



The County of San Diego

Planning Commission Hearing Report

Date:	December 13, 2019	Case/File No.:	Saint Gregory of Nyssa Greek Orthodox Church; PDS2005-3300-05-010; PDS2005-3910-0514016
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Major Use Permit for a Religious Assembly Use
Time:	9:00 a.m.	Location:	1454 Jamacha Road
Agenda Item:	#3	General Plan:	Semi-Rural (SR-0.5)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Rural Residential (RR)
Applicant/Owner:	Saint Gregory of Nyssa Greek Orthodox Church, Peter Shenias	Community:	Valle De Oro Community Plan Area
Environmental:	Mitigated Negative Declaration	APN:	498-320-56-00

A. EXECUTIVE SUMMARY

1. Introduction

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed Major Use Permit (MUP) and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

The St. Gregory of Nyssa Greek Orthodox Church (Proposed Project), submitted in 2005, is a proposed multi-phase religious assembly facility in the Valle De Oro Community Planning area. The site is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Semi-Rural Residential (SR-0.5). The property is zoned Rural Residential (RR). Churches are classified in the Zoning Ordinance as "Civic, Fraternal or Religious Assembly" and are authorized in the RR zone upon approval of a MUP in accordance with Section 2185 of the Zoning Ordinance. The approximately 1.74-acre site is located along Jamacha Road, approximately 650 feet north of the Jamacha Road and Chase Avenue intersection.

In December of 2006, a Code Compliance warning (PDS2006-RFS-06-0027303) was issued for the property for the operation of a church in a single-family residence without a MUP. The Proposed Project was ultimately placed into idle status in 2011 due to financial constraints. The single-family residence was partially destroyed in a fire at the beginning of 2013. The structure was rebuilt through a fire-rebuild policy and is currently being used as a church. The Proposed Project has been

designed to accommodate financial constraints by including phasing. The additional buildings and improvements associated with the project will be constructed once sufficient funding is obtained for the future additions to the Proposed Project.

The sections contained in this report describe the following: development proposal, analysis and discussion, community planning group and public input, and the Planning & Development Services (PDS) recommendation.

The Planning Commission is asked to consider the Proposed Project and either approve the project as submitted, approve the project with modifications, or deny the project. PDS analyzed the Proposed Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances and reviewed the Proposed Project's potential impacts on the environment in accordance with CEQA. PDS has found the Proposed Project to be consistent with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances with the inclusion of conditions in the MUP Form of Decision. Based on staff's analysis, it is the position of staff that the findings can be made and PDS recommends adoption of the Mitigated Negative Declaration (MND), and approval of the Proposed Project with the conditions noted in the attached Form of Decision (Attachment B).

2. Requested Actions

This is a request for the Planning Commission to evaluate the proposed MUP for a religious assembly facility, determine if the required findings can be made and, if so, take the following actions:

- a. Adopt the Environmental Findings, which includes the adoption of a Mitigated Negative Declaration (MND) (Attachment D).
- b. Grant MUP PDS2005-3300-05-010, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

3. 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 Valle De Oro Community Plan?
- 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. DEVELOPMENT PROPOSAL

1. Subject Property and Surrounding Land Uses

The project site is directly adjacent to Jamacha Road, which is maintained by the California Department of Transportation (Caltrans). The project site is approximately 650 feet north of the Chase Avenue and Jamacha Road intersection. Access to the site is provided by a driveway located at the end of Maryann Way, a private road, that ultimately connects to Jamacha Road. Commercial uses including the Valhalla Village commercial shopping center are located directly south and adjacent to the project site. The commercial centers contain a Subway, Evans Tire, dry cleaners, and restaurant uses. A mostly vacant Caltrans property which includes the Rancho Valhalla Nursery is located west of the project site. Land uses to the north and east of the project site are primarily residential uses (Figure 1).



Figure 1: Vicinity Map

The General Plan Regional Category for the site is Semi-Rural, and the General Plan Land Use Designation is Semi-Rural Residential (SR-0.5), allowing for lower-density residential neighborhoods, recreation areas, agricultural operations, and related commercial and civic uses that support residential communities. Zoning for the site is Rural Residential (RR), which is intended for residential use types on larger lots ranging from 0.5 to 2 acre lots.

Please refer to Attachment A – Planning Documentation, for maps of surrounding land uses and zoning designations.

Table B-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-0.5)	Rural Residential (RR)	N/A	Residential, Vacant Land
East	Semi-Rural Residential (SR-0.5)	Rural Residential (RR)	Jamacha Road	Residential
South	Neighborhood Commercial (C-3)	General Commercial (C36)	Maryann Way Chase Avenue	Commercial
West	Semi-Rural Residential (SR-0.5)	Rural Residential (RR)	N/A	Vacant Land

2. Project Description

The applicant requests a MUP for the expansion and operation of an existing religious assembly facility. The subject site is approximately 1.74 acres and is located at 1454 Jamacha Road in the Valle De Oro Community Plan area within the unincorporated County (Figure 2).

