Ash Street (SA 330)**.
- e. Provide Secured Agreements. The required security shall be in accordance with [Section 7613 of the Zoning Ordinance](#).
- f. Pay all applicable inspection fees with [DPW, PDCI].
- g. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- h. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the Ramona Fire Protection District and the [PDS, LDR].
- i. Obtain a Construction Permit for any work within the County road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

**TIMING:** Prior to approval of any building permits, and prior to use of the premises in reliance of this permit in Phase 1, the plans shall be approved and securities must be provided. **MONITORING:** The [PDS, LDR] and [DPR, TC] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS before any work can commence.

## **PHASE 2**

### **25. ROADS#3–ROAD IMPROVEMENTS**

**INTENT:** In order to promote orderly development and to comply with the [County of San Diego Board Policy I-18](#), the [County Public Road Standards](#), and the [County Community Trails Master Plan](#), the following shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for **Ash Street (SA 330)**, along the project frontage in accordance with Public Road Standards for a 2.1E



- Community Collector with a bike lane, to a graded width of thirty-five feet (35') and to an improved width of twenty-five feet (25') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and ten foot (10') D.G. pathway. The face of the curb shall be located twenty-five feet (25') from official centerline. Provide transition, tapers, traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Director of Planning & Development Services.
- b. Prior to building permits for any phase of this permit that causes traffic warrants to be met, agree to improve and provide security for **Ash Street (SA 330) / SR-78 (Pine Street) Intersection** traffic signalization facilities, and provide associated intersectional improvements, to the satisfaction of CALTRANS and the Director of Public Works. Install a four-way traffic signal, once the County and CALTRANS determine that traffic warrants are satisfied. The developer will be responsible for submitting warrant analysis at the beginning of each phase of development. The developer is also required to provide a Project Report to CALTRANS. Said intersection shall be improved prior to issuance of an occupancy permit for the subsequent building when it has been determined that warrants have been met, to the satisfaction of the Director of Public Works and CALTRANS. [NOTE: Provide improvements within the right-of-way of State Route 78 per CALTRANS approval. Improvement plans for construction within the State right-of-way shall be approved by CALTRANS and no construction shall commence until an encroachment permit is issued by CALTRANS.]
  - c. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.
- All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), the PDS [Land Development Improvement Plan Checking Manual](#) and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:
- d. Process and obtain approval of Improvement Plans to improve **Ash Street (SA 330)**.
  - e. Provide Secured Agreements. The required security shall be in accordance with [Section 7613 of the Zoning Ordinance](#).
  - f. Pay all applicable inspection fees with [DPW, PDC].
  - g. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the



corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

- h. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the Ramona Fire Protection District and the [PDS, LDR].
- i. Obtain a Construction Permit for any work within the County road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

**TIMING:** Prior to approval of any building permits, and prior to use of the premises in reliance of this permit in Phase 2, the plans shall be approved and securities must be provided. **MONITORING:** The [PDS, LDR] and [DPR, TC] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS before any work can commence.

## **26. NOISE#1–INTERIOR NOISE STUDY [PDS, FEE X 1]**

**INTENT:** In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#), and as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#) an interior noise report must be submitted to demonstrate future noise exposure of land uses for sensitive receptors are below levels of significance. **DESCRIPTION OF REQUIREMENT:** Any proposed educational building sanctuaries as referenced within the Noise Report prepared by LDN consulting dated October 21, 2015, shall comply with the following:

- a. A County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed **educational buildings and sanctuary structure** would not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the [General Plan](#) community noise equivalent levels (CNEL) of 50 dB for interior noise. Future traffic noise level estimates, must utilize a Level of Service “C” traffic flow for SR-78. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.
- b. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before subsequent approval of any future building permit.



**DOCUMENTATION:** The applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the *[PDS, BD]* for review and approval before the building permits can be issued. To the satisfaction of the *[PDS, PCC]*, the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures. **TIMING:** Prior to the approval of any building plan and the issuance of any building permit for the educational buildings an sanctuary as referenced within the Noise Report prepared by LDN Consultants dated October 21, 2015 (in Phase 2) the requirements of this condition shall be completed. **MONITORING:** The *[PDS, BD]* shall route the building plans and noise analysis to the *[PDS, PCC]* for review. The *[PDS, PCC]* shall review the acoustical analysis and building plans for compliance with this condition, and make any recommendations that shall be implemented on the proposed building plans. The *[PDS, BPPR]*, shall verify that the building plans comply with this condition and the recommendations of *[PDS, PCC]*.

## 27. **NOISE#2–NOISE REQUIREMENT [PDS, FEE X1]**

**INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: The rooftop mechanical units shall be screened by a proposed parapet wall design on both educational buildings and the sanctuary pursuant to the Noise Report prepared by LDN Consulting dated October 21, 2015. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to *[PDS, BPPR]* for review and approval. **TIMING:** Prior to issuance of any building permit for the educational buildings and sanctuary structure (Phase 2), the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The *[PDS, BPPR]* shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

## 28. **LNDSKP#1–LANDSCAPE DOCUMENTATION PACKAGE**

**INTENT:** In order to provide adequate landscaping that provides screening and addresses community character, and to comply with the B Designator, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the State's Model Water Efficient Landscape Ordinance (MWELO) as codified at 23 California Code of Regulations sections 490 et. seq. until such time as the County enacts an updated Water Conservation in Landscaping Ordinance found to be as effective as the States MWELO. Upon the effective date of the Ordinance, the County's updated water efficient landscape requirements shall apply to all new, modified, and existing landscapes in place of the State's MWELO, the [COSD Parking Design Manual](#), the COSD Grading Ordinance, the Ramona Design Guidelines, the Ramona Design Review Checklist and the requirements of the B Designator. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:



- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Parking areas shall be landscaped and designed pursuant to the [Off-street Parking Design Manual](#) and the County Zoning Ordinance Section 6793.b
- i. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: The State's MWELo can be found at: <https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I55B69DB0D45A11DEA95CA4428EC25FA0&originationContext=documenttoc&transitionType=Default&contextData=%28sc.Default%29>.
- j. Per note #13, sheet L-4 of the approved Conceptual Landscape Plan, protect in place all existing planter areas and plant material as indicated on the plans or as specified in the field by the landscape architect. Place particular emphasis on preserving / protecting in place, the seven existing oak trees parallel to Scenic



State Highway 78 between the proposed engineered slopes and edge of pavement. Note existing oak trees to be preserved / protect in place, on the grading and landscape plans. Provide replacement trees for all removed oak trees. Clearly delineate replacement oaks with different symbols and specify 24" box (min.) Quercus Agrifolia, Coast Live Oak for all existing oaks to be removed.

- k. Provide wheel stops for all parking stalls as required per the County Parking Design Manual, Figure 7, page 18.

**DOCUMENTATION:** The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), and pay all applicable review fees. **TIMING:** Prior to approval of Building Plans in Phase 2, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

### PHASE 3

#### 29. ROADS#3–ROAD IMPROVEMENTS

**INTENT:** In order to promote orderly development and to comply with the [County of San Diego Board Policy I-18](#), the [County Public Road Standards](#), and the [County Community Trails Master Plan](#), the following shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for **Ash Street (SA 330)**, along the project frontage in accordance with Public Road Standards for a 2.1E Community Collector with a bike lane, to a graded width of thirty-five feet (35') and to an improved width of twenty-five feet (25') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and ten foot (10') D.G. pathway. The face of the curb shall be located twenty-five feet (25') from official centerline. Provide transition, tapers, traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Director of Planning & Development Services.
- b. Prior to building permits for any phase of this permit that causes traffic warrants to be met, agree to improve and provide security for **Ash Street (SA 330) / SR-78 (Pine Street) Intersection** traffic signalization facilities, and provide associated intersectional improvements, to the satisfaction of CALTRANS and the Director of Public Works. Install a four-way traffic signal, once the County and CALTRANS determine that traffic warrants are satisfied. The developer will be responsible for submitting warrant analysis at the beginning of each phase of development. The developer is also required to provide a Project Report to CALTRANS. Said intersection shall be improved prior to issuance of an occupancy permit for the subsequent building when it has been determined that warrants have been met, to the satisfaction of the Director of Public Works and CALTRANS. [NOTE: Provide



improvements within the right-of-way of State Route 78 per CALTRANS approval. Improvement plans for construction within the State right-of-way shall be approved by CALTRANS and no construction shall commence until an encroachment permit is issued by CALTRANS.]

- c. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), the PDS [Land Development Improvement Plan Checking Manual](#) and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

- d. Process and obtain approval of Improvement Plans to improve **Ash Street (SA 330)**.
- e. Provide Secured Agreements. The required security shall be in accordance with [Section 7613 of the Zoning Ordinance](#).
- f. Pay all applicable inspection fees with [DPW, PDC].
- g. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- h. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the Ramona Fire Protection District and the [PDS, LDR].
- i. Obtain a Construction Permit for any work within the County road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

**TIMING:** Prior to approval of any building permits, and prior to use of the premises in reliance of this permit in Phase 3, the plans shall be approved and securities must be provided. **MONITORING:** The [PDS, LDR] and [DPR, TC] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan. Upon approval of the plans [PDS, LDR] shall request the required securities and



improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS before any work can commence.

### **30. NOISE#1–INTERIOR NOISE STUDY [PDS, FEE X 1]**

**INTENT:** In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#), and as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#) an interior noise report must be submitted to demonstrate future noise exposure of land uses for sensitive receptors are below levels of significance.

**DESCRIPTION OF REQUIREMENT:** Any proposed educational building sanctuaries as referenced within the Noise Report prepared by LDN consulting dated October 21, 2015, shall comply with the following:

- a. A County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed **educational buildings and sanctuary structure** would not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the [General Plan](#) community noise equivalent levels (CNEL) of 50 dB for interior noise. Future traffic noise level estimates, must utilize a Level of Service "C" traffic flow for SR-78. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.
- a. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before subsequent approval of any future building permit.

**DOCUMENTATION:** The applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the *[PDS, BD]* for review and approval before the building permits can be issued. To the satisfaction of the *[PDS, PCC]*, the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures. **TIMING:** Prior to the approval of any building plan and the issuance of any building permit for the educational buildings an sanctuary as referenced within the Noise Report prepared by LDN Consultants dated October 21, 2015 (Phase 3), the requirements of this condition shall be completed. **MONITORING:** The *[PDS, BD]* shall route the building plans and noise analysis to the *[PDS, PCC]* for review. The *[PDS, PCC]* shall review the acoustical analysis and building plans for compliance with this condition, and make any recommendations that shall be implemented on the proposed building plans. The *[PDS, BPPR]*, shall verify that the building plans comply with this condition and the recommendations of *[PDS, PCC]*.

### **31. NOISE#2–NOISE REQUIREMENT [PDS, FEE X1]**

**INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining](#)



Significance, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: The rooftop mechanical units shall be screened by a proposed parapet wall design on both educational buildings and the sanctuary pursuant to the Noise Report prepared by LDN Consulting dated October 21, 2015. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit for the educational buildings and sanctuary structure (Phase 3), the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

### **32. LNDSKP#1-LANDSCAPE DOCUMENTATION PACKAGE**

**INTENT:** In order to provide adequate landscaping that provides screening and addresses community character, and to comply with the B Designator, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the State's Model Water Efficient Landscape Ordinance (MWELO) as codified at 23 California Code of Regulations sections 490 et. seq. until such time as the County enacts an updated Water Conservation in Landscaping Ordinance found to be as effective as the States MWELO. Upon the effective date of the Ordinance, the County's updated water efficient landscape requirements shall apply to all new, modified, and existing landscapes in place of the State's MWELO, the [COSD Parking Design Manual](#), the [COSD Grading Ordinance](#), the [Ramona Design Guidelines](#), the [Ramona Design Review Checklist](#) and the requirements of the B Designator. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not



- impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
  - f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
  - g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
  - h. Parking areas shall be landscaped and designed pursuant to the [Off-street Parking Design Manual](#) and the County Zoning Ordinance Section 6793.b
  - i. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: The State's MWELo can be found at: <https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I55B69DB0D45A11DEA95CA4428EC25FA0&originationContext=documenttoc&transitionType=Default&contextData=%28sc.Default%29>.
  - j. Per note #13, sheet L-4 of the approved Conceptual Landscape Plan, protect in place all existing planter areas and plant material as indicated on the plans or as specified in the field by the landscape architect. Place particular emphasis on preserving / protecting in place, the seven existing oak trees parallel to Scenic State Highway 78 between the proposed engineered slopes and edge of pavement. Note existing oak trees to be preserved / protect in place, on the grading and landscape plans. Provide replacement trees for all removed oak trees. Clearly delineate replacement oaks with different symbols and specify 24" box (min.) Quercus Agrifolia, Coast Live Oak for all existing oaks to be removed.
  - k. Provide wheel stops for all parking stalls as required per the County Parking Design Manual, Figure 7, page 18.
  - l. Add additional trees for landscaping purposes along scenic State Route 78 to help buffer and screen the buildings to the satisfaction of the Director of PDS.