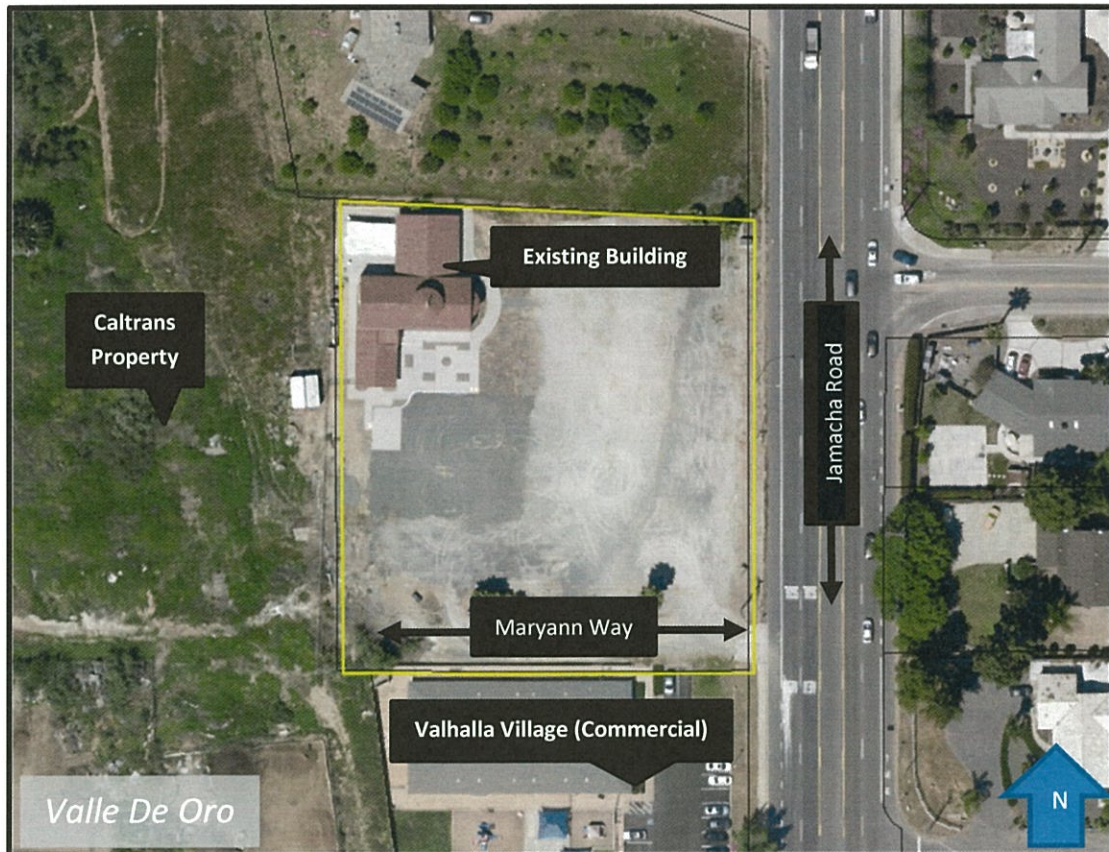


Figure 2: Aerial Photograph

The existing structure on-site was constructed through a fire-rebuild policy following a fire that partially destroyed a previously existing single-family residence. The MUP will formally authorize the use of the onsite structure as a church and religious assembly facility. The remaining portion of the property is disturbed and contains a gravel parking lot. Access to the project site is provided by a driveway located at the end of Maryann Way, an onsite private road which ultimately connects to Jamacha Road, a road maintained by Caltrans. Maryann Way provides access to a Caltrans property located west of the project site.

The Proposed Project will be constructed in three phases. After construction of all phases, the final buildout of the site will contain a church consisting of a 4,360 square foot chapel building containing a 2,000 square foot sanctuary, a 6,400 square foot multi-purpose administration building, a 3,820 square foot sanctuary building, and 73 parking spaces to accommodate up to 284 attendees for worship services.

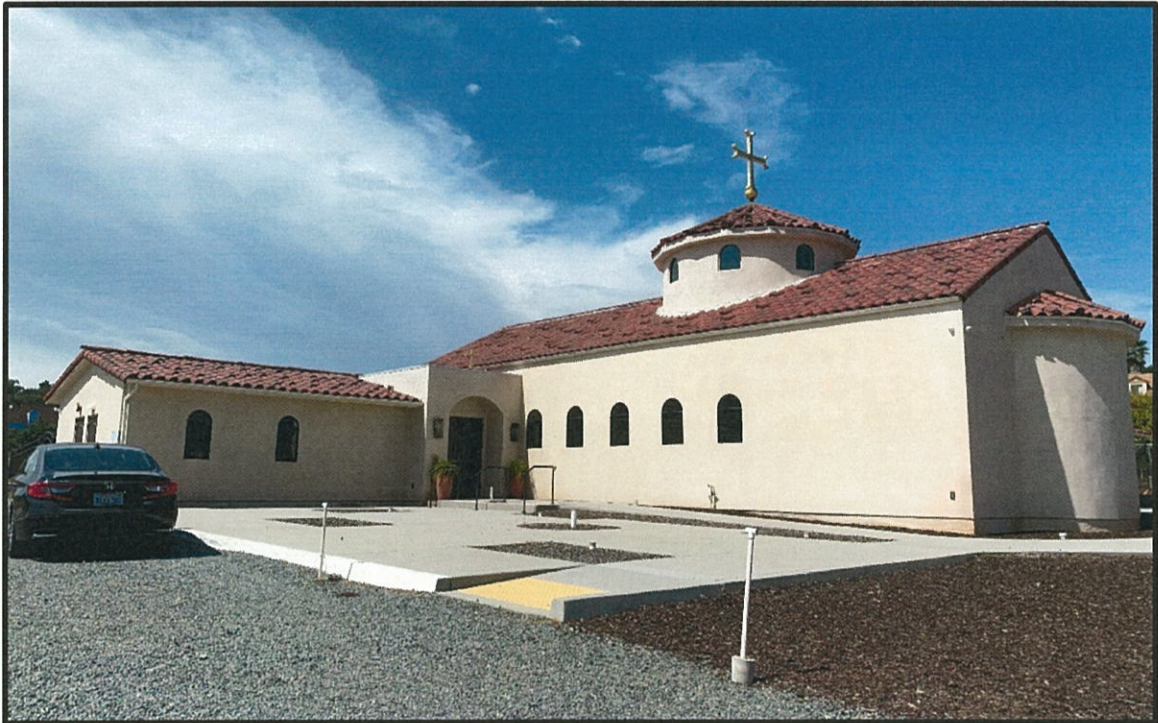


Figure 3: Existing Church (Phase 1)

The first phase of the Proposed Project would permit the existing 4,360 square foot building containing a 2,000 square foot sanctuary that accommodates a maximum of 160 seats with 41 parking spaces on the gravel parking lot. The existing 4,360 square foot structure is 31-feet tall with a four-foot tall cross for a maximum height of 35-feet. The church structure also contains an office as well as an attached assembly room, restrooms, and kitchen for uses such as food services, meal fellowships, and Sunday school (Figure 3). Phase one of the Proposed Project is conditioned to install landscaping on the project site and along Jamacha Road. Additionally, phase one of the Proposed Project is conditioned to obtain an encroachment permit from Caltrans for improvements within Caltrans right-of-way along Jamacha Road (Figure 4).

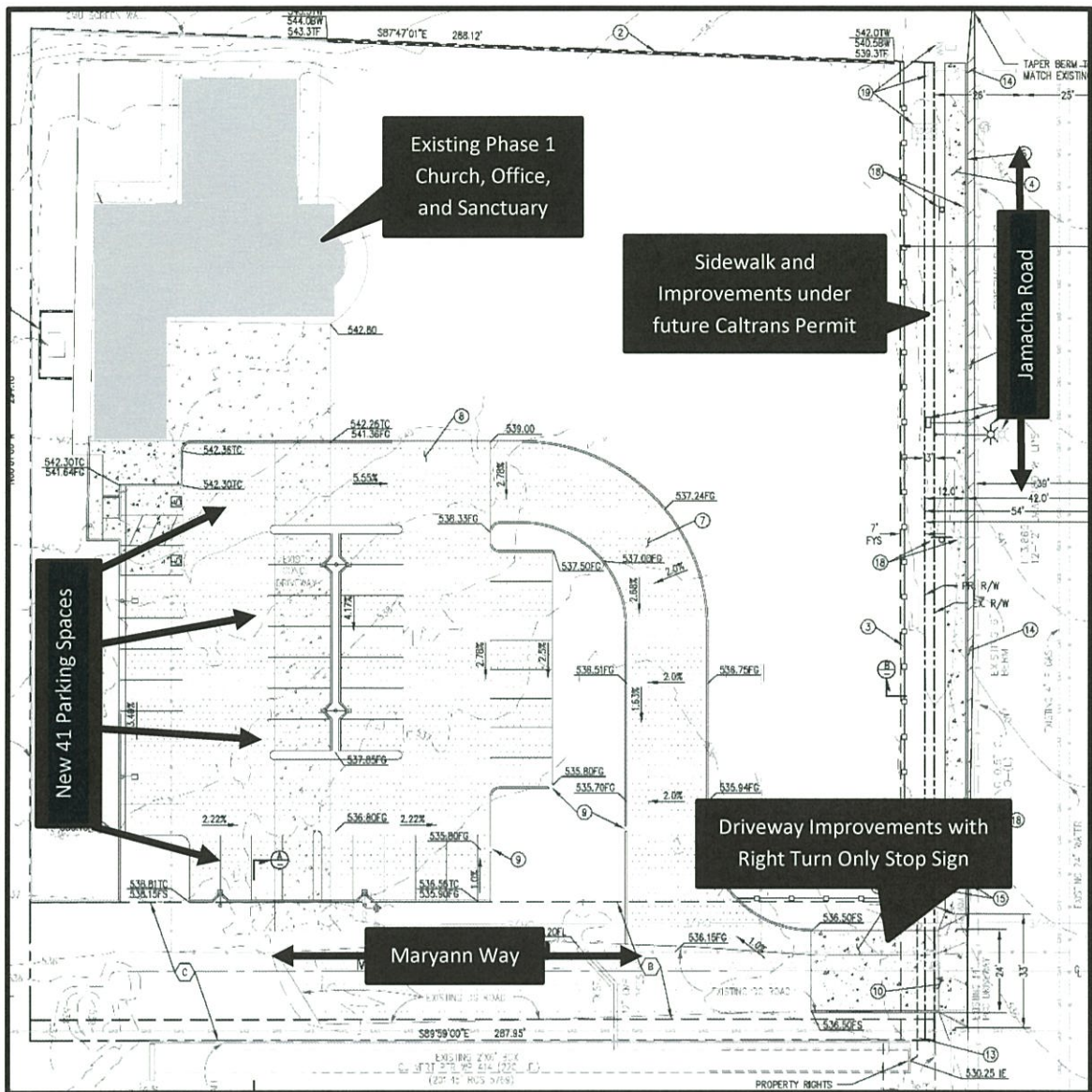


Figure 4: Phase One Plot Plan Exhibit

The primary schedule of services for phase one of the Proposed Project consists of weekend services with Saturday Evening Vespers and prayers from 6:00 PM to 7:00 PM, Sunday Divine Liturgy at 9 AM, and Sunday school and meal services following Divine Liturgy on Sundays. The church also holds office hours Monday through Friday between 11:30 AM and 3:00 PM as well as irregularly scheduled worship services such as services for a specific religious event.



Figure 5: Phases 2 & 3 Elevations (View from Jamacha Road looking west)

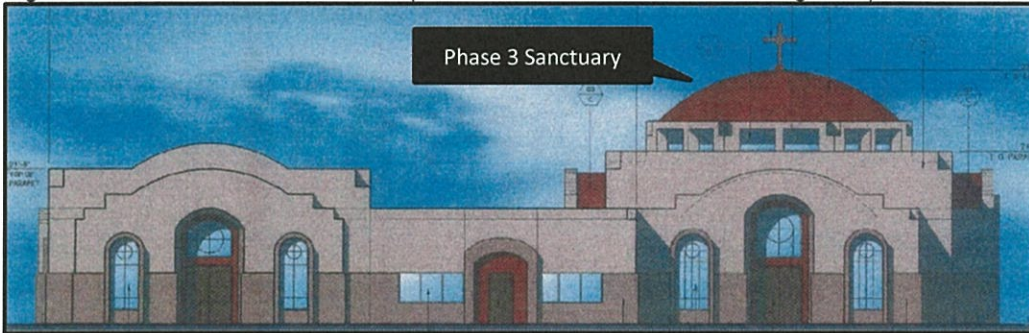


Figure 6: Phases 2 & 3 Elevations (View from Project Site looking east)

Phases two and three of the Proposed Project consist of the construction of a 6,400 square foot multi-purpose administration building and a 3,820 square foot sanctuary building with a capacity to hold 284 attendees. The maximum height of the sanctuary dome will be 35-feet with a metal cross reaching a maximum height of 41-feet (Figures 5, 6 and 7). Prior to the construction of the phase two and three buildings, the Proposed Project is required to improve the parking lot to accommodate a total of 73 spaces and install additional landscaping. The Proposed Project is also required to pave Maryann Way to 24-feet in width in accordance with the County of San Diego's private road standards and install biofiltration basins on-site (Figure 8).



Figure 7: Photo-simulation looking northeast on Project Site toward Jamacha Road.

The Proposed Project is conditioned to limit all religious assembly events to a maximum number of attendees based on the provided parking on-site at a ratio of one parking space per four attendees which is in compliance with the Zoning Ordinance. Additionally, special events such as food festivals, speaking events, or any non-standard religious assembly use will be conditioned to have a maximum of 213 attendees at a ratio of one parking space for three attendees of a special event as detailed in the Proposed Project's Traffic Study. All other events and schedules will reflect phase one operations of the site.