**DOCUMENTATION:** The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), and pay all applicable review fees. **TIMING:** Prior to approval of Building Plans in Phase 3, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

### **33. DEH#1-ONSITE WASTEWATER TREATMENT SYSTEM**



**INTENT:** In order to ensure that the on-site Supplemental Treatment System (STS) is adequate and complies with the [County Regulatory Code Section 68.311](#), the following conditions must be enforced. **DESCRIPTION OF REQUIREMENT:**

- a. Each unit shall be connected to an appropriately sized septic tank and a Supplemental Treatment System (STS) approved for use (NSF Standard 40) within the County of San Diego.
- b. The accepted percolation rate is 17 MPI. Adequate area shall be allocated for each lot to place a primary and reserve drip dispersal system based on this rate and the expected wastewater flow.
- c. The property owner will be required to obtain an Annual Operating Permit from the Department of Environmental Health for the onsite wastewater treatment system prior to occupancy of the church and accessory buildings. The Annual Operating Permit must be renewed each year with the Department of Environmental Health.
- d. The property owner will be required to obtain and maintain an annual service contract, from a qualified service provider, for their onsite wastewater treatment system. This contract must include biannual inspections and reporting of all inspection results to DEH by the landowner or their service provider.

**DOCUMENTATION:** The applicant shall provide PDS a letter from DEH stating that the Plans have been reviewed for septic purposes, and have received approval. **TIMING:** Prior to Building Plan approval in Phase 3, the applicant shall have the septic system reviewed. **MONITORING:** The [PDS, PCC] shall review the documents provided for the satisfaction of this condition.

#### **PHASE 4**

#### **34. ROADS#3-ROAD IMPROVEMENTS**

**INTENT:** In order to promote orderly development and to comply with the [County of San Diego Board Policy I-18](#), the [County Public Road Standards](#), and the [County Community Trails Master Plan](#), the following shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for **Ash Street (SA 330)**, along the project frontage in accordance with Public Road Standards for a 2.1E Community Collector with a bike lane, to a graded width of thirty-five feet (35') and to an improved width of twenty-five feet (25') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and ten foot (10') D.G. pathway. The face of the curb shall be located twenty-five feet (25') from official centerline. Provide transition, tapers, traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Director of Planning & Development Services.
- b. Prior to building permits for any phase of this permit that causes traffic warrants to be met, agree to improve and provide security for **Ash Street (SA 330) / SR-78 (Pine Street) Intersection** traffic signalization facilities, and provide associated



intersectional improvements, to the satisfaction of CALTRANS and the Director of Public Works. Install a four-way traffic signal, once the County and CALTRANS determine that traffic warrants are satisfied. The developer will be responsible for submitting warrant analysis at the beginning of each phase of development. The developer is also required to provide a Project Report to CALTRANS. Said intersection shall be improved prior to issuance of an occupancy permit for the subsequent building when it has been determined that warrants have been met, to the satisfaction of the Director of Public Works and CALTRANS. [NOTE: Provide improvements within the right-of-way of State Route 78 per CALTRANS approval. Improvement plans for construction within the State right-of-way shall be approved by CALTRANS and no construction shall commence until an encroachment permit is issued by CALTRANS.]

- c. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), the PDS [Land Development Improvement Plan Checking Manual](#) and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

- d. Process and obtain approval of Improvement Plans to improve **Ash Street (SA 330)**.
- e. Provide Secured Agreements. The required security shall be in accordance with [Section 7613 of the Zoning Ordinance](#).
- f. Pay all applicable inspection fees with [DPW, PDCI].
- g. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- h. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the Ramona Fire Protection District and the [PDS, LDR].
- i. Obtain a Construction Permit for any work within the County road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-



way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

**TIMING:** Prior to approval of building permits, and prior to use of the premises in reliance of this permit in Phase 4, the plans shall be approved and securities must be provided.

**MONITORING:** The [PDS, LDR] and [DPR, TC] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS before any work can commence.

### **35. NOISE#1-INTERIOR NOISE STUDY [PDS, FEE X 1]**

**INTENT:** In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#), and as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#) an interior noise report must be submitted to demonstrate future noise exposure of land uses for sensitive receptors are below levels of significance.

**DESCRIPTION OF REQUIREMENT:** Any proposed educational building sanctuaries as referenced within the Noise Report prepared by LDN consulting dated October 21, 2015, shall comply with the following:

- a. A County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed **educational buildings and sanctuary structure** would not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the [General Plan](#) community noise equivalent levels (CNEL) of 50 dB for interior noise. Future traffic noise level estimates, must utilize a Level of Service "C" traffic flow for SR-78. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.
- b. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before subsequent approval of any future building permit.

**DOCUMENTATION:** The applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the [PDS, BD] for review and approval before the building permits can be issued. To the satisfaction of the [PDS, PCC], the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures. **TIMING:** Prior to the approval of any building plan and the issuance of any building permit for the educational buildings an sanctuary as referenced within the Noise Report prepared by LDN Consultants dated October 21, 2015 (Phase 4), the requirements of this condition shall be completed. **MONITORING:** The [PDS, BD] shall route the building plans and noise analysis to the [PDS, PCC] for review. The [PDS, PCC] shall review the acoustical analysis and building plans for compliance with this condition, and make any



recommendations that shall be implemented on the proposed building plans. The [PDS, BPPR], shall verify that the building plans comply with this condition and the recommendations of [PDS, PCC].

### **36. NOISE#2–NOISE REQUIREMENT [PDS, FEE X1]**

**INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: The rooftop mechanical units shall be screened by a proposed parapet wall design on both educational buildings and the sanctuary pursuant to the Noise Report prepared by LDN Consulting dated October 21, 2015. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit for the educational buildings and sanctuary structure (Phase 4), the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

### **37. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE**

**INTENT:** In order to provide adequate landscaping that provides screening and addresses community character, and to comply with the B Designator, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the State's Model Water Efficient Landscape Ordinance (MWEL) as codified at 23 California Code of Regulations sections 490 et. seq. until such time as the County enacts an updated Water Conservation in Landscaping Ordinance found to be as effective as the States MWEL. Upon the effective date of the Ordinance, the County's updated water efficient landscape requirements shall apply to all new, modified, and existing landscapes in place of the State's MWEL, the [COSD Parking Design Manual](#), the COSD Grading Ordinance, the Ramona Design Guidelines, the Ramona Design Review Checklist and the requirements of the B Designator. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native



or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.

- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Parking areas shall be landscaped and designed pursuant to the [Off-street Parking Design Manual](#) and the County Zoning Ordinance Section 6793.b
- i. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: The State's MWELO can be found at: <https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I55B69DB0D45A11DEA95CA4428EC25FA0&originationContext=documenttoc&transitionType=Default&contextData=%28sc.Default%29>.
- j. Per note #13, sheet L-4 of the approved Conceptual Landscape Plan, protect in place all existing planter areas and plant material as indicated on the plans or as specified in the field by the landscape architect. Place particular emphasis on preserving / protecting in place, the seven existing oak trees parallel to Scenic State Highway 78 between the proposed engineered slopes and edge of pavement. Note existing oak trees to be preserved / protect in place, on the grading and landscape plans. Provide replacement trees for all removed oak trees. Clearly delineate replacement oaks with different symbols and specify 24" box (min.) Quercus Agrifolia, Coast Live Oak for all existing oaks to be removed.
- k. Provide wheel stops for all parking stalls as required per the County Parking Design Manual, Figure 7, page 18.

**DOCUMENTATION:** The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), and pay all applicable



review fees. **TIMING:** Prior to approval of Building Plans in Phase 4, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

### **38. DEH#1–ONSITE WASTEWATER TREATMENT SYSTEM**

**INTENT:** In order to ensure that the on-site Supplemental Treatment System (STS) is adequate and complies with the [County Regulatory Code Section 68.311](#), the following conditions must be enforced. **DESCRIPTION OF REQUIREMENT:**

- a. Each unit shall be connected to an appropriately sized septic tank and a Supplemental Treatment System (STS) approved for use (NSF Standard 40) within the County of San Diego.
- b. The accepted percolation rate is 17 MPI. Adequate area shall be allocated for each lot to place a primary and reserve drip dispersal system based on this rate and the expected wastewater flow.
- c. The property owner will be required to obtain an Annual Operating Permit from the Department of Environmental Health for the onsite wastewater treatment system prior to occupancy of the church and accessory buildings. The Annual Operating Permit must be renewed each year with the Department of Environmental Health.
- d. The property owner will be required to obtain and maintain an annual service contract, from a qualified service provider, for their onsite wastewater treatment system. This contract must include biannual inspections and reporting of all inspection results to DEH by the landowner or their service provider.

**DOCUMENTATION:** The applicant shall provide PDS a letter from DEH stating that the Plans have been reviewed for septic purposes, and have received approval. **TIMING:** Prior to Building Permit in Phase 4, the applicant shall have the septic system reviewed. **MONITORING:** The [PDS, PCC] shall review the documents provided for the satisfaction of this condition.

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

### **REQUIRED FOR ALL PHASES**

### **39. ROADS#4–SIGHT DISTANCE**

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is \_\_\_\_\_ feet of unobstructed intersectional sight distance in both directions along **Ash Street** from **Meadowlark Way** in accordance



with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of \_\_\_\_\_ as described in Table 5 based on a speed of \_\_\_\_\_, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

**DOCUMENTATION:** The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to occupancy of the first structure built in association with this permit, or use of the premises in reliance of this permit, and annually after that until the project is completely built, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications for compliance with this condition.

#### **40. ROADS#5-ANNEX TO LIGHTING DISTRICT**

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

#### **41. ROADS#6-INSTALL STREETLIGHTS**

**INTENT:** In order to promote orderly development and to comply with the Street Lighting Requirements of the [County of San Diego Board Policy I-18](#), a street light shall be installed at the northwest corner of the intersection of Ash Street and Meadowlark Way and energized. **DESCRIPTION OF REQUIREMENT:** Install or arrange to install the streetlight to County standards and the satisfaction of the Director of PDS, and deposit with PDS, a cash deposit sufficient to energize and operate the street light until the property has been transferred into Zone A. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR], and arrange for the installation and energizing of the streetlights. **TIMING:** Prior to occupancy of the first structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the streetlights shall be installed and all fees paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant. The [PDS, LDR] shall ensure that the streetlight has been installed and all fees have been paid.



**42. GEN#3–INSPECTION FEE**

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

**43. PLN#2–SITE PLAN IMPLEMENTATION**

**INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved Major Use Permit MUP-95-007W1 plot plan and the building plans. This includes, but is not limited to: improving all parking areas trails, parks and driveways, installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] and [DPR TC, PP] shall inspect the site for compliance with the approved Building Plans.

**44. NOISE#3–NOISE CONTROL DESIGN MEASURES [PDS FEE X1]**

**INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building and/or landscape plans: The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: The rooftop mechanical units shall be screened by a proposed parapet wall design on both educational buildings and the sanctuary pursuant to the Noise Report prepared by LDN Consulting dated October 21, 2015. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational. **MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and/or landscape plans, and this permit's conditions.

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

**INTENT:** In order to provide adequate landscaping that addresses screening and community character, and to comply with the State's Model Water Efficient Landscape



Ordinance (MWELO) as codified at 23 California Code of Regulations sections 490 et. seq. until such time as the County enacts an updated Water Conservation in Landscaping Ordinance found to be as effective as the States MWELO. Upon the effective date of the Ordinance, the County's updated water efficient landscape requirements shall apply to all new, modified, and existing landscapes in place of the State's MWELO, the [COSD Parking Design Manual](#), the COSD Grading ordinance, the Ramona Design Guidelines, The Ramona Design Review Checklist and the requirements of the B Designator, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the *[PDS, LA, PCC]* *[DPR, TC, PP]*. **DOCUMENTATION:** The applicant shall submit to the *[PDS LA, PCC]*, a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The *[PDS, LA]* shall verify the landscape installation upon notification of occupancy or use of the property, and notify the *[PDS, PCC]* *[DPR, TC, PP]* of compliance with the approved Landscape Documentation Package.

#### **46. CULT#2 CULTURAL RESOURCES REPORT [PDS, FEE X2]**

**INTENT:** In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that the disposition of all cultural materials collected during the survey, evaluation, and archaeological monitoring program have been completed as follows:
  - (1) All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the

curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- (2) Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

**DOCUMENTATION:** The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

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

#### **47. PLN#3-SITE CONFORMANCE**

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking, trails, parks and driveways areas, watering all landscaping at all times, painting all necessary aesthetics design features, and all lighting wall/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property



owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

**48. NOISE#4–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]**

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

**49. ROADS#7–SIGHT DISTANCE**

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance in both directions along **Ash Street** from **Meadowlark Way** for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

**The following "Specific Environmental Condition Notes" below are to be placed on the Conceptual Grading and Development Plan, for implementation on the Final Grading and/or Improvement Plans:**

**PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS:** *(Prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

**(CULTURAL RESOURCES)**

**50. CULT#GR-1 ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING [PDS, FEE X2]**

**INTENT:** In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Kumeyaay Native American Monitor shall attend the pre-construction meeting with the



contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to ensure that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Kumeyaay Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall confirm the attendance of the approved Project Archaeologist.

**DURING CONTRUCTION:** *(The following actions shall occur throughout the duration of the grading construction).*

## **(CULTURAL RESOURCES)**

### **51. CULT#GR-2 ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION [PDS, FEE X2]**

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

- a. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.
- b. In the event that previously unidentified potentially significant cultural resources are discovered:
  1. The Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.

2. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
3. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
4. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
5. A Research Design and Data Recovery Program (Program) is required to mitigate impacts to identified significant cultural resources. The Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in coordination with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

c. If any human remains are discovered:

1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
3. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
5. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

**DOCUMENTATION:** The applicant shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Archeologist or applicant fails to comply with this condition.

**52. TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].**

**INTENT:** In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers
- d. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations away from noise sensitive receivers.

**DOCUMENTATION:** The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

***ROUGH GRADING: (Prior to rough grading approval and issuance of any building permit).***

**(CULTURAL RESOURCES)**

**53. CULT#GR-3 ARCHAEOLOGICAL MONITORING – ROUGH GRADING [PDS, FEE]**

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring and communicate with local tribes as required below:

- a. If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing



activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Kumeyaay Native American Monitor must be included in the Negative Monitoring Report.

- b. If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

**DOCUMENTATION:** The applicant shall submit the Archaeological Monitoring Report to the [PDS, PPD] for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and any culturally affiliated tribe that requests a copy of the report. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **MONITORING:** The [PDS, PPD] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

#### **(PALEONTOLOGICAL RESOURCES)**

##### **54. PALEO#GR-2 PALEONTOLOGICAL MONITORING:[PDS, PPD][RG, BP][PDS,FEE].**

**INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2014-MUP-95-007W1, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

- a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#).
- b. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

**DOCUMENTATION:** The applicant shall submit the letter report to [PDS, PPD] for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection ([Grading Ordinance SEC 87.421.a.2](#)), the letter report shall be completed. **MONITORING:** PDS shall review the final negative letter report or field

monitoring memo for compliance with the project MMRP, and inform [DPW, PDC] that the requirement is completed.

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

**(CULTURAL RESOURCES)**

**55. CULT#GR-4 ARCHAEOLOGICAL MONITORING – FINAL GRADING [PDS, FEE]**

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report and communications shall include the following, if applicable:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that the disposition of all cultural materials has been completed as follows:
  - (1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- (2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego



curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

**DOCUMENTATION:** The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally affiliated tribe that requests a copy of the report. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

***DURING CONSTRUCTION:*** (The following actions shall occur throughout the duration of the grading construction).

## **(PALEONTOLOGICAL RESOURCES)**

### **56. PALEO#GR-1 PALEONTOLOGICAL MONITORING: [DPW, PDCI] [PDS, PPD] [PC] [PDS, FEE X2]**

**INTENT:** In order to comply with the Mitigation Monitoring and Reporting Program pursuant to PDS2014-MUP-95-007W1, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site has low levels of sensitive Paleontological resources. All grading activities are subject to the [County of San Diego Grading Ordinance Section 87.430](#), if any significant resources (Fossils) are encountered during grading activities.

- a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.
- b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the [San Diego County Guidelines for Determining Significance for Paleontological Resources](#).

**TIMING:** Monitoring shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor is on-site



performing the monitoring duties of this condition. The [DPW, PDCI] shall contact PDS if the grading contractor or applicant fails to comply with this condition.

.....  
**MITIGATION MONITORING OR REPORTING PROGRAM (MMRP):** Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts. Section 21081.6(a)(1) states, in part:

*The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.*

Section 21081(b) further states:

*A public agency shall provide {that} the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.*

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

**Intent:** An explanation of why the mitigation measure (MM) was imposed on the project.

**Description:** A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

**Documentation:** A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

**Timing:** The specific project milestone (point in progress) when the specific required actions are required to implemented.

**Monitoring:** This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The following conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

Condition(s): 4, 6, 8, 12, 17, 22, 26, 27, 28, 30, 31, 32, 35, 36, 37, 44, 45, 46, 48, 50, 51, 53, 54, 55, 56

.....  
**ORIGINAL MAJOR USE PERMIT FINDINGS (MUP 95-007)**

Pursuant to Section 7358 (See Section 7359 for findings required for permits filed pursuant to Regional Land Use Element 3.8) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

- (a) The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to

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

The fact supporting Finding (a-1) is as follows:

Adjacent uses include rural residential and agricultural land uses including accessory structures commensurate within rural lifestyle. Barns and similar structures are permitted with a maximum of 5,000 square feet of area. The proposed worship facility will develop 7 percent of the 12.91 acre site. The height of the proposed structures does not exceed allowed limits and is compatible with permitted scale and bulk.

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

The fact supporting Finding (a-2) is as follows:

All public services are available and will be provided concurrent with need.

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

The fact supporting Finding (a-3) is as follows:

No harmful effect has been identified. The neighborhood is characterized by rural residential development which includes homes on large acreage lots and agricultural land uses. The proposed worship facility will not preclude agricultural land use in the neighborhood.

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

The fact supporting Finding (a-4) is as follows:

Access to the project will be provided via Meadowlark Lane, a private easement, and Ash Street, a public road. Project implementation will require improving access to County standards.

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

The fact supporting Finding (a-5) is as follows:

The 12.91 acre site does not contain areas of steep slope or sensitive habitat. The site provides adequate space for project implementation and operation.

6. Any other relevant impact of the proposed use

The fact supporting Finding (a-6) is as follows:

No other relevant impacts have been identified.

- (b) The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan. The fact supporting Finding (b) is as follows:

The proposed worship facility is within the (19) Intensive Agriculture Designation of the Ramona Community Plan. This designation allows uses that are compatible with agricultural uses.

- (c) That the requirements under the California Environmental Quality Act have been complied with.

The fact supporting Finding (c) is as follows:

A Negative Declaration dated September 3, 1996, Log No. 95-9-4, was prepared and advertised in accordance with the California Environmental Quality Act.

#### **MODIFICATION TO MAJOR USE PERMIT FINDINGS (MUP-95-007 W<sup>1</sup>)**

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit Modification are made:

- (a) The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to

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

##### Scale and Bulk

The subject property is developed with an existing church. The church would more than double in cumulative square footage, from 26,691 square feet to 55,360 square feet over the course of four separate phases. All buildings (existing and proposed) would have two stories. Existing ancillary use of the facility for religious and non-religious purposes including social and/or educational events will continue. Parking would increase throughout phases, from 150 spaces to a total of 459 after final buildout.



The plot plans and elevations illustrate that the proposed expansion would be unobtrusive to the surrounding viewshed. While the combined square footage of the buildings would more than double, the applicant has proposed design features to help limit the visual impact. For example, landscaping would be added along Ash Street and State Route 78, which would help to buffer and screen the church and new parking area. Also, the buildings would be painted earth tone colors, which were approved by the Ramona Design Review Board and the Ramona Community Planning Group. Finally, the buildings would be separated by more than 30 feet from each other, as opposed to a single mass building. These breaks between the buildings allow a passing viewer to "see through" the gaps in the buildings and to the land in the background, which provides intermittent breaks in design for the viewer.

Also, the proposed additions would be located a minimum of 80 feet from State Route 78. This increased distance allows the buildings to appear smaller from the vantage point of motorists and pedestrians travelling along State Route 78. Therefore, for the traveler along State Route 78, the view would be temporary and change as the viewer moved through the viewshed. Open space separates the project from the roadway. This view would be partially shielded by existing and proposed trees or other impediments to the line of sight such as existing buildings.

Therefore, with the design features provided, the project would not result in any adverse project or cumulative level effect to aesthetic resources

#### Coverage

The subject parcel is 12.9 acres. Surrounding land uses consist of residential, agricultural and undeveloped land uses with parcel sizes ranging from approximately one acre to over 15 acres. The project is located on a parcel that is developed with a church including ancillary rooms and associated parking. The proposed project would increase from 26,691 square feet to 55,360 square feet. After the completion of buildout (after Phase 4) the total lot coverage from all buildings would be approximately 10% of the total lot coverage. The parking lot would cover approximately 36% of the total lot coverage and approximately 54% of the lot would be landscaping.

The residential parcels closest to the church are approximately 4 acres. For each parcel, the combined total square footage of residential structures and accessory buildings would equate to approximately 3% to 4% of the lot coverage. Paved areas within these residential parcels (driveways/paved easements), are approximately 2% to 4%. There is no formal landscaping on private property, but the undeveloped portions are approximately 92% to 95% undeveloped.

While the combined building footprint for the proposed project would be greater than the surrounding residential parcels, it is not uncharacteristic for a religious assembly. The project is designed in phases, and would expand as the community grows. Aerial images demonstrate how the community has developed since 1989, and the proposed church expansion would match the same growth rate. Therefore, the

proposed church design would be similar in building to parcel ratio with the surrounding parcels which are developed with single family homes and agricultural structures.

#### Density

The project is for an expansion of an existing church and does not have a residential component subject to density regulations.

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

The project is located within the Ramona Municipal Water District/Cal Fire. The project has been reviewed by the District and PDS Fire Marshal. In addition, a Fire Availability Form has been provided which states that fire services are available. Water services would be provided the Ramona Municipal Water District. Sewage disposal is currently provided by a traditional on-site septic system. During Phase 3, the septic system would be replaced with a supplemental treatment septic system, which would allow for a greater number of persons to attend church services. The existing and proposed septic system(s) have been approved by the Department of Environmental Health. All required utilities are therefore available for the project.

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

The project would not adversely affect the desirable neighborhood character because the applicant proposes to expand an existing church that has been in operation for almost 20 years. Existing ancillary use of the facility for religious and non-religious purposes including social and/or educational events would continue without modification. Even though the expansion would more than double the existing footprint, the church facilities already exist, and the use is not changing.

The closest residence is located approximately 190 feet from the existing sanctuary. After the final phases are complete, another residence would be located approximately 200 feet from the new sanctuary. These increased setbacks would help to reduce the noise impacts. In addition, the outdoor uses are required to cease at 10 p.m. in order to comply with the County Noise Ordinance.

In addition, the applicant would be required to add landscaping to help screen the facility from views along State Route 78 and Ash Street. The landscaping would also help to screen the parking lot from all sides, including surrounding residents.

Finally, the project is conditioned to add a signal at the intersection of State Route 78 and Ash Street to mitigate for the assumed increase in traffic.

For these reasons, the project will not have a harmful effect on the neighborhood character.

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

The existing trip generation for Mountain View Community Church on Sunday is approximately 900 Average Daily Trips (ADT). The project is proposed in phases and the largest increase in trip generation is anticipated during Phase 3 and through Phase 4 (final phase), which includes the construction and use of the 35,512-square foot sanctuary. The ADT through the build out phase would increase to approximately 1,300. In order to mitigate for the increase in traffic, the applicant is required to submit funds and install a traffic signal at the intersection of State Route 78 and Ash Street to the satisfaction of Caltrans. In order to offset for cumulative traffic impacts to the Ramona and East TIF Region, the applicant is required to pay into the Traffic Impact Free (TIF) prior to obtaining a building permits. The fees collected pay for local improvements in Ramona and regional facilities (such as SR-67) within the East TIF region. Access to the site will continue to be taken from Meadowlark Way; however, additional driveways along Meadowlark Way would be added to allow up to three access points. Currently, 150 parking spaces are available on the property. After the final phase, the total number of parking spaces would be 459. Additional road improvements include a bike lane and decomposed granite pathway along the project frontage of Ash Street. With the project impact mitigation of a traffic signal at the intersection of State Route 78 and Ash Street traffic impacts are lowered to a level of less than significant.

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

The property is currently developed with an existing church. Existing ancillary use of the facility for religious and non-religious purposes including social and/or educational events would continue without modification. The subject property is 12.9 acres and is developed with access and utility services adequate to serve the proposed use. The expansion of the church would more than double in size, from approximately 26,600-square feet of building coverage to over 82,000 square feet. However, the footprint allows for adequate buffers from neighbors and roads. In addition, mitigation in the form of off-site biological resources is proposed, and breeding season avoidance is required. The Preliminary Grading Plan cross-sections depict that the proposed grading would conform to the natural topography, thereby being suitable for the type and intensity of proposed uses and development. For the reasons stated above, the proposed project would be compatible with adjacent land uses.

6. Any other relevant impact of the proposed use:

No other relevant impacts were determined.

(b) The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan:



The site is subject to the Semi-Rural (SR-2) General Plan Land Use Designation and the Ramona Community Plan and Design Guidelines. The project would be consistent with the Semi-Rural General Plan Land Use Designation of the General Plan because it proposes the expansion of an existing church facility that would serve the religious needs of the Ramona Community. The project is also consistent with the goals and policies within the General Plan, such as compatibility of community character, wastewater disposal, and mitigation of development impacts.

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

The project does comply with the California Environmental Quality Act (CEQA) and State and County Guidelines because the permit is a Subsequent Mitigated Negative Declaration to the previously adopted Mitigated Negative Declaration (Log No. 95-09-004) pursuant to CEQA Section 15162. A 15162 Checklist was prepared, and a review of that study and the project indicate that there are no new significant environmental impacts associated with the project. No significant adverse impacts were identified.

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

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

**NOISE ORDINANCE COMPLIANCE:** In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.



**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations imposed under the authority of the San Diego Regional Water Quality Control Board (RWQCB), the activities proposed under this application are subject to enforcement under the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (No. 10410), and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

**LOW IMPACT DEVELOPMENT NOTICE:** The San Diego Regional Water Quality Control Board (RWQCB) adopted an updated Municipal Stormwater (MS4) Permit in May 2013, which was amended in November 2015. For any project that has not obtained a prior lawful approval to proceed under earlier provisions, the updated land development provisions of the MS4 Permit became effective on February 26, 2016. Project design shall be in compliance with all updated Municipal Permit regulations. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found in Chapter 4 of the BMP Design Manual at the following link:

<http://www.sandiegocounty.gov/content/sdc/dpw/watersheds/DevelopmentandConstruction.html>

All LID facilities designed to meet Priority Development Project requirements shall be sized and constructed according to these guidelines. The County has also provided a LID Handbook as a source for LID information that is utilized by County staff and outside consultants for implementing LID in our region. The LID Handbook integrates the most current research on LID implementation in San Diego County, and provides a resource for meeting the requirements of the MS4 Permit and the County BMP Design Manual.