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

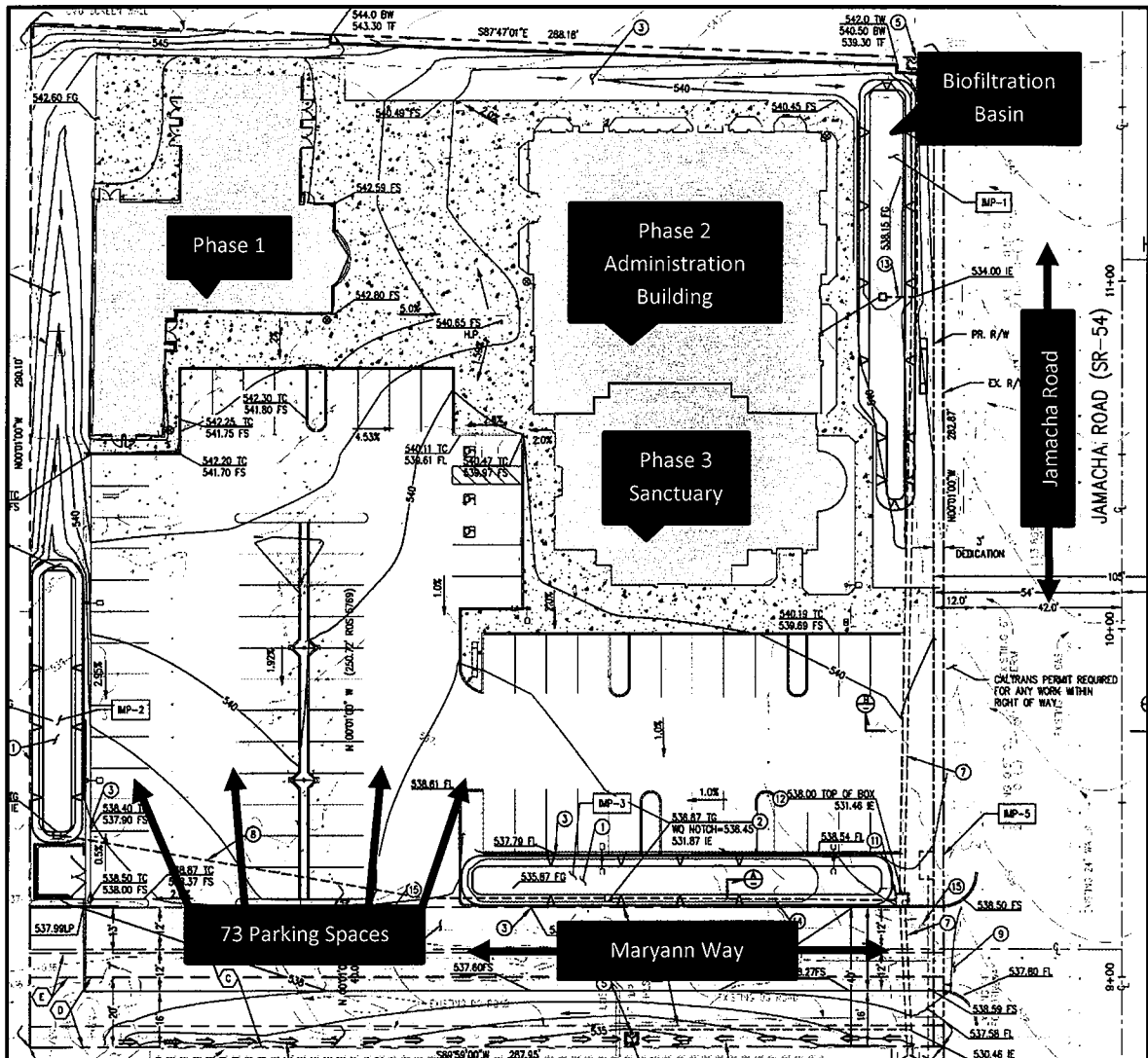


Figure 8: Phase Two and Three Plot Plan Exhibit

C. **ANALYSIS AND DISCUSSION**

The Proposed Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the Valle De Oro Community Plan, the County Zoning Ordinance, and CEQA Guidelines. A discussion of the Proposed Project's consistency with applicable codes, policies, and ordinances, is described on the following pages.

1. **Project Analysis**

Major Use Permit Findings

In accordance with Section 7358 of the Zoning Ordinance, findings must be made relating to scale, bulk and coverage, availability of services, effects upon neighborhood character, and suitability of the site for the type of proposed use. Staff has analyzed the Proposed Project in relation to each of these findings.

The location, size, design, and operating characteristics of the Proposed Project will be compatible with adjacent uses, residences, buildings, and commercial structures. Religious Assembly uses are authorized within the Rural Residential Use Regulation upon approval of a MUP. The existing visual character and quality of the project site and surrounding area can be characterized primarily as rural residential with commercial uses located directly south of the project site at the Jamacha Road and Chase Avenue intersection. The existing structure has a maximum of 160 attendees during services and at full buildout the Proposed Project will have a maximum of 284 attendees. The Proposed Project will operate primarily on the weekends with services during the week for specific religious events and office hours occurring on Monday through Friday between 11:30 AM and 3:00 PM at an irregular schedule.

The church facility is of appropriate scale for the area as it is able to provide sufficient onsite parking to serve the Proposed Project (Figures 4 and 8). At full buildout, the site will have comparable lot coverage to the commercial structures located directly south of the project site. The Proposed Project will not significantly alter the visual landscape of the project vicinity and is designed at an appropriate scale for the project site. Commercial structures and residences in the surrounding area are designed in a Mission and Mediterranean architectural style and contain visual features similar to the proposed church such as tile roofs and light earth-tone colors. The requested height exception for the Proposed Project to install a cross on the phase three sanctuary of the Proposed Project at a maximum height of 41-feet beyond the 35-foot maximum height designator will not have an impact on the visual character of the community as there are numerous vertical elements such as utility poles and light standards along Jamacha Road. The Proposed Project is conditioned to install landscaping along the frontage of Jamacha Road such as Holly Oak and Sycamore trees and on-site that will assist in screening the project site from public views. The proposed use is consistent with the General Plan and Zoning designations, and all necessary public facilities and services are available to the site based on service availability forms and comment letters provided by the applicable fire, water, and sanitation districts. Therefore, the Proposed Project will maintain the property's compatibility with the surrounding community.

Traffic, Road Improvements and Parking

A Traffic Impact Study was prepared by Darnell and Associates and concluded that the Proposed Project will not significantly impact any road segments or intersections nearby. At maximum buildout and upon completion of all three phases, the Proposed Project will generate 137 Average Daily Trips (ADT) on days of service and normal operations of the church which are below the screening threshold of the County of San Diego's guidelines for determining significance for traffic of 200 ADT. Special events such as food festivals within the phase two multi-purpose building will generate 230 ADT. Although the Proposed Project does not have a significant impact on adjacent roads, the Proposed Project will be required to contribute to the County's Traffic Impact Fee (TIF) program to mitigate for cumulative impacts.

Road improvements are required with the Proposed Project to comply with County private road standards, Caltrans standards, and fire standards. These improvements consist of frontage improvements and the addition of sidewalk along Jamacha Road as well as improvements to Maryann Way and installation of a stop sign with a right turn only exit. The Proposed Project is conditioned to obtain an encroachment permit from Caltrans for any construction within Caltrans right-of-way along Jamacha Road including the construction of sidewalk. The Proposed Project is also conditioned to construct a new driveway connecting Maryann Way to Jamacha Road. Prior to phases two and three, the Proposed Project is conditioned to pave a portion of Maryann Way to a width of 24-feet. The Proposed Project has been found to be consistent with General Plan Policy LU-5.2 as it will improve pedestrian travel through frontage and sidewalk improvements along Jamacha Road.

Section 6764 of the Zoning Ordinance requires one parking space for every four attendees of a religious assembly facility. Based on a maximum of 284 attendees at full buildout, the Proposed Project is required to provide 71 parking spaces. The Proposed Project includes two additional parking spaces beyond the required amount for a total of 73 parking spaces prior to the completion of phases two and three. The Proposed Project also includes one additional parking space beyond the required amount for phase one for a total of 41 parking spaces for 160 attendees.