**STORMWATER COMPLIANCE NOTICE:** Updated studies, including Hydromodification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and the County of San Diego BMP Design Manual. These requirements are subject to periodic adjustment as changes are made to the National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements imposed by the San Diego Regional Water Quality Control Board (Regional Board) on discharges from municipal separate storm sewer systems (MS4s). An updated MS4 Permit was adopted by the Regional Board on May 8, 2013 and amended on November 18, 2015. For any project that has not obtained a prior lawful approval to proceed under earlier provisions, the updated land development provisions of the MS4 Permit became effective on February 26, 2016. Additional studies and other action may be needed to comply with these and future MS4 Permit provisions.



**GRADING PERMIT REQUIRED:** A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of [Section 87.201 of the County Code](#).

**CONSTRUCTION PERMIT REQUIRED:** A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3284, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

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

**NOTICE:** The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, <http://www.fws.gov/>.

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

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

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

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

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

ON MOTION of \_\_\_\_\_, seconded by \_\_\_\_\_, this Form of Decision is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 13<sup>th</sup> day of December, 2019, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSTAIN:

MUP 95-007W<sup>1</sup>TE

September 8, 2017 December 13, 2019

ABSENT:

COUNTY OF SAN DIEGO PLANNING COMMISSION  
MARK WARDLAW, SECRETARY

BY:

Darin Neufeld, Chief  
Project Planning Division  
Planning & Development Services

cc: Josh Stewart, Mountain View Community Church, 1191 Meadowlark Way, Ramona, CA 92065

email cc:

Edwin Sinsay, Team Leader, Land Development, PDS  
Ashley Smith, Planning Manager, Project Planning, PDS  
Mountain View Community Church ([josh.stewart@mvccramona.org](mailto:josh.stewart@mvccramona.org))

## **Attachment C – Environmental Documentation**



**NOTICE OF DETERMINATION**

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

FROM: County of San Diego  
 Planning & Development Services, M.S. O650  
 Attn: Project Planning Section Secretary  
 5510 Overland Avenue, Suite 110  
 San Diego, CA 92123

☐ Office of Planning and Research  
 P.O. Box 3044  
 Sacramento, CA 95812

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

Project Name and Number: Mountain View Community Church Time Extension, PDS2019-MUP-95-007W1TE

State Clearinghouse No.: N/A

Project Location: Meadowlark Road and Ash Street, Ramona Community Plan Area, within unincorporated San Diego County; APN: 280-041-43-00

Project Applicant: Josh Stewart, 1191 Meadowlark Way, Ramona, CA 92065, (760) 789-0866

Project Description: The project is a Time Extension for completion of commercial site development of 2 education buildings, sanctuary, walking bridge, increase and alteration in parking and landscaping, and upgrade from the existing wastewater treatment system for an existing church facility.

Agency Approving Project: County of San Diego

County Contact Person: Regina Ochoa, (858) 495-5338

Date Form Completed: December 13, 2019

This is to advise that the County of San Diego Director of Planning & Development Services has approved the above described project on December 13, 2019/Item #1 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 or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.  
☒ An Addendum to a previously certified Environmental Impact Report, or to a previously adopted Negative Declaration or Mitigated Negative Declaration, was prepared and considered for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

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

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

Project status under Fish and Wildlife Code Section 711.4 (Department of Fish and Wildlife Fees):

- ☐ Certificate of Fee Exemption (attached)  
☒ Proof of Payment of Fees (attached)

**Fish and Wildlife Code Section 711.4 compliance for the subject project is covered by a previous payment of fees associated with the environmental review conducted for Ramona Baptist Church**

Signature: \_\_\_\_\_ Telephone: (858) 495-5338

Name (Print): Regina Ochoa Title: Land Use/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 twelve months. Reference: CEQA Guidelines Section 15075 or 15094.



## County of San Diego

MARK WARDLAW  
DIRECTOR

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
[www.sdcountry.ca.gov/pds](http://www.sdcountry.ca.gov/pds)

KATHLEEN FLANERY  
ASSISTANT DIRECTOR

### **AN ADDENDUM TO THE PREVIOUSLY ADOPTED NEGATIVE DECLARATION, LOG NO. 95-05-004 AND SUBSEQUENT MITIGATED NEGATIVE DECLARATION, LOG NO. 95-09-004A FOR RAMONA BAPTIST CHURCH**

#### **FOR PURPOSES OF CONSIDERATION OF Mountain View Community Church PDS2019-MUP-95-007W1TE; PDS2019-ER-95-004B APN:280-041-22 & -43**

**November 5, 2019**

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

#### **Discussion:**

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

1. To the Project Name add Mountain View Community Church,
2. To the Project Numbers add PDS2019-MUP-95-007W1TE
3. To the first paragraph add as indicated: "The ND and Subsequent MND for this project are comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated November 5, 2019 which includes the following forms attached."
  - A. The previously adopted Mitigated Negative Declaration, dated September 3, 1996;
  - B. The previously adopted Subsequent Mitigated Negative Declaration dated March 30, 2017;

- C. An Addendum to the previously adopted Mitigated Negative Declaration and Subsequent Mitigated Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Documented dated November 5, 2019;
- D. An Ordinance Compliance Checklist dated November 5, 2019.



File



# County of San Diego

GARY L. PRYOR  
DIRECTOR  
(619) 694-2962

## DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666  
INFORMATION (619) 694-2960

### NEGATIVE DECLARATION

September 3, 1996  
Revised January 9, 1997

Project Name: Ramona Baptist Church

Project Number(s): P95-007, Log No. 95-9-4

The Negative Declaration for this project is comprised of this form along with the Environmental Initial Study which includes the following forms (attached):

- a. Initial Study Form
- b. Environmental Analysis Form and attached extended studies for Traffic and Visual Resources

1. California Environmental Quality Act (CEQA) Negative Declaration Finding:

The Planning and Environmental Review Board finds that changes in the project plans or mitigation measures agreed to by the applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur and there is no substantial evidence before the Planning and Environmental Review Board that the project as revised may have a significant effect on the environment.

2. Mandatory CEQA Finding for Adoption of a Negative Declaration:

This Negative Declaration reflects the independent judgment of the Planning and Environmental Review Board.

3. Required Mitigation Measures:

Prior to obtaining any building or other permit, including a grading permit, pursuant to this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:

- a. Execute a secured agreement to improve and construct a left-turn lane north bound on SR 78 for traffic movements into Ash Street by lengthening the left turn lane to ~~seven hundred thirty feet (730')~~

Negative Declaration  
P95-007, Log No. 95-9-4

-2-

September 3, 1996  
Revised January 9, 1997

~~which includes a two hundred fifty feet (250') one hundred twenty-five feet (125') storage pocket and a four hundred eighty feet (480') deceleration lane with a lane transition subject to CalTrans' approval, plus a bay with a transition lane or as approved by CalTrans.~~

Secured agreements require posting security in accordance with Section 7613 of The Zoning Ordinance. It also requires the improvements be completed by 36 months from the date approving the Major Use Permit or prior to use or occupancy of the facility, whichever is earlier.

- b. Execute a lien agreement to share in the construction cost not to exceed \$150,000.00, or 50 percent of the finished construction cost funded by CalTrans, whichever is less, to improve the vertical curve sight distance on SR 78 southerly of Ash Street by lowering the crest of the hill on SR 78 and repaving the highway with asphaltic concrete pavement over approved base. This lien agreement against the property is granted to the County of San Diego for security for the property's share of the construction cost for the improvements and shall not be called until Phase II is implemented.
- c. Submit to and receive approval from the Director of Planning and Land Use a complete and detailed Landscape Plan. Landscape Plans shall be prepared by a California licensed landscape architect and shall fulfill the requirements of the Landscape Water Conservation Ordinance and Design Manual. The Landscape Plans and review fee shall be submitted to the Community Planning Division, Zoning Counter. Plans shall include:
  - (1) Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit from the Department of Public Works approving the variety, location and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to the Department of Planning and Land Use.
  - (2) A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.

Negative Declaration  
P95-007, Log No. 95-9-4

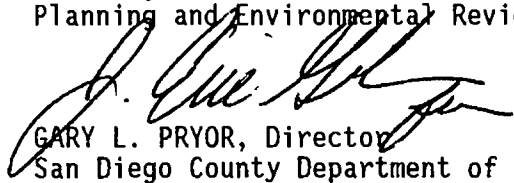
-3-

September 3, 1996  
Revised January 9, 1997

- (3) A complete watering system including the location, size, and type of all backflow prevention devices, pressure and non-pressure water lines, valves, and sprinkler heads in those areas requiring permanent irrigation system. For areas of native or naturalizing plant material, the Landscape Plan shall show a method of irrigation adequate to assure establishment and growth of plants through two growing seasons.
- (4) Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- (5) The location and detail of all walls, fences and walkways shall be shown on the plans. A lighting plan and light standard details shall be included in the plans.
- (6) Additionally, the following items shall be addressed as part of the Landscape Plans:

The goal of the landscape plan shall be to reduce impacts to a level below significant for adjacent residences, and residents using Meadowlark Road, by installing screening landscaping along Meadowlark Road.

This Negative Declaration was adopted and above CEQA findings made by the Planning and Environmental Review Board on 1/9/97 (date).

  
GARY L. PRYOR, Director  
San Diego County Department of Planning and Land Use

GLP:TC:jcr

cc: Maxx Stalheim (Project Planner)  
Richard Herrmann (Project Analyst)  
Project Processing  
Sharon Colton, CTS  
Dept. of Environmental Health  
Dept. of Public Works  
Distribution List (see Public Review Release Form)

ND0896\9594.LTR





# County of San Diego

GARY L. PRYOR  
DIRECTOR  
(619) 694-2962

## DEPARTMENT OF PLANNING AND LAND USE

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

INFORMATION (619) 694-2960

September 3, 1996  
Revised January 9, 1997

### INITIAL STUDY FORM

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

P95-007, Log No. 95-9-4; Ramona Baptist Church

2. Description of Project:

~~The project is an application for a Major Use Permit to construct a worship facility on 12.9 acres. The facility will ultimately involve 3 two-story structures with a maximum capacity of 1,500 people and 588 parking spaces. The project will be implemented in 3 phases over 15 to 20 years. The project will receive imported water and will initially utilize a septic system when the project is at 500 persons. Full expansion to 1,500 persons will require sewer for this project.~~

The proposed project is a Major Use Permit to authorize the construction and operation of a worship facility with a maximum capacity of 500 people. The facility will involve three structures, each of two-story construction with a phased development schedule. Phase Ia will involve the construction of a worship/fellowship center containing 15,992 square feet of area, a footbridge, softball field, and a 400 square foot monument sign. Phase Ib will involve the construction of education facilities containing 9,600 square feet of area. Phase Ic will involve the construction of an education/administrative center containing 9,600 square feet of area. Sewage disposal for proposed buildings will be provided by an on-site septic system. The project will utilize groundwater for landscape irrigation and Ramona Municipal Water District for potable water source. A total of 145 parking spaces will be provided with development of Phases Ia-c. The 12.91 acre site, located at the northwest corner of Ash Street and Highway 78, is subject to the "Scenic Preservation" designation of the Ramona Community Plan.

3. Project Applicant Name and Address:

Ramona First Baptist Church, 421 9th Street, P.O. Box 302, Ramona, CA 92065

4. Project Location:

Meadowlark Road at Ash, west of and parallel to Highway 78 in Ramona, San Diego County.

Initial Study,  
P95-007, Log No. 95-9-4

- 2 -

September 3, 1996  
Revised January 9, 1997

Thomas Brothers Coordinates: Page 23P, Grid D/3

5. Environmental Setting:

The site is mostly gently sloping and is 100% disturbed from prior agricultural and grazing activities. The surrounding land use is undeveloped/agricultural and rural residential on large four acre or greater lots. The site is approximately 1.5 miles from downtown Ramona.

6. General Plan Designation

Community Plan: Ramona  
Land Use Designation: (19) Intensive Agriculture  
Density: 1 du/2, 4, 8 acres

7. Zoning

Use Regulation: A70  
Density: 1 du/4 acres  
Special Area Regulation: "S" Scenic (portion)

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

Transportation/Circulation  
Aesthetics (includes landform modification)

9. Lead Agency Name and Address:

County of San Diego, Department of Planning and Land Use  
5201 Ruffin Road, Suite B MS O-650  
San Diego, California 92123-1666

10. Lead Agency Contact and Phone Number:

Richard Herrmann, (619) 694-3703

11. Public agencies, other than the County, whose approval is necessary to implement the proposed project:

None

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

CalTrans

13. Participants in the preparation of this Initial Study:

Graves Engineering  
Structureform

Initial Study,  
P95-007, Log No. 95-9-4

- 3 -

September 3, 1996  
Revised January 9, 1997

14. Initial Study Determination:

On the basis of this Initial Study, the Department of Planning and Land Use recommends that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in the attached Environmental Analysis Form have been added to the project. A mitigated NEGATIVE DECLARATION will be prepared.

 EMS #

Tracy Cline, Environmental Analyst  
County of San Diego, Dept. of Planning and Land Use  
Resource Planning

Date: January 9, 1997



## ENVIRONMENTAL ANALYSIS FORM

DATE: September 3, 1996  
Revised January 9, 1997

PROJECT NAME: Ramona Baptist Church

PROJECT NUMBER(S): P95-007, Log No. 95-9-4

## EXPLANATION OF ANSWERS:

The following questions are answered either "Yes", "Yes, Unless Mitigated", "No", or "Not Applicable".

A "Yes" answer indicates that County staff has recommended that there is substantial evidence that the project has a potentially significant environmental effect and the effect is not clearly avoidable with mitigation measures. Any "Yes" entry in the following form indicates that County staff recommends the preparation of an Environmental Impact Report (EIR) for the project.