2. General Plan Consistency

The site is subject to the General Plan Regional Category Semi-Rural and Land Use Designation Semi-Rural Residential (SR-0.5). The Proposed Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table C-1.

Table C-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
Policy LU-2.8 – Mitigation of Development Impacts. 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.	The Proposed Project consists of a religious assembly facility which primarily involves indoor services on weekends. The Proposed Project does not require substantial grading that would generate large amounts of dust. The Proposed Project will require ongoing compliance with the County Noise Ordinance. Through mitigation measures and project design features, the Proposed Project will not have a significant impact to surrounding areas.

General Plan Policy	Explanation of Project Conformance
Policy LU-4.3 – Relationship of Plans in Adjoining Jurisdictions. Consider the plans and projects of overlapping or neighboring agencies in the planning of unincorporated lands, and invite comments and coordination when appropriate.	The project frontage is within Caltrans right-of-way along Jamacha Road. Multiple comment letters from Caltrans have been provided throughout the processing of the Proposed Project. The Proposed Project is conditioned to require the applicant to obtain encroachment permits from Caltrans for the final improvement plans and designs along Jamacha Road.
Policy LU-6.1 – Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.	The Proposed Project does not include impacts to biological resources or the natural environment as it includes development of a previously disturbed property. The Proposed Project also does not require large quantities of grading that would require significant alteration of the existing topography of the site.
Policy LU-6.5 – Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.	The Proposed Project has incorporated required stormwater management features in accordance with the County's LID Handbook. Additionally, the Proposed Project includes structural BMPs and biofiltration basins into the project in order to address treatment of stormwater for the project.
Policy LU-6.9 – Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characters of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.	The Proposed Project includes a preliminary grading plans for each phase of the project that complies with County requirements. The project's Priority Development Project Stormwater Quality Management Plan has also been reviewed for County requirements and the Proposed Project has been conditioned to obtain an encroachment permit from Caltrans for improvements to Jamacha Road.
Policy LU-10.2 – Development—Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.	The Proposed Project is compatible with the rural nature of the surrounding community as it is located directly adjacent to existing commercial uses and further away from residences. The Proposed Project also does not require large amounts of grading or impacts to biological resources.

General Plan Policy	Explanation of Project Conformance
Policy LU-18.1 – Compatibility of Civic Uses with Community Character. Locate and design Civic uses and services to assure compatibility with the character of the community and adjoining uses, which pose limited adverse effects. Such uses may include libraries, meeting centers, and small swap meets, farmers markets, or other community gatherings.	Religious assembly, churches, and other civic uses are allowed in the Rural Residential Zone upon approval of a Major Use Permit. Major Use Permit findings have been prepared to demonstrate the Proposed Project is conformance with community character. The Proposed Project contains architectural features that are similar to the surrounding area such as tile roofs which match residences and commercial structures within the project vicinity.
Policy COS-20.1 – Climate Change Action Plan. Prepare, maintain, and implement a Climate Action Plan (CAP) for the reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions consistent with CEQA Guidelines Section 15183.5.	The applicant completed the required CAP Consistency Review Checklist, demonstrating compliance with measures included in the CAP. Specifically, the Proposed Project will be required to implement a final landscape plan demonstrating a 40% reduction in outdoor water use.

3. Community Plan Consistency

The Proposed Project is consistent with the following relevant Valle De Oro Community Plan goals, policies, and actions as described in Table C-2.

Table C-2: Community Plan Conformance

Valle De Oro Community Plan Policy	Explanation of Project Conformance
Community Design Policy 5 – Require the provision of adequate, appropriate, off-street parking for all types of vehicles in new developments.	The Proposed Project will provide 41 on-site parking spaces for phase one and 22 additional on-site parking spaces at final build out of the Proposed Project which is in compliance with the minimum parking space requirement of Section 6764 of the Zoning Ordinance.
Commercial Policy 6 – Require neighborhood clustered shopping areas to provide pedestrian orientation and meet strict design controls.	The Proposed Project is conditioned to obtain approval from Caltrans for an encroachment permit for frontage improvements including a sidewalk continuing from the adjacent Valhalla Village Commercial property that is located south of the project site.
Mobility Design Policy 6 – Require landscaping, including trees, along private property frontage of all Mobility Element roads wherever possible.	The Proposed Project is required to install a landscape buffer along the frontage of the property adjacent to Jamacha Road. A final landscape plan is required as a condition of approval for the project.

4. Zoning Ordinance Consistency

The Proposed Project complies with all applicable zoning requirements of the Rural Residential (RR) zone with the incorporation of conditions of approval (Table C-3).

Table C-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RR	Yes, upon approval of a MUP
Animal Regulation:	J	N/A
Density:	-	N/A
Lot Size:	0.5 AC	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of a MUP and a height exception
Lot Coverage:	-	N/A
Setback:	G	Yes, upon approval of a MUP
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Table C-4: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
Section 2185.b of the Zoning Ordinance allows for Civic, Fraternal, or Religious Assembly upon issuance of a MUP.	A church is defined as a religious assembly use which will comply with the RR Use Regulations upon approval of a MUP.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP
Section 4300 of the Zoning Ordinance requires the project to comply with the "C" building type requirements.	The Proposed Project meets the building type requirements upon approval of the MUP.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4600 of the Zoning Ordinance requires that the project meet the "G" height requirement of 35 feet.	The existing structure on-site does not exceed 35 feet in height. The additional buildings proposed for the project will be in conformance upon approval of a height exception for the addition of a cross at the top of the sanctuary.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 4800 of the Zoning Ordinance requires that the project meet the "G" setback requirements of a 50-foot front yard setback, 10-foot interior side yard setback, 35-foot exterior side yard setback, and a 40-foot rear yard setback.	The Proposed Project requires a setback reduction in accordance with Section 4813 of the Zoning Ordinance which authorizes reducing the rear yard setback for the existing structure from 40 feet to approximately 18 feet as it was reconstructed in place of the original residence that was partially destroyed by a fire. All future buildings are designed to comply with all applicable setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The Proposed Project has been reviewed for compliance with the California Environmental Quality Act (CEQA), and a Mitigated Negative Declaration (MND) was prepared and was available for 33-day public review period from December 20, 2018 through January 22, 2019, on file with PDS under Environmental Log Number PDS2005-3910-0514016. The MND found that the Proposed Project, with incorporation of mitigation measures consisting of archaeological monitoring and frontage improvements, would not cause any significant effects on the environment. Mitigation measures for traffic improvements and archaeological monitoring have been included in the conditions of approval for the Proposed Project. The Initial Study and MND can be found in Attachment C of this report.

6. Applicable County Regulations

Table C-5: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The Proposed Project has been found to comply with the RPO because it would not impact any wetlands, floodplains/floodways, steep slopes, or sensitive habitat lands.
b. County Consolidated Fire Code	The Proposed Project has been reviewed by the County Fire Authority and the San Miguel Fire Protection District and has been found to comply with the County Consolidated Fire Code.
c. Noise Ordinance	The Proposed Project as conditioned will not generate significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance.
d. Multiple Species Conservation Program and Biological Mitigation Ordinance (BMO)	The Proposed Project has been reviewed in accordance with the BMO which implements the MSCP. MSCP Findings dated December 20, 2018 have been prepared for the Proposed Project that demonstrate that the Proposed Project is in conformance with the MSCP and BMO.
e. Watershed Protection Ordinance (WPO)	A Stormwater Quality Management Plan (SWQMP) was prepared for the Proposed Project in compliance with the WPO.

D. COMMUNITY PLANNING GROUP (CPG)

On May 20, 2005, the Valle De Oro CPG voted to recommend approval of the Proposed Project with the incorporation of phasing plans, by a vote of 12-0 (12 ayes, 0 noes). Staff and the applicant coordinated with a sub-committee from the Valle De Oro Community Planning Group, including multiple meetings and conference calls following public review of the MND. The applicant incorporated recommendations from the sub-committee into the Proposed Project such as the relocation of the phase two trash enclosure. The CPG had additional questions regarding how the Proposed Project would be in conformance with setbacks and sight distance requirements along Jamacha Road. Staff addressed the questions by providing information regarding the setback reduction for the existing structure as well as discussing that sight distance standards are set by Caltrans within their right-of-way along Jamacha Road. Additionally, staff has worked with the CPG to ensure that that Proposed Project is conditioned accordingly for the phasing of the project.

The Valle De Oro CPG actions letters are included in Attachment E.

E. PUBLIC INPUT

The Proposed Project was noticed to surrounding property owners upon application submittal and during the 33-day MND public review period from December 20, 2018 to January 22, 2019.

During the MND public review period, staff received five comments letters and one late letter from community groups, tribal governments, and government agencies. No comment letters were submitted from individual commenters or neighbors in the area.

The San Miguel Consolidated Fire Protection District and the Otay Water District provided comment letters that discussed the availability of services and existing utilities in the area and had no comments regarding the adequacy of the MND. The Department of Toxic Substances Control requested that the historic uses surrounding the project site be reviewed as well as soil sample testing be required for the Proposed Project to address potential historic uses of agriculture on the project site. Sweetwater Authority requested that a condition be placed on the Proposed Project for the payment of an Urban Runoff Fee which is a standard condition that is placed on the MUP in accordance with Sweetwater Authority Resolution 84-8. This condition is included in the MUP form of decision.

Caltrans requested changes to exhibits for frontage improvement requirements along Jamacha Road as well as to relocate all structures outside of Maryann Way, a private road easement, that may prohibit access to the Caltrans property west of the project site. The applicant has relocated a previously proposed biofiltration basin to outside of the easement. The 24-foot paved road would still be located within the easement in accordance with the County of San Diego's private road standards. Access on the 40-foot easement will not be impaired as the proposed biofiltration basin has been relocated out of the easement. Additionally, the Proposed Project is conditioned to obtain an encroachment permit from Caltrans for construction within Caltrans's right-of-way for the improvements along Jamacha Road.

A late letter dated January 28, 2019 was submitted by the Viejas Band of Kumeyaay Indians requesting that a Kumeyaay Cultural Monitor be on site for ground disturbing activities. The Proposed Project has been conditioned accordingly for monitoring when grading occurs within native soils.

The attached letters and responses from staff can be found in Attachment D, Environmental Documentation.

F. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D, which includes the adoption of an MND pursuant to the CEQA Guidelines.
2. Grant MUP PDS2005-3300-05-010, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:

Sean Oberbauer, Project Manager
858-495-5747

sean.oberbauer@sdcounty.ca.gov

Report Approved By:

Mark Wardlaw, Director
858-694-2962

mark.wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

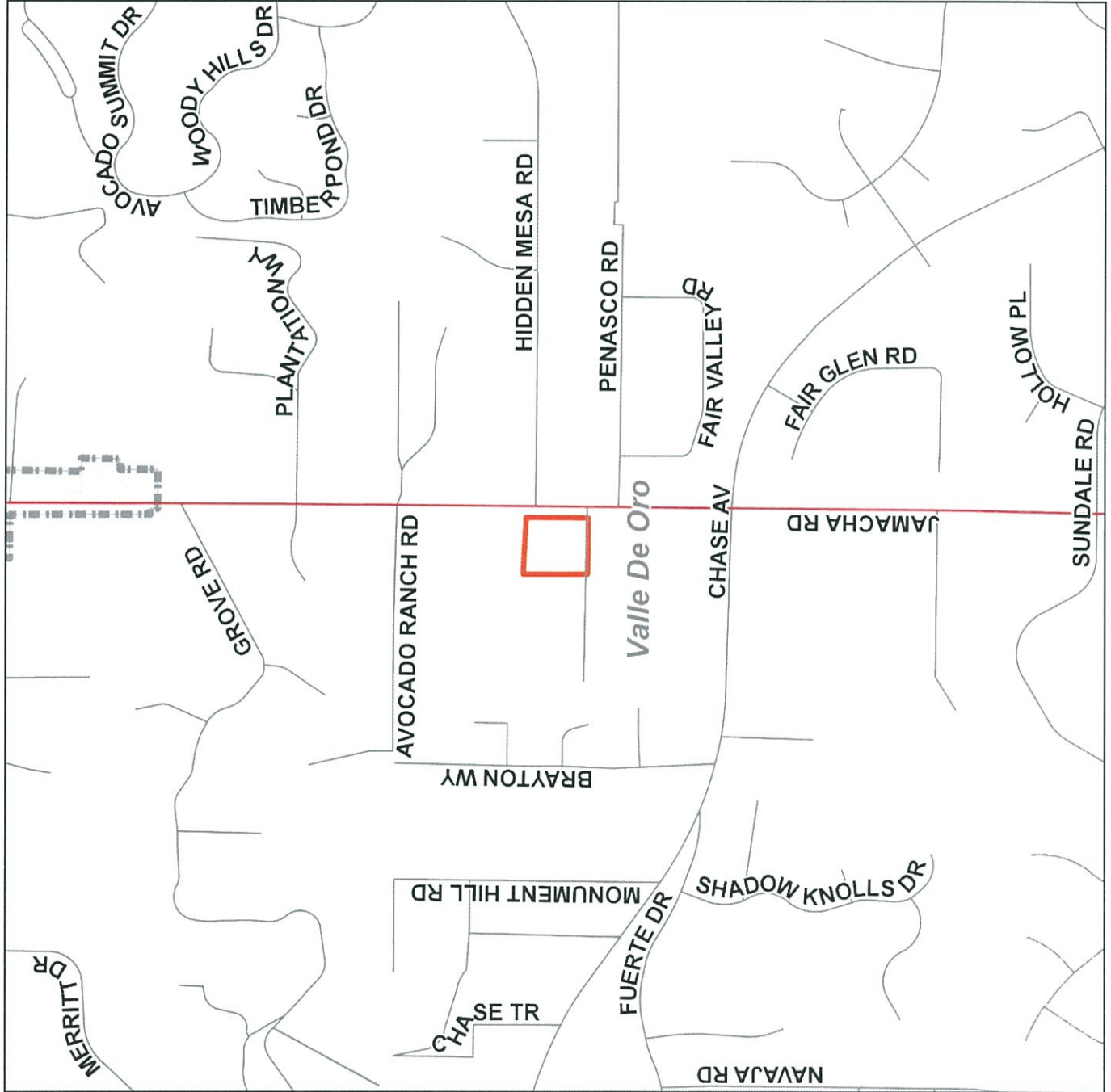
ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2005-3300-05-010
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Ownership Disclosure