A "Yes, Unless Mitigated" answer indicates that County staff has recommended that the incorporation of mitigation measures agreed to by the applicant has clearly reduced a potentially significant adverse environmental effect to a less than significant adverse environmental effect.

A "No" answer indicates that County staff has recommended that, while the project has an adverse effect on the resource, there is no substantial evidence that the effect is potentially significant.

A "Not Applicable" answer indicates that County staff has recommended that the proposed project clearly has no adverse effect the environmental resource.

## I. LAND USE AND PLANNING.

1. Would the proposal potentially be in conflict with General Plan Designation or zoning? No.
2. Would the proposal potentially be in conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? No.
3. Does the proposal have the potential to be incompatible with existing land uses or character of the community? No.
4. Would the proposal have a potentially significant adverse impact on agricultural resources or operation? No.
5. Would the proposal have the potential to significantly disrupt or divide the physical arrangement of an established community? No.
6. Would the proposal use non-renewable resources in a wasteful and inefficient manner? No.

Brief Explanation of Land Use and Planning Answers (as necessary): The Ramona Planning Group has voted unanimously to support the project. The soils present on-site are Fallbrook sandy loam soils which have a Storie Index of 48 and 51. The threshold for consideration of "prime" soils is a Storie Index of between 80 and 100.

## II. POPULATION AND HOUSING.

1. Would the proposal potentially induce substantial growth in an area either directly or indirectly? No.
2. Would the proposal displace a potentially significant amount of existing housing, especially affordable housing? No.

Brief Explanation of Population and Housing Answers (as necessary): No existing housing occurs on-site. The first phase of the project will be limited to accommodate a maximum of 500 persons. Further expansion will require the extension of sewer, which is presently in downtown Ramona, approximately 1.5 miles to the south of the project. It is not likely that sewer would be extended solely for the project due to the large cost involved. Extension of the sewer and eventually hookup by the project would occur through a natural extension through 78 as increased density and development occurs.

## III. 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), subsidence of land (from groundwater extraction), or landslides? No.
2. Would the proposal result in potentially significant increased erosion? No.
3. Would the proposal result in potentially significant unstable soil conditions from excavation, grading, or fill? No.
4. Does the proposal have soil characteristics that have the potential to substantially increase grading quantities? No.
5. Would the proposal result in a potentially significant adverse effect to unique geologic features? No.
6. Would the proposal result in potentially significant loss of availability of a known significant mineral resource that would be of future value to the region? No.

Brief Explanation of Geologic Problems Answers (as necessary): The project does not occur within an identified Alquist-Priolo fault impact zone. The Fallbrook sandy loam soils which have been identified on-site are listed as having a moderate erosion potential. The slopes on-site are moderate to gentle, thus not requiring extensive grading quantities.

#### IV. WATER RESOURCES.

1. Would the proposal create a potentially significant adverse environmental impact to drainage patterns or the rate and amount of surface runoff? No.
2. Would the proposal result in a potentially significant increase in local imported water supply demand? No.
3. Would the proposal have a potentially significant adverse impact on surface water quality? No.
4. 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 impacts on groundwater quantity? No.
5. Would the project have a potentially significant adverse impact on groundwater quality? No.

Brief Explanation of Water Resources Answers (as necessary): The project will utilize imported water from the Ramona Municipal Water District for all potable uses. However, some groundwater production is proposed to supply partial irrigation demand. The project has been limited to a total demand of 0.81 acre-feet per year. This value is consistent with the San Diego County Groundwater Ordinance, considering the size of the parcel and the amount of annual precipitation. Upon initiation of groundwater production, annual groundwater reports will be required to confirm that the facility is within groundwater extraction limits. The septic system has been approved by the County's Department of Environmental Health.

#### V. 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? No.
2. Would the proposal have the potential to significantly increase the exposure of sensitive receptors to any excessive levels of air pollutants? No.



Environmental Analysis Form

-4-

P95-007, Log No. 95-9-4

3. Would the proposal potentially result in the emission of objectionable odors at a significant intensity over a significant area? No.

Brief Explanation of Air Quality Answers (as necessary): The project will not require any special permits from the Air Pollution Control District.

#### VI. TRANSPORTATION/CIRCULATION.

1. Would the proposal result in a potential increase in traffic congestion that is significant in relation to existing traffic loads and street capacities? No.
2. Would the proposal result in potentially significant adverse traffic safety impacts related to development of, or increased exposure to, identified traffic safety issues (e.g., sharp curves, limited sight distance, or dangerous intersections) or incompatible uses (e.g., farm equipment, heavy truck use)? Yes, unless mitigated.
3. Would the proposal potentially result in inadequate emergency access? Yes, unless mitigated.
4. Would the proposal potentially result in insufficient parking capacity on-site or off-site? No.
5. Would the proposal result in a potentially significant adverse increase in hazards or barriers for pedestrians or bicyclists? No.

Brief Explanation of Transportation/Circulation Answers (as necessary): The mitigation measures proposed for this project, which require improvements to SR 78, will mitigate potential safety impacts.

#### VII. BIOLOGICAL RESOURCES.

1. Would the proposal result in potentially significant adverse impacts to an endangered, threatened or rare plant or animal species or their habitats? No.
2. Would the proposal result in potentially significant adverse impacts to wetland habitat)? No.
3. Would the proposal result in potentially significant adverse impacts to wildlife dispersal or migration corridors? No.

Brief Explanation of Biological Resources Answers (as necessary): The project site is 100% disturbed due to historic grazing and agricultural practices. Although the site is likely used on occasion by various species of raptors for foraging, the relatively small acreage (12 acres) of the site makes this issue less than significant.

**VIII. HAZARDS.**

1. Would the proposal present a significant risk of accidental explosion or release of hazardous substances? No.
2. Would the proposal have the potential to significantly interfere with an emergency response plan or emergency evacuation plan? No.
3. Would the proposal have the potential to significantly increase the fire hazard in areas with flammable vegetation? No.
4. Would the proposal expose people or property to flooding? No.
5. Would the proposal expose people to any other demonstrable potentially significant health or safety hazard not listed above? No.

Brief Explanation of Hazards Answers (as necessary): There is no identified floodplain on-site. The non-native grasses on-site and on adjacent properties are mowed periodically by the owners. Thus, the fire danger is low.

**IX. NOISE.**

1. Would the proposal expose people to potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance)? No.
2. Would the proposal generate potentially significant adverse noise levels? (i.e., in excess of the County General Plan or Noise Ordinance)? No.

Brief Explanation of Noise Answers (as necessary): The project must not exceed the County's Noise Ordinance levels at the property line. Standard conditions regulating the use of "chimes" and other noise-generating mechanical sound devices will be made conditions of the Major Use Permit.

**X. PUBLIC SERVICES.**

Would the proposal create potentially significant adverse effects on, or result in the need for new or significantly altered services or facilities including a significantly increased maintenance burden on fire or police protection, schools, parks, or other public services or facilities? No.

Brief Explanation of Public Services Answer (as necessary): The project has received all necessary service letters. The initial phase of the project will accommodate 500 persons and will utilize a septic system. Phases 2 and 3 which will increase this number and will require the

presence of sewer along SR 78. No expansion beyond 500 persons will be allowed by the Department of Public Health until the availability of sewer.

#### **XI. UTILITIES AND SERVICES.**

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

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

No.

Brief Explanation of Utilities and Service Systems Answers (as necessary): The eventual expansion of this project is dependent on the availability of a sewer system. Sewer presently exists approximately one mile away to the south. Due to the expense of extending a sewer line, this project must wait until natural expansion of the sewer line occurs along SR 78.

#### **XII. AESTHETICS.**

1. Would the proposal result in a demonstrable potentially significant adverse effect on a scenic vista or scenic highway? No.
2. Would the proposal result in a demonstrable potentially significant adverse visual impact that results from landform modification, development on steep slopes, and or excessive grading (cut/fill slopes)? No.
3. Would the project have any other demonstrable potentially significant negative aesthetic effect not included above? No.
4. Would the project produce excessive light or glare? No.

Brief Explanation of Aesthetics Answers (as necessary): The project site development is adequately pulled back from the narrow strip which runs along SR 78 which has the "S" (Scenic) overlay. The project has a mitigation measure which requires a landscape plan. The visual study which was prepared for the project demonstrates that the project will not have significant impacts to visual resources.



Environmental Analysis Form

-7-

P95-007, Log No. 95-9-4

**XIII. CULTURAL AND PALEONTOLOGICAL RESOURCES.**

1. Would the proposal grade or disturb geologic formations that may contain potentially significant paleontological resources? No.
2. 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?

No.

Brief Explanation of Cultural and Paleontological Resources Answer (as necessary): During site visits by environmental management staff with specific expertise in archaeology, no evidence of cultural resources was found.

**XIV. OTHER IMPACTS NOT DETAILED ABOVE:**

None.

Brief Explanation of Other Impacts Answers (as necessary): Not applicable.

**XV. 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? No.
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? No.

Environmental Analysis Form

-8-

P95-007, Log No. 95-9-4

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) No.
4. Does the project have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly? No.

Brief Explanation of Mandatory Findings of Significance Answers (as necessary): Potentially significant impacts for visual resources and traffic safety have been mitigated to a level below significant by mitigation measures which have been made a condition of project approval.

#### **XVI. EARLIER ANALYSES.**

Earlier California Environmental Quality Act (CEQA) analyses are used where one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration.

1. Earlier analyses used. None.
2. Impacts adequately addressed in earlier CEQA documents. The following effects from the above checklist that are within the scope of, and were adequately analyzed in, an earlier CEQA document. Not applicable.
3. Mitigation measures. Not applicable.

#### **XVII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST**

Traffic/Circulation Impact Analysis, prepared by Graves Engineering, March 28, 1995.

Visual Analysis for The Ramona First Baptist Church, prepared by Kenneth D. Smith, March 24, 1995.

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## County of San Diego

**MARK WARDLAW**  
DIRECTOR  
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March 30, 2017

### **SUBSEQUENT MITIGATED NEGATIVE DECLARATION**

**PROJECT NAME:** Mountain View Community Church Major Use Permit Modification

**RECORD ID:** PDS2014-MUP-95-007W1

**ENVIRONMENTAL LOG NO.:** PDS2014-ER-95-09-004A

**This Document is Considered Draft Until it is Adopted by the Appropriate  
County of San Diego Decision-Making Body.**

This Subsequent Mitigated 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 Mountain View Community Church Major Use Permit Modification
1. California Environmental Quality Act Subsequent Mitigated Negative Declaration Findings:

Find, that this Subsequent Mitigated 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 Subsequent Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Subsequent Mitigated Negative Declaration) that there is no substantial evidence that the project as revised 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:



**A. BIOLOGY**

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

**BIO#1–OFFSITE MITIGATION [PDS, FEE X2]**

**INTENT:** In order to mitigate for the impacts to non-native grassland, which is a sensitive biological resource pursuant to the California Environmental Quality Act (CEQA), offsite mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of 0.3 acre of non-native grassland, located within a County-approved mitigation bank in North County, as indicated below.

- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
  1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
  2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
  3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
  4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation habitat of the same amount and type of land located in North County as indicated below:
  1. Prior to purchasing the land for the proposed mitigation, the location should be pre-approved by [PDS].
  2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite-mitigation is proposed to be managed by DPR, the RMP shall also be prepared and approved to the satisfaction of the Director of DPR.
  3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.

4. The purchase and dedication of the land and the selection of the Resource Manager and establishment of an endowment to ensure funding of annual ongoing basic stewardship costs shall be complete prior to the approval of the RMP.
5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land). Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

**DOCUMENTATION:** The applicant shall purchase the offsite mitigation credits and provide the evidence to the [PDS, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PCC], for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the mitigation shall occur. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PCC] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] [DPR, GPM] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

**GRADING PERMIT:** *(Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits).*

#### **BIO#2-RESOURCE AVOIDANCE [PDS, FEE X2]**

**INTENT:** In order to avoid impacts to nesting migratory birds, which are sensitive biological resources pursuant to CEQA, the federal Migratory Bird Treaty Act, and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code and the Endangered Species Act, there shall be a grading limitation implemented on all plans.

**DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading during the migratory bird breeding season defined as occurring between February 15 and August 31 of any year. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds are nesting in the vicinity or within 300 feet of the brushing, clearing or grading. Pre-construction survey(s) should be conducted by a County-approved biologist within 10 days prior to the proposed start of brushing, clearing and/or grading.

**DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this

condition provided that no nesting or breeding birds are present in the vicinity as described above. No grading shall occur until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDCI] shall not allow any grading during the specified dates unless there is concurrence from the [PDS, PCC]. The [PDS, PCC] shall review the concurrence letter.

## B. CULTURAL

**GRADING PERMIT:** *(Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits).*

### **CULT#1 ARCHAEOLOGICAL MONITORING [PDS, FEE X 2]**

**INTENT:** In order to mitigate for potential impacts to undiscovered buried archaeological resources, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

**DOCUMENTATION:** The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and or improvement plans and

Negative Declaration

- 5 -

March 30, 2017

issuance of any Grading or Construction Permits. **MONITORING:** The [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

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

#### **CULT#2 CULTURAL RESOURCES REPORT [PDS, FEE X2]**

**INTENT:** In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that the disposition of all cultural materials collected during the survey, evaluation, and archaeological monitoring program have been completed as follows:
  - (1) All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- (2) Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by



Negative Declaration

- 6 -

March 30, 2017

payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

**DOCUMENTATION:** The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

#### **DRAFT GRADING PLAN NOTES:**

***PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS:*** *(Prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

#### **(CULTURAL RESOURCES)**

##### **CULT#GR-1 ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING [PDS, FEE X2]**

**INTENT:** In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented.

**DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Kumeyaay Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to ensure that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Kumeyaay Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall confirm the attendance of the approved Project Archaeologist.

***DURING CONTRUCTION:*** *(The following actions shall occur throughout the duration of the grading construction).*

**(CULTURAL RESOURCES)**

**CULT#GR-2 ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION [PDS, FEE X2]**

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

- a. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.
- b. In the event that previously unidentified potentially significant cultural resources are discovered:
  1. The Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
  2. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
  3. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
  4. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
  5. A Research Design and Data Recovery Program (Program) is required to mitigate impacts to identified significant cultural resources. The Research Design and Data Recovery Program shall be prepared by the Project

Archaeologist in coordination with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

c. If any human remains are discovered:

1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
3. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
5. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

**DOCUMENTATION:** The applicant shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Archeologist or applicant fails to comply with this condition.

**ROUGH GRADING:** *(Prior to rough grading approval and issuance of any building permit).*

**(CULTURAL RESOURCES)**

**CULT#GR-3 ARCHAEOLOGICAL MONITORING – ROUGH GRADING [PDS, FEE]**

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF**

Negative Declaration

- 9 -

March 30, 2017

**REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring and communicate with local tribes as required below:

- a. If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Kumeyaay Native American Monitor must be included in the Negative Monitoring Report.
- b. If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

**DOCUMENTATION:** The applicant shall submit the Archaeological Monitoring Report to the [PDS, PPD] for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and any culturally affiliated tribe that requests a copy of the report. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **MONITORING:** The [PDS, PPD] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

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

## **(CULTURAL RESOURCES)**

### **CULT#GR-4 ARCHAEOLOGICAL MONITORING – FINAL GRADING [PDS, FEE]**

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report and communications shall include the following, if applicable:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that the disposition of all cultural materials has been completed as follows:



- (1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- (2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

**DOCUMENTATION:** The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally affiliated tribe that requests a copy of the report. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

**C. PALEONTOLOGY****(PALEONTOLOGICAL RESOURCES)****PALEO#GR-2 PALEONTOLOGICAL MONITORING: [PDS, PPD] [RG, BP] [PDS,FEE].**

**INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2014-MUP-95-007W1, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

- a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#).
- b. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

**DOCUMENTATION:** The applicant shall submit the letter report to [PDS, PPD] for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection ([Grading Ordinance SEC 87.421.a.2](#)), the letter report shall be completed. **MONITORING:** PDS shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

**DURING CONTRUCTION:** *(The following actions shall occur throughout the duration of the grading construction).*

**(PALEONTOLOGICAL RESOURCES)****PALEO#GR-1 PALEONTOLOGICAL MONITORING: [DPW, PDCI] [PDS, PPD] [PC] [PDS, FEE X2]**

**INTENT:** In order to comply with the Mitigation Monitoring and Reporting Program pursuant to PDS2014-MUP-95-007W1, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site has low levels of sensitive Paleontological resources. All grading activities are subject to the [County of San Diego Grading Ordinance Section 87.430](#), if any significant resources (Fossils) are encountered during grading activities.

- a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any



dimension, stop all grading activities and contact PDS before continuing grading operations.

- b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the San Diego County Guidelines for Determining Significance for Paleontological Resources.

**TIMING:** Monitoring shall occur throughout the duration of the grading construction.

**MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact PDS if the grading contractor or applicant fails to comply with this condition.

#### D. NOISE

**DURING CONSTRUCTION:** *(The following actions shall occur throughout the duration of the grading construction).*

**TEMPORARY CONSTRUCTION NOISE:** [DPW, PDCI].

**INTENT:** In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers
- d. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations away from noise sensitive receivers.

**DOCUMENTATION:** The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

#### 3. Critical Project Design Elements That Must Become Conditions of Approval:

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.

#### **DEH#1–ONSITE WASTEWATER TREATMENT SYSTEM**

**INTENT:** In order to ensure that the on-site Supplemental Treatment System (STS) is adequate and complies with the [County Regulatory Code Section 68.311](#), the following conditions must be enforced. **DESCRIPTION OF REQUIREMENT:**

- a. Each unit shall be connected to an appropriately sized septic tank and a Supplemental Treatment System (STS) approved for use (NSF Standard 40) within the County of San Diego.
- b. The accepted percolation rate is 17 MPI. Adequate area shall be allocated for each lot to place a primary and reserve drip dispersal system based on this rate and the expected wastewater flow.
- c. The property owner will be required to obtain an Annual Operating Permit from the Department of Environmental Health for the onsite wastewater treatment system prior to occupancy of the church and accessory buildings. The Annual Operating Permit must be renewed each year with the Department of Environmental Health.
- d. The property owner will be required to obtain and maintain an annual service contract, from a qualified service provider, for their onsite wastewater treatment system. This contract must include biannual inspections and reporting of all inspection results to DEH by the landowner or their service provider.

**DOCUMENTATION:** The applicant shall provide PDS a letter from DEH stating that the Plans have been reviewed for septic purposes, and have received approval. **TIMING:** Prior to the approval of any plan, and prior to the approval of any plan, issuance of any permit, the applicant shall have the septic system reviewed. **MONITORING:** The [PDS, PCC] shall review the documents provided for the satisfaction of this condition.

#### **NOISE#1–INTERIOR NOISE STUDY [PDS, FEE X 1]**

**INTENT:** In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#), and as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#) an interior noise report must be submitted to demonstrate future noise exposure of land uses for sensitive receptors are below levels of significance. **DESCRIPTION OF REQUIREMENT:** Any proposed educational building sanctuaries as referenced within the Noise Report prepared by LDN consulting dated October 21, 2015, shall comply with the following:

- a. A County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed **educational buildings and sanctuary structure** would not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the [General Plan](#) community noise equivalent levels (CNEL) of 50 dB for interior noise. Future traffic noise level



estimates, must utilize a Level of Service "C" traffic flow for SR-78. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.

- b. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before subsequent approval of any future building permit.

**DOCUMENTATION:** The applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the [PDS, BD] for review and approval before the building permits can be issued. To the satisfaction of the [PDS, PCC], the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures. **TIMING:** Prior to the approval of any building plan and the issuance of any building permit for the educational buildings an sanctuary as referenced within the Noise Report prepared by LDN Consultants dated October 21, 2015, the requirements of this condition shall be completed. **MONITORING:** The [PDS, BD] shall route the building plans and noise analysis to the [PDS, PCC] for review. The [PDS, PCC] shall review the acoustical analysis and building plans for compliance with this condition, and make any recommendations that shall be implemented on the proposed building plans. The [PDS, BPPR], shall verify that the building plans comply with this condition and the recommendations of [PDS, PCC].

#### **NOISE#2–NOISE REQUIREMENT [PDS, FEE X1]**

**INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: The rooftop mechanical units shall be screened by a proposed parapet wall design on both educational buildings and the sanctuary pursuant to the Noise Report prepared by LDN Consulting dated October 21, 2015. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit for the educational buildings and sanctuary structure, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

#### **NOISE#3–NOISE CONTROL DESIGN MEASURES [PDS FEE X1]**

**INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining](#)



Significance, the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building and/or landscape plans: The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: The rooftop mechanical units shall be screened by a proposed parapet wall design on both educational buildings and the sanctuary pursuant to the Noise Report prepared by LDN Consulting dated October 21, 2015. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational. **MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and/or landscape plans, and this permit's conditions.

**NOISE#4-ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]**

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

**ROADS#2-HAUL ROUTE PLAN**

**INTENT:** In order to ensure roads are not damaged by heavily loaded trucks on the route identified during the construction phase (or subsequent operations). A Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

- a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused by them to the on-site and offsite County maintained roads that serve the property either during construction or subsequent operations.
- b. The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads identified on the haul route plan shall be returned to the existing condition or better.



- c. Prior to the import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed, and sweeping to be performed at the end of each week or more frequently depending on hauling schedule.

**DOCUMENTATION:** The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on road mentioned above. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance]. **TIMING:** Prior to the approval of any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a HRP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the HRP for compliance with this condition.

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

 \_\_\_\_\_

on September 29, 2017

David Sibbet, Planning Manager  
Project Planning Division

MW:DS:ms



# County of San Diego

**MARK WARDLAW**  
DIRECTOR  
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**March 30, 2017**

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

### **FOR PURPOSES OF CONSIDERATION OF PDS2014-MUP-95-007W<sup>1</sup>**

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

**1. Background on the previously adopted MND:**

An MND for Ramona Baptist Church Major Use Permit, PDS1995-3300-95-007 was adopted by the Planning and Environmental Review Board (PERB) on January 16, 1997. The adopted MND found the project would have potentially significant effects to traffic, which were clearly mitigated. These potentially significant effects that were clearly mitigated consisted of the following: executed a secured agreement to improve and construct a left-turn lane north bound on SR-78 for traffic movements into Ash Street by lengthening the turn lane, execute a lien agreement to share in the construction cost to improve the vertical curve sight distance on SR-78 southerly of Ash Street, and Landscape Plans which include water conservation.

**2. Lead agency name and address:**

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

- a. Contact Marisa Smith, Project Manager
- b. Phone number: (858) 694-2621
- c. E-mail: [marisa.smith@sdcounty.ca.gov](mailto:marisa.smith@sdcounty.ca.gov)



Mountain View Community Church  
Major Use Permit Modification  
PDS2014-MUP-95-007W<sup>1</sup>

- 2 -

March 30, 2017

3. Project applicant's name and address:

Hedy Levine, REC Consultants, Inc., 2442 Second Ave, San Diego, CA 92101

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

The applicant requests a Major Use Permit (MUP) Modification of MUP95-007 to expand the existing church site in four separate phases of development. The site currently includes a 16,767 square foot fellowship hall and 9,924 square foot education building, along with 150 parking spaces. Septic fields exist on site.

Phase 1 of the Modification would consist of constructing a 1,697 square foot lobby with a bridge on the roof to connect the existing fellowship hall and education building (Building A). This proposal was included in the original MUP. The applicant would be removing the original MUP proposal for a monument sign and baseball field during this phase.

Phase 2 would involve the construction of a two-story, 9,924 square foot education building (Building C) to the northeast of the existing fellowship hall. Parking will be reconfigured to accommodate the new building, and the total parking count at this stage would be 173. A bio-retention basin would be added within the island area of the parking lot, north of the Educational Building. In addition, play structures would be temporarily relocated within the site during construction.

Phase 3 consists of the construction of a two-story 35,512 square foot sanctuary building to the south of the existing education building. The parking during Phase 3 would increase to 409 spaces. This phase would also add a 24-foot wide fire lane connecting the northern most entrance to the southern entrance. A driveway to the south along Meadowlark Way would be added and would include monument signage for the church. A large detention basin would be constructed along the southern portion of the project site and a smaller basin would be constructed in the northeastern corner of the property adjacent to an advanced wastewater treatment system. A large flat pad would be included in this phase which would accommodate development in Phase 4.

Phase 4 would conclude with the construction of a final two-story 9,924 square foot educational building (Building B). A final bio-retention basin would be added adjacent to Building B. The final parking count after Phase 4 is complete would be 459.

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

YES

NO



If yes, describe **ALL** differences.

Aesthetics, Biology, Cultural, Paleontological, Transportation/Traffic

Mountain View Community Church  
Major Use Permit Modification  
PDS2014-MUP-95-007W<sup>1</sup>

- 3 -

March 30, 2017

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

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

Mountain View Community Church  
Major Use Permit Modification  
PDS2014-MUP-95-007W<sup>1</sup>

- 4 -

March 30, 2017

# **DETERMINATION:**

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

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

Signature

March 30, 2017

Date

Marisa Smith

Printed Name

Project Manager

Title

## INTRODUCTION

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

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

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

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

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



Mountain View Community Church  
Major Use Permit Modification  
PDS2014-MUP-95-007W<sup>1</sup>

- 6 -

March 30, 2017

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

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

### ENVIRONMENTAL REVIEW UPDATE CHECKLIST

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

YES  
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NO  
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The project would not within a scenic vista, would not visually impact a scenic resource. However, the project is located adjacent to State Route 78, which is identified as a County Scenic Highway in the County of San Diego General Plan. In addition, the project was evaluated for impacts to the visual character and quality of the site and surroundings, as well as day and nighttime views.

The existing church would be developed in four separate phases, in which the church buildings would essentially double in cumulative square footage, from 26,691 square feet to 55,360 square feet. All buildings (existing and proposed) would have two stories. The existing education building is 32-feet, six-inches in height and a footprint of 5,124 square feet. The two new education buildings (Buildings "B" and "C") would be the same footprint, design, and height as the existing education building. The existing fellowship hall has a height of 35-feet and a footprint of 11,940 square feet, and would remain unchanged. The proposed sanctuary building would have a footprint of 28,162 square feet in size and an undulating roof layout, which would vary in height from 34-feet to 36-feet 1 ¼-inch. It should be noted that the original Major Use Permit included the existing fellowship hall, two education buildings, and a softball field. The increase in structures would change from three buildings (fellowship hall and two education buildings) to five buildings (fellowship hall, three education buildings and a sanctuary). The softball field would be replaced with a new parking lot. An elevation layout of all buildings after the final phase is found on page 7.1 of the plot plan.