Attachment A – Planning Documentation

St. Gregory of Nyssa MUP
PDS2005-3300-05-010

Vicinity Map
Valle De Oro
Community Plan Area



1:3,500,000



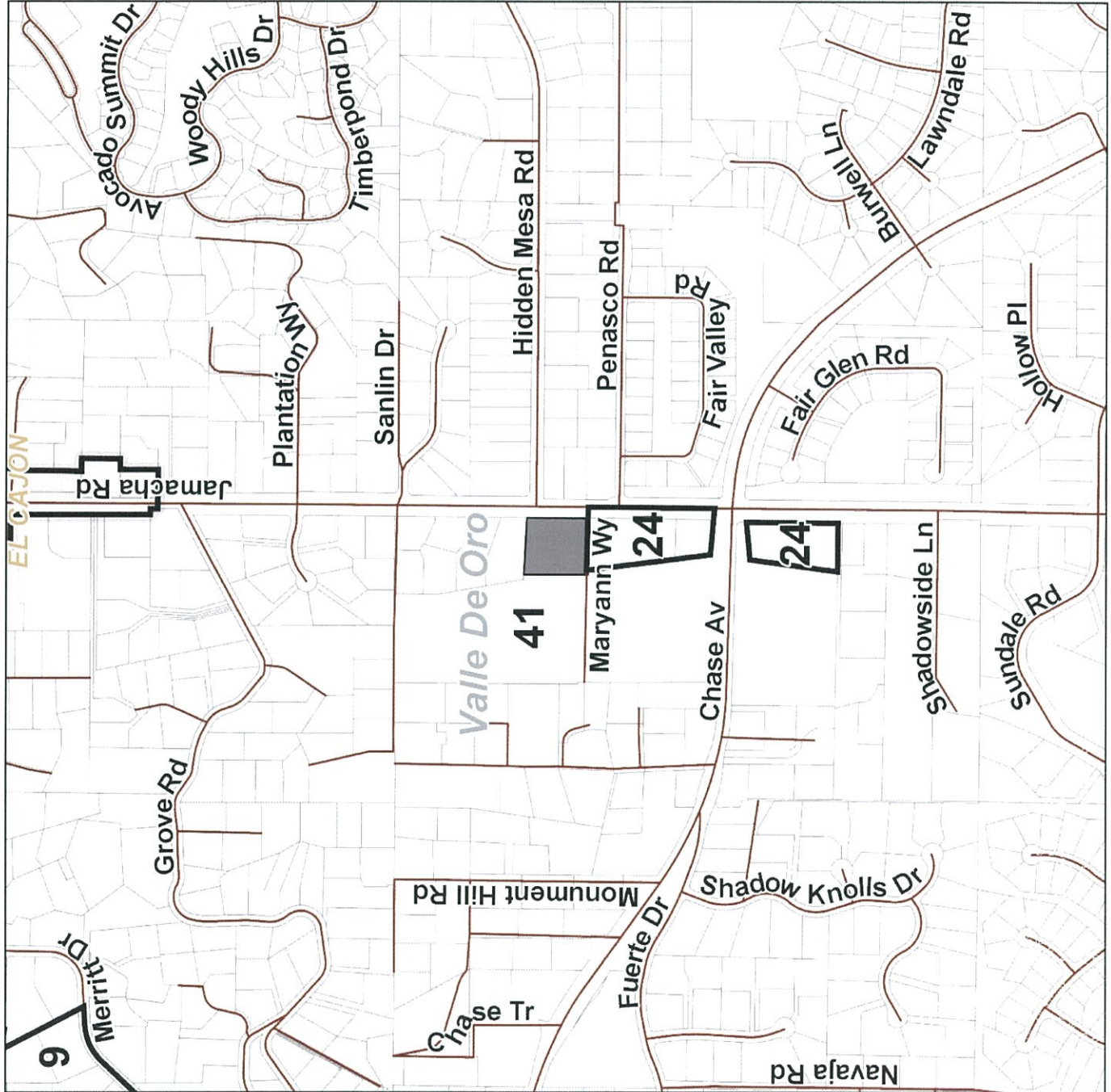
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St. Gregory of Nyssa MUP
PDS2005-3300-05-010

General Plan
Valle De Oro
Community Plan Area

- (9) Semi-Rural Residential (SR-1)
- (24) Neighborhood Commercial
- (41) Semi-Rural Residential (SR-0.5)