**Visual Character and Quality** - While the combined square footage of the buildings will double in size, the applicant has proposed design features to help limit the visual impact. For example, landscaping would be added along Ash Street and State Route 78, which would help to buffer and screen the church and new parking area. Also, the buildings would be painted earth tone colors, which were approved by the Ramona Design Review Board on November 20, 2014, and the

Mountain View Community Church  
Major Use Permit Modification  
PDS2014-MUP-95-007W<sup>1</sup>

- 7 -

March 30, 2017

Community Planning Group on December 15, 2014. Finally, the buildings would be separated no less than 30 feet from each other, as opposed to a single mass building. These breaks between the buildings allow a passing viewer to "see through" the gaps in the buildings and to the land in the background, which provides intermittent breaks in design for the viewer.

County Scenic Highway - Also, the proposed additions would be located a minimum of 80 feet from State Route 78. This increased distance allows the buildings to appear smaller from the vantage point of motorists and pedestrians travelling along State Route 78. Therefore, for the traveler along State Route 78, the view would be temporary and change as the viewer moved through the viewshed. Open space separates the project from the roadway. At times this view may be shielded by vegetation or other impediments to the line of sight such as existing buildings. Their exposure would be considered moderate.

Day and Nighttime Views – As previously discussed in the "Visual Character and Quality" above, the applicant has proposed mitigation measures such as landscaping, muted paint colors, increased setbacks and layout of the structures, to help minimize visual impacts. For the nighttime views, the applicant has submitted and obtained approval of a Photometric Study. The plans indicate how the greatest concentration of lights would be on and around the sanctuary building and existing fellowship hall. Each parking lot light would be attached to a 20-foot high pole. The majority of the parking lot lighting would be within the southern parking area. As with all projects, the plans would be required to conform to the Lighting Ordinance, which requires design features (low lumens, shielding of lights) to help minimize spilling of light into the night sky or adjacent properties. In addition, the project's outdoor lighting is controlled through the Major Use Permit, which further limits outdoor lighting through strict controls. Therefore, compliance with the Code, in combination with the outdoor lighting and glare controls listed above ensures that the project will not create a significant new source of substantial light or glare.

Therefore, with the design features provided, the Modification to the Major Use Permit will not result in any adverse project or cumulative level effect to aesthetic resources.

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

YES  
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NO  
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**III. AIR QUALITY** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality

Mountain View Community Church  
Major Use Permit Modification  
PDS2014-MUP-95-007W<sup>1</sup>

- 8 -

March 30, 2017

Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES  
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NO  
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**IV. BIOLOGICAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES  
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NO  
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Based on a Biological Resources Letter Report dated July 17, 2015 prepared by REC Consultants, it has been determined that the project site is partially developed and supports non-native grassland, disturbed land, and developed land. In order to mitigate for the impacts to non-native grassland, the applicant shall either purchase mitigation habitat credit or provide for the conservation of habitat of 0.3 acre of non-native grassland. If purchasing the conservation habitat, the purchase must be within a County-approved mitigation bank in the North County, as detailed in the conditions of the Decision.

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

YES  
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NO  
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Based on an analysis of records and a survey of the property by staff archaeologist, Donna Beddow, it has been determined that there are no historical resources, archaeological resources, human remains, or unique geologic features within the project site. Therefore, there would be no impact to these resources.

However, a review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on geological formations that potentially contain unique paleontological resources. Excavating into undisturbed ground beneath the soil horizons may cause a significant impact if unique paleontological resources are encountered. Since an impact to paleontological resources does not typically occur until the resource is disturbed, monitoring during excavation is the essential measure to mitigate potentially significant impacts to unique paleontological resources to a level below significance.

The project has low potential for containing paleontological resources and will excavate the substratum and/or bedrock below the soil horizons.

A monitoring program implemented by the excavation/grading contractor will be required. Equipment operators and others involved in the excavation should watch for fossils during the normal course of their duties. In accordance with the Grading Ordinance, if a fossil or fossil assemblage of greater than twelve inches in any dimension is encountered during excavation, all excavation operations in the area where the fossil or fossil assemblage was found shall be suspended immediately, the County's Permit Compliance Coordinator shall be notified, and a Qualified Paleontologist shall be retained by the applicant to inspect the find to determine if it is significant. A Qualified Paleontologist is a person who has, to the satisfaction of the Planning & Development Services Director:

- A Ph.D. or M.S. or equivalent in paleontology or closely related field (e.g., sedimentary or stratigraphic geology, evolutionary biology, etc.);
- Demonstrated knowledge of southern California paleontology and geology; and
- Documented experience in professional paleontological procedures and techniques.

If the Qualified Paleontologist determines that the fossil or fossil assemblage is significant; a mitigation program involving salvage, cleaning, and curation of the fossil(s) and documentation shall be implemented. If no fossils or fossil assemblages of greater than 12 inches in any dimension are encountered during excavation, a "No Fossils Found" letter will be submitted to the County Planning & Development Services identifying who conducted the monitoring and that no fossils were found. If one or more fossils or fossil assemblages are found, the Qualified Paleontologist shall prepare a report documenting the mitigation program, including field and laboratory methodology, location and the geologic and stratigraphic setting, list(s) of collected fossils and their paleontological significance, descriptions of any analyses, conclusions, and references cited.

Therefore, with the implementation of the above project requirements during project grading operations, potential impacts to paleontological resources will be less than significant. Furthermore, the project will not result in a cumulative impact to paleontological resources because other projects that require grading in sensitive paleontological resource areas will be required to have the appropriate level of paleontological monitoring and resource recovery. In



Mountain View Community Church  
Major Use Permit Modification  
PDS2014-MUP-95-007W<sup>1</sup>

- 10 -

March 30, 2017

addition, other projects that propose any amount of significant grading would be subject to the requirements for paleontological monitoring as required pursuant to the County's Grading Ordinance. Therefore, the project would not result in a significant direct, indirect, or cumulatively significant loss of paleontological resources.

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

YES  
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NO  
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**VII. GREENHOUSE GAS EMISSIONS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES  
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NO  
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Since the previous Mitigated Negative Declaration was adopted, the State CEQA Guidelines were amended (March 2010) to require that the potential environmental effects of greenhouse gas emissions be addressed in CEQA documents.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. Development of regional targets is underway and SANDAG is in the process of preparing the region's Sustainable Communities Strategy (SCS) which will be a new element of the 2050 Regional Transportation Plan (RTP). The strategy will identify how regional

greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego's General Plan, adopted in 2011, incorporates various climate change goals and policies. These policies provide direction for individual development projects to reduce GHG emissions and help the County meet its GHG emission reduction targets identified in the Climate Action Plan. The County is also in the process of developing a Climate Action Plan (CAP) and revising its Guidelines for Determining Significance.

The County continues to utilize an annual 900 metric ton carbon dioxide equivalent (MT CO<sub>2</sub>e) screening level, referenced by the California Air Pollution Control Officers Association as a conservative criterion, for determining the size of projects that would require further analysis and possibly specific design features or mitigation with regard to GHG emissions. The church expansion would involve construction activities and increased mobile trips, resulting in 12.7 MT CO<sub>2</sub>e/year for construction (amortized over 20 years) and 586 MT CO<sub>2</sub>/year of operational emissions, for a project total of 599 MT CO<sub>2</sub>e/year, which is below the 900 metric tons screening level used by The County of San Diego. Because it is not anticipated that project GHG emissions would exceed 900 metric tons, the modification would not have a significant cumulative contribution to climate change.

Therefore, no new environmental impacts associated with greenhouse gas emissions would occur and no revisions to the previous MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects is required.

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

Mountain View Community Church  
Major Use Permit Modification  
PDS2014-MUP-95-007W<sup>1</sup>

- 12 -

March 30, 2017

involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES  
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NO  
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Since the previous ND was adopted, there have been changes in the circumstances under which the project was undertaken related to Hazards. The project site is located within the declared Urban-Wildland Interface (UWI) area or a Hazardous Fire Area, and a Fire Protection Plan was prepared by the applicant and approved by the Fire Chief and PDS pursuant to Article 86, Section 8601 of the 2001 California Fire Code. The approved Fire Protection Plan details the adequacy of the water supply, proposed access, building ignition and fire resistance, fire protection systems and equipment, Fuel Modification Zones and vegetation management. The following project design measures will also be implemented as a part of the project: addition of three new fire hydrants, "no parking" signs along roadways measuring 24-feet in width or less, defensible space of 100-feet maintained around all structures, and the addition and maintenance of an approved landscape plan. Therefore, although there are changes in circumstances, these changes will not result in new significant environmental effects related to hazards.

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

YES  
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NO  
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The project proposes an addition to an existing church with new buildings and parking areas, which requires National Pollution Discharge Elimination System (NPDES) permits for discharges of storm water associated with construction activities. The project applicant has provided a copy of A Major Stormwater Management Plan which demonstrates that the project will comply with all requirements of The NPDES Permit. The project site proposes and will be required to implement the following site design measures and/or source control BMPs and/or treatment control BMPs to

Mountain View Community Church  
Major Use Permit Modification  
PDS2014-MUP-95-007W<sup>1</sup>

- 13 -

March 30, 2017

reduce potential pollutants to the maximum extent practicable from entering storm water runoff: Bioretention Basins and all other Source Control BMPs described in the Major Stormwater Management Plan. These measures will enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. R9-2007-0001), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

In addition, the proposed project will not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons, based on a Drainage Study prepared by REC Consultants on December 15, 2015:

- Drainage will be conveyed to either natural drainage channels or approved drainage facilities.
- The project will not increase water surface elevation in a watercourse with a watershed equal to or greater one square mile by 1 foot or more in height.
- The project will not increase surface runoff exiting the project site equal to or greater than one cubic foot/second.

Therefore, the project will not 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. Moreover, the project will not contribute to a cumulatively considerable alteration or a drainage pattern or increase in the rate or amount of runoff, because the project will substantially increase water surface elevation or runoff exiting the site, as detailed above.

Finally, the project would have no impact on an impaired water body, it would not change the existing capacity of runoff water into storm drains, would not add a significant amount of additional sources of polluted runoff, it would not place structures within a flood area, and it would not impede or redirect flood flows.

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

YES  
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NO  
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Mountain View Community Church  
Major Use Permit Modification  
PDS2014-MUP-95-007W<sup>1</sup>

- 14 -

March 30, 2017

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

YES  
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NO  
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**XII. NOISE** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES  
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NO  
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The project is the expansion of an existing church. Existing facilities include a two-story hall and a two-story education building. The project modification would involve the construction of two additional educational structures and a sanctuary. The project would be subject to the County Noise Element which the land use categories of churches are subject to an interior noise level of 50 dBA. As part of the building design, noise measures such as (but not limited to) dual pane windows, construction materials, and door improvements may be need to conform to the 50 dBA requirement. The project would be conditioned to require an interior noise assessment to ensure conformance to this Noise Element requirement.

The project is zoned A70 and subject to the most restrictive nighttime one hour average 45 dBA sound level limit at the property line and 50 dBA daytime sound level limit. All noise sources associated with the project were assessed, comprised of outdoor church events, below ground wastewater treatment system, school activities, children playing, and mechanical unit. Both day and night source were assessed and demonstrated to comply with both the daytime and nighttime Noise Ordinance sound level requirements.

Construction noise was also assessed and would be subject to the 75 dBA eight hour sound level limit any occupied property line. Grading equipment would be spread-out over the project site from near distances to 400 feet away. Combined construction equipment operations would

Mountain View Community Church  
Major Use Permit Modification  
PDS2014-MUP-95-007W<sup>1</sup>

- 15 -

March 30, 2017

be more than 100 feet away from the adjacent property lines. Additionally, no blasting or rock crushing is proposed during grading operations. Based on an average distance of over 100 feet, the grading activities would not exceed the 75 dBA requirement.

The proposed change would not be substantially more severe than what was assessed in the previous environmental. The changes described would not trigger the need to prepare a subsequent ND for noise. The project demonstrates Noise Ordinance compliance and Noise Element conformance.

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

YES

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NO

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

YES

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NO

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

YES

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NO

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**XVI. TRANSPORTATION/TRAFFIC** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing

Mountain View Community Church  
Major Use Permit Modification  
PDS2014-MUP-95-007W<sup>1</sup>

- 16 -

March 30, 2017

traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES  
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NO  
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A Traffic Impact Study, dated March 26, 2015, prepared by LOS Engineering was completed for the proposed project. The Traffic Impact Study identified that the proposed project would result in an additional 324 weekday and 1,301 Sunday ADT. The project trips would be distributed to Ash Street and SR-78. The traffic study found that the project would result in significant direct and cumulative impacts to Ash Street/SR-78 intersection, as well as an impact to a congestion management program (also SR-78). However, the mitigation measures will be required to reduce impacts to less than significant, which includes adding either a signalization or roundabout to the Ash Street/SR-78 intersection. With this mitigation, the project would not have a direct impact related to a conflict with policies establishing measures of the effectiveness for the performance of the circulation system, and the project would not conflict with the applicable congestion management program because CMP impacts would be fully mitigated.

The proposed project generates 324 weekday and 1,301 Sunday ADT. These trips will be distributed on Mobility Element roadways in the County some of which currently or are projected to operate at inadequate levels of service. The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. The TIF program creates a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. These new projects were based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing Mobility Element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, State, and Federal funding to improve freeways to projected level of service objectives in the RTP.

These project trips therefore contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. By ensuring TIF funds are spend for

Mountain View Community Church  
Major Use Permit Modification  
PDS2014-MUP-95-007W<sup>1</sup>

- 17 -

March 30, 2017

the specific roadway improvements identified in the TIF Program, the CEQA mitigation requirement is satisfied and the Mitigation Fee nexus is met. Therefore, payment of the TIF, which will be required at issuance of building permits, in combination with other components of the program described above, will mitigate potential cumulative traffic impacts to less than significant.

Finally, the project would not add any incompatible uses (e.g., farm equipment), would not increase hazards due to a design feature (e.g., sharp curves or dangerous intersections), and the project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

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

YES

☐

NO

☒

The project would discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. Discharged wastewater must conform to the Regional Water Quality Control Board (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCB to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCB with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits through the County and within the incorporated cities. DEH has reviewed the OSWS layout for the project and approved the project's OSWS on September 17, 2015. Therefore, the project is consistent with the wastewater treatment requirements of the RWQCB as determined by the authorized, local public agency.



Mountain View Community Church  
Major Use Permit Modification  
PDS2014-MUP-95-007W<sup>1</sup>

- 18 -

March 30, 2017

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

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

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

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

YES



NO



Aesthetics – The effects of the church expansion in regards to aesthetics would be less than significant with mitigation of landscaping. This was discussed in the previous MND, however, the expansion could create more impacts to visual character, scenic highways, and daytime/nighttime views. The project was conditioned with design features to ensure the Modification to the Major Use Permit will not result in any adverse project or cumulative level effect to aesthetic resources.

Biology – The effects of the church expansion in regards to biology would be less than significant with mitigation. This was discussed in the previous MND, however, the expansion would create new impacts to non-native grassland. In order to mitigate for the impacts to non-native grassland, the applicant shall either purchase mitigation habitat credit or provide for the conservation of habitat of 0.3 acre of non-native grassland.

Cultural/Paleontology– The effects of the church expansion in regards to Cultural/Paleontology would be less than significant with mitigation. This was discussed in the previous MND, however, the expansion may impact cultural and/or paleontological resources. Although a the site was found to be negative in cultural/paleontological resources, the project is conditioned to perform grading monitoring to ensure that if any resources are identified, that they are properly identified and recorded.

Traffic – The effects of the church expansion in regards to traffic would be less than significant with mitigation. This was discussed in the previous MND, however, the expansion would create new impacts to traffic. In order to reduce traffic impacts to less than significant, a condition is required to add either a signalization or roundabout to the Ash Street/SR-78 intersection. In addition, the project would be conditioned to enter into the Traffic Impact Fee (TIF) program.

Mountain View Community Church  
Major Use Permit Modification  
PDS2014-MUP-95-007W<sup>1</sup>

- 19 -

March 30, 2017

Attachments

- Previous environmental documentation (including any previous addenda, Negative Declarations, or EIRs (including Supplemental of Subsequent EIRs)
- Extended Initial Studies

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

Justin Rasas, LOS Engineering, Inc., Traffic Impact Study, March 26, 2015

Hedy Levine, REC Consultants, Inc., Fire Protection Plan, November 18, 2015

Donna Beddow, County of San Diego, Cultural Resources Survey Report – Negative Findings, September 29, 2014

Elyssa Robertson, REC Consultants, Inc., Biological Resources Report, July 17, 2015

Larry Newcomb, NEHA Certified Sanitarian, Advanced Treatment System, May 25, 2015

Jeremy Loudon, LDN Consulting, Inc., Noise Study, October 21, 2015

Bruce A. Robertson, REC Consultants, Inc., Drainage/Hydrology Report, August 2015

Bruce A. Robertson, REC Consultants, Inc., SWQMP/HMP, March 13, 2017

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

California Environmental Quality Act, CEQA Guidelines

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

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

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

California Public Resources Code, CPRC, Sections 40000-41956

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

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

County of San Diego Open Space Element of the General Plan

Mountain View Community Church  
Major Use Permit Modification  
PDS2014-MUP-95-007W<sup>1</sup>

- 20 -

March 30, 2017

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

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

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

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

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

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

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

Public Resources Code Sections 4290 and 4291

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

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

The Resource Conservation and Recovery Act (RCRA), 1976

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

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



# County of San Diego

**MARK WARDLAW**  
DIRECTOR

PLANNING & DEVELOPMENT SERVICES  
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**KATHLEEN FLANERY**  
ASSISTANT DIRECTOR

**November 5, 2019**

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

**FOR PURPOSES OF CONSIDERATION OF  
Mountain View Community Church  
PDS2019-MUP-95-007W1TE PDS2019-ER-95-004B  
APN:280-041-22 & -43**

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

1. Background on the previously adopted Mitigated Negative Declaration and Subsequent Mitigated Negative Declaration:

A Mitigated Negative Declaration (MND) for the Ramona Baptist Church (P95-007), Log No. 95-09-004, was adopted by the Planning and Environmental Review Board on January 9<sup>th</sup>, 1997. The adopted MND found significant effects to transportation/circulation.

A Modification to the Major Use Permit was approved by the Planning Commission September 9<sup>th</sup>, 2017. A Subsequent Mitigated Negative Declaration (SMND), Log No. 95-09-004A, was adopted for the Modification by the Planning Commission on September 29<sup>th</sup>, 2017. The SMND determined impacts to aesthetics, biological resources, cultural and paleontological resources, and transportation/ traffic to be less than significant with mitigation incorporated, while all other impact areas remained less than significant as previously determined by the adopted MND.

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



- a. Contact: Regina Ochoa, Project Manager
- b. Phone number: (858) 495-5338
- c. E-mail: [regina.ochoa@sdcounty.ca.gov](mailto:regina.ochoa@sdcounty.ca.gov)

3. Project applicant's name and address:

Josh Stewart  
 1191 Meadowlark Way  
 Ramona, CA 92065  
 (760) 789-0866

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

The project is a Time Extension to allow the applicant sufficient time to satisfy conditions of approval and start construction of the Church expansion authorized by the Major Use Permit Modification, which included the addition of two education buildings, a sanctuary, lobby expansion, walking bridge, increase and alteration in parking and landscaping, and upgrade from the existing wastewater treatment system.

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

YES

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NO

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If yes, describe **ALL** differences.

No changes to the previously approved project are proposed.

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

☒ NONE

☐ Aesthetics

☐ Biological Resources

☐ Greenhouse Gas Emissions

☐ Land Use & Planning

☐ Population & Housing

☐ Transportation/Traffic

☐ Agriculture and Forest Resources

☐ Cultural Resources

☐ Hazards & Haz Materials

☐ Mineral Resources

☐ Public Services

☐ Utilities & Service Systems

☐ Air Quality

☐ Geology & Soils

☐ Hydrology & Water Quality

☐ Noise

☐ Recreation

☐ Mandatory Findings of Significance



**DETERMINATION:**

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

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

Regina Ochoa  
Signature

November 5, 2019  
Date

Regina Ochoa  
Printed Name

Project Manager  
Title

## INTRODUCTION

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

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

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

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

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

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

**The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial**

importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

### ENVIRONMENTAL REVIEW UPDATE CHECKLIST

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

YES  
☐

NO  
☒

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

YES  
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NO  
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**III. AIR QUALITY** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES  
☐

NO  
☒

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



wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES  
☐

NO  
☒

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

YES  
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NO  
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**VI. GEOLOGY AND SOILS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES  
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NO  
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**VII. GREENHOUSE GAS EMISSIONS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES  
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NO  
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**VIII. HAZARDS AND HAZARDOUS MATERIALS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed

school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

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NO

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

YES

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NO

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

YES

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NO

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

YES

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NO

☒

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

YES

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NO

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

YES

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NO

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

YES

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NO

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

YES

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NO

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**XVI. TRANSPORTATION/TRAFFIC** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a

level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

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NO

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

YES

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NO

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

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

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

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

YES

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NO

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Attachments

- Mitigated Negative Declaration
- Subsequent Mitigated Negative Declaration
- Addendum to the Subsequent Mitigated Negative Declaration
- Ordinance Compliance Checklist

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

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

California Environmental Quality Act, CEQA Guidelines

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

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

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

California Public Resources Code, CPRC, Sections 40000-41956

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

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

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

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

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

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

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance No. 10410, County Codes §§ 67.801 *et seq.*)

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

Order No. 2001-01, National Pollutant Discharge Elimination System (NPDES) No. CAS 0109266, California Regional Water Quality Control Board, San Diego Region

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

Public Resources Code Sections 4290 and 4291

San Diego County Hydrology Manual, 2003

San Diego County Hydraulic Design Manual, 2014

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

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

The Resource Conservation and Recovery Act (RCRA), 1976

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

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

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

FOR PURPOSES OF CONSIDERATION OF  
Mountain View Community Church Major Use Permit Modification Time Extension  
PDS2019-MUP-95-007W<sup>1</sup>TE  
PDS2014-ER-95-09-004B

November 5, 2019

**I. HABITAT LOSS PERMIT ORDINANCE** – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

**II. MSCP/BMO** - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

**III. GROUNDWATER ORDINANCE** - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☐

The project will obtain its water supply from the Ramona Municipal 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.

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

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

**Wetland and Wetland Buffers:** 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. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

**Floodways and Floodplain Fringe:** 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. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

**Steep Slopes:** 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). There are no steep slopes on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

**Sensitive Habitats:** Sensitive habitat lands include unique vegetation communities and/or habitat that are either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the site as determined in the Biological Resources Letter Report prepared by REC Consultants, dated July 17, 2015. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.



***Significant Prehistoric and Historic Sites:*** The property has been surveyed by staff archaeologist, Donna Beddow, and it has been determined that the property does not contain any archaeological/ historical sites. As such, the project complies with the RPO.

**V. STORMWATER ORDINANCE (WPO)** - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

☒

NO

☐

NOT APPLICABLE

☐

Yes – The project Storm Water Management Plan has been reviewed and is found to be complete and in compliance with the WPO.

**VI. NOISE ORDINANCE** – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

☒

NO

☐

NOT APPLICABLE

☐

The project modification would involve the construction of two additional educational structures and a sanctuary. The project would be subject to the County Noise Element which the land use categories of churches are subject to an interior noise level of 50 dBA. As part of the building design, noise measures such as (but not limited to) dual pane windows, construction materials, and door improvements may be needed to conform to the 50 dBA requirement. The project would be conditioned to require an interior noise assessment to ensure conformance to this Noise Element requirement.

The project is zoned A70 and subject to the most restrictive nighttime one hour average 45 dBA sound level limit at the property line and 50 dBA daytime sound level limit. All noise sources associated with the project were assessed, comprised of outdoor church events, below ground wastewater treatment system, school activities, children playing, and mechanical unit. Both day and night source were assessed and demonstrated to comply with both the daytime and nighttime Noise Ordinance sound level requirements.

Construction noise was also assessed and would be subject to the 75 dBA eight hour sound level limit any occupied property line. Grading equipment would be spread-out over the project site from near distances to 400 feet away. Combined construction equipment operations would be more than 100 feet away from the adjacent property lines. Additionally, no blasting or rock crushing is proposed during grading operations. Based on an average distance of over 100 feet, the grading activities would not exceed the 75 dBA requirement.

## **Attachment D – Environmental Findings**

**MOUNTAIN VIEW COMMUNITY CHURCH  
MAJOR USE PERMIT MODIFICATION TIME EXTENSION**

**PDS2019-MUP-95-007W1TE;  
PDS2019-ER-95-09-004B**

**ENVIRONMENTAL FINDINGS  
December 13, 2019**

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS**

1. Find that the Addendum on file with Planning & Development Services as Environmental Review Number PDS2019-ER-95-09-004B was adopted in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein prior to approving the project; and

Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously adopted Negative Declaration adopted on January 9, 1997 and Subsequent Mitigated Negative Declaration adopted on September 29, 2017 and that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the Subsequent Mitigated Negative Declaration was adopted as explained in the Environmental Review Update Checklist dated November 5, 2019.

2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

## **Attachment E – Public Documentation**





**RAMONA COMMUNITY PLANNING GROUP**

15873 HWY 67, RAMONA, CALIFORNIA 92065

Phone: (760)445-8545

*Casey Lynch*  
*Chair*

October 7, 2019

*Torry Brean*  
*Vice-Chair*

*Kristi Mansolf*  
*Secretary*

*Jim Cooper*

*Scotty Ensign*

*Chris Holloway*

*Lynn Hopewell*

*Robin Joy Maxson*

*Donna Myers*

*Elio Noyas*

*Dawn Perfect*

*Paul Stykel*

*Dan Summers*

*Richard Tomlinson*

*Kevin Wallace*

Regina Ochoa  
Land Use/Environmental Planner  
Project Planning  
County of San Diego, Planning & Development Services  
5510 Overland Drive, Suite 310  
San Diego, CA 92123

RE: MUP 95-007W1TE, TIME EXTENSION FOR  
MOUNTAIN VIEW COMMUNITY CHURCH

The Ramona Community Planning Group reviewed the Time Extension request for the Mountain View Community Church at the meeting October 3, 2019. The following motion was made:

**MOTION: TO APPROVE THE TIME EXTENSION FOR  
THE MOUNTAIN VIEW COMMUNITY CHURCH AS  
SUBMITTED.**

The motion passed 13-0-0-0-1-1, with one member stepping down and 1 member absent.

Sincerely,

*Kristi Mansolf, Secretary*

CASEY LYNCH, Chair

Ramona Community Planning Group

## **Attachment F – Ownership Disclosure**



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

Record ID(s) PDS2014-MUP-95-007W1TE

Assessor's Parcel Number(s) 280-041-43, 280-041-22

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

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

Mountain View Community Church  
Cornerstone

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

Not Applicable  
No share holders

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

Mark Seets  
Eric Clarke  
Jason Winters  
Matt MacPetrie

Ron Hardesty  
Anthony Khoury  
Josh Stewart  
Dan Cunningham

Bruce Gallagher

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

Josh Stewart  
 Signature of Applicant

Print Name

Date

8/29/19

----- OFFICIAL USE ONLY -----

SDC PDS RCVD 9-5-19

**MUP95-007W1TE**

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