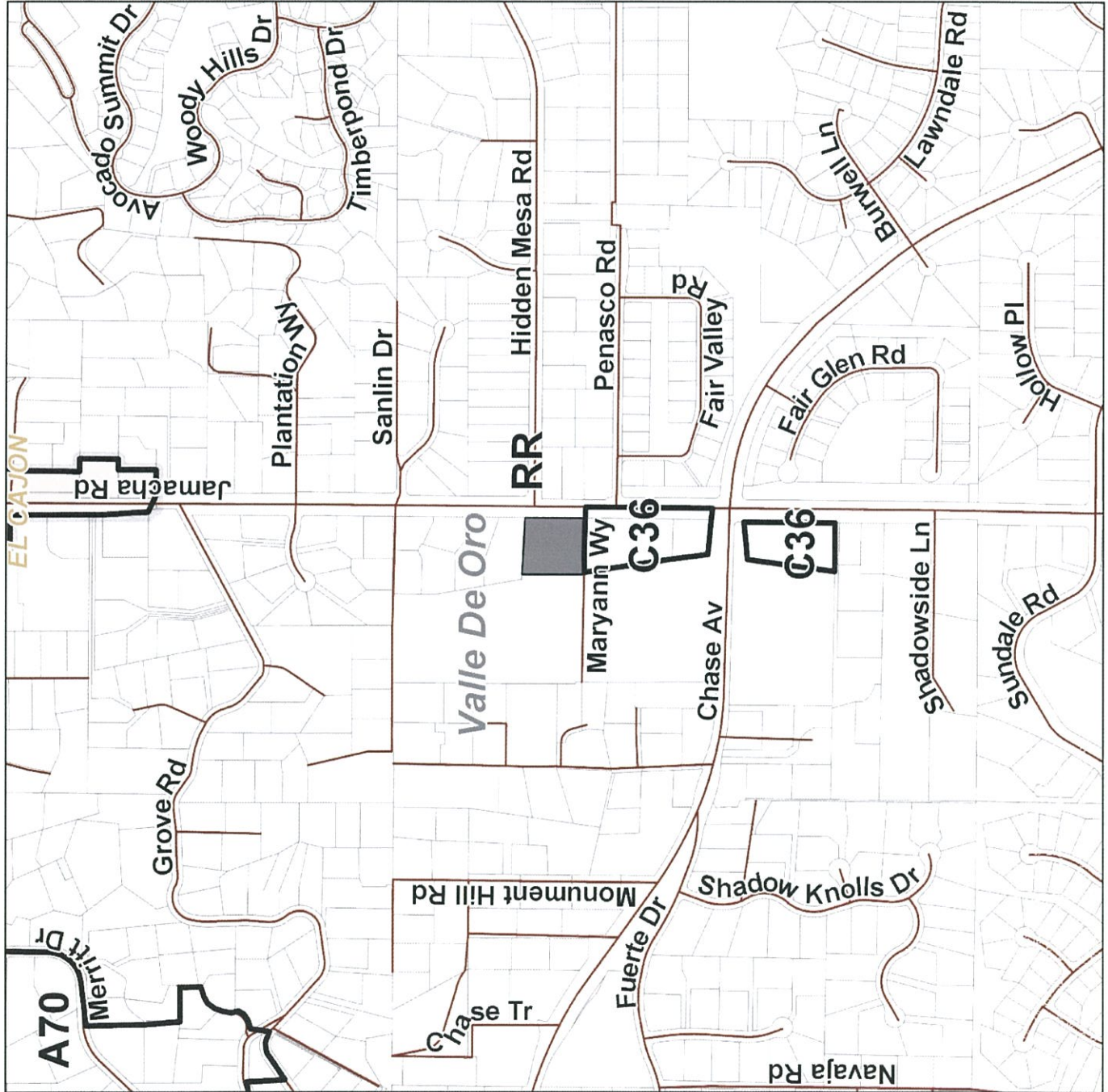
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Landscape Architecture & Engineering, Inc.

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St. Gregory of Nyssa MUP
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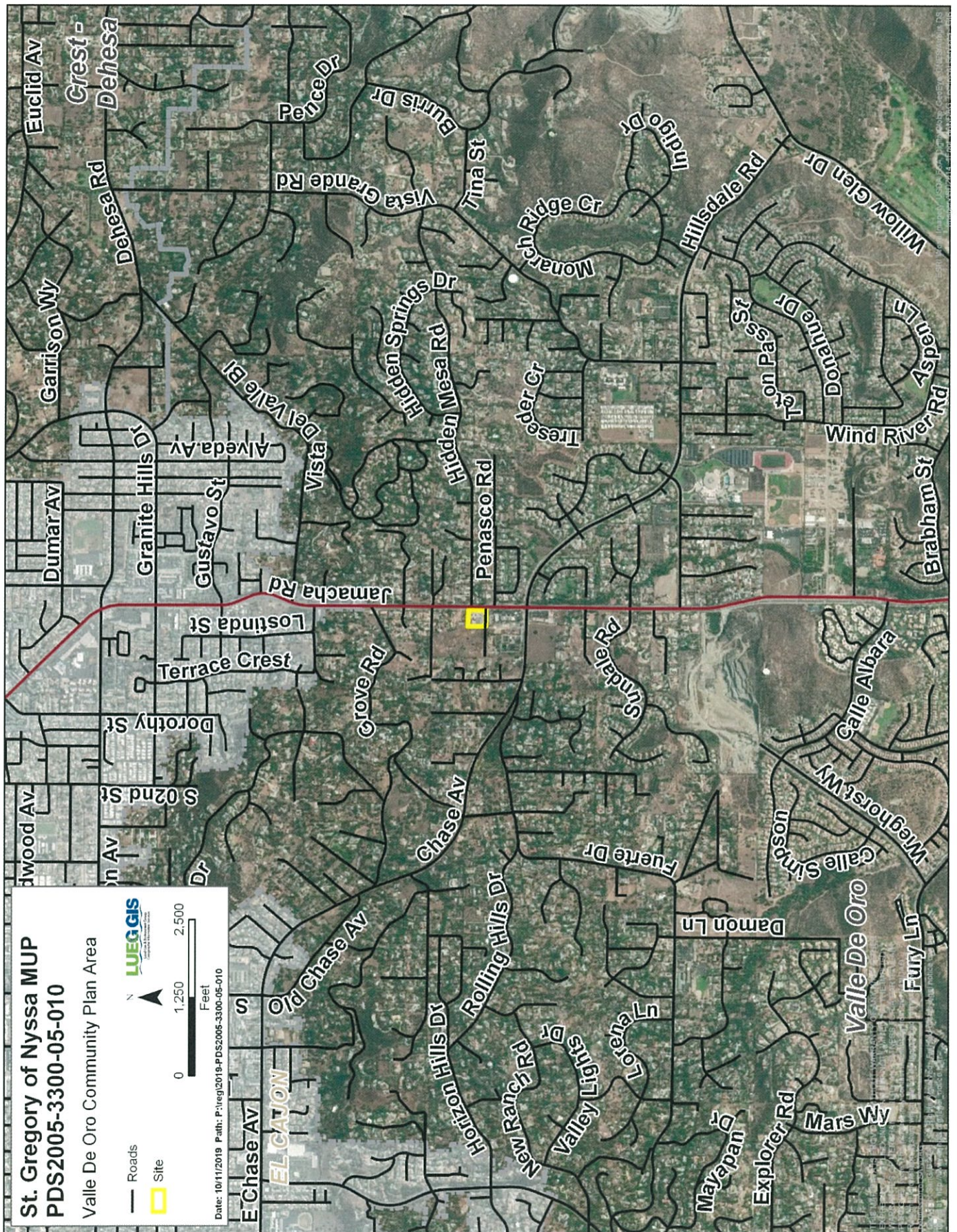
Zoning
Valle De Oro
Community Plan Area

A70 - Limited Agricultural
C36 - General Commercial
RR - Rural Residential



LUEGGIS
LAND USE & ENVIRONMENTAL CONSULTANTS

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**ST GREGORY OF
NYSSA
GREEK ORTHODOX
CHURCH**

Charles Forte Architect
2050 Fourth Avenue, Suite 7
San Diego, CA 92103
Phone: (619) 207-7600
Cell: (619) 205-1149
e-mail: forte@cfaarchitect.com



Project Name

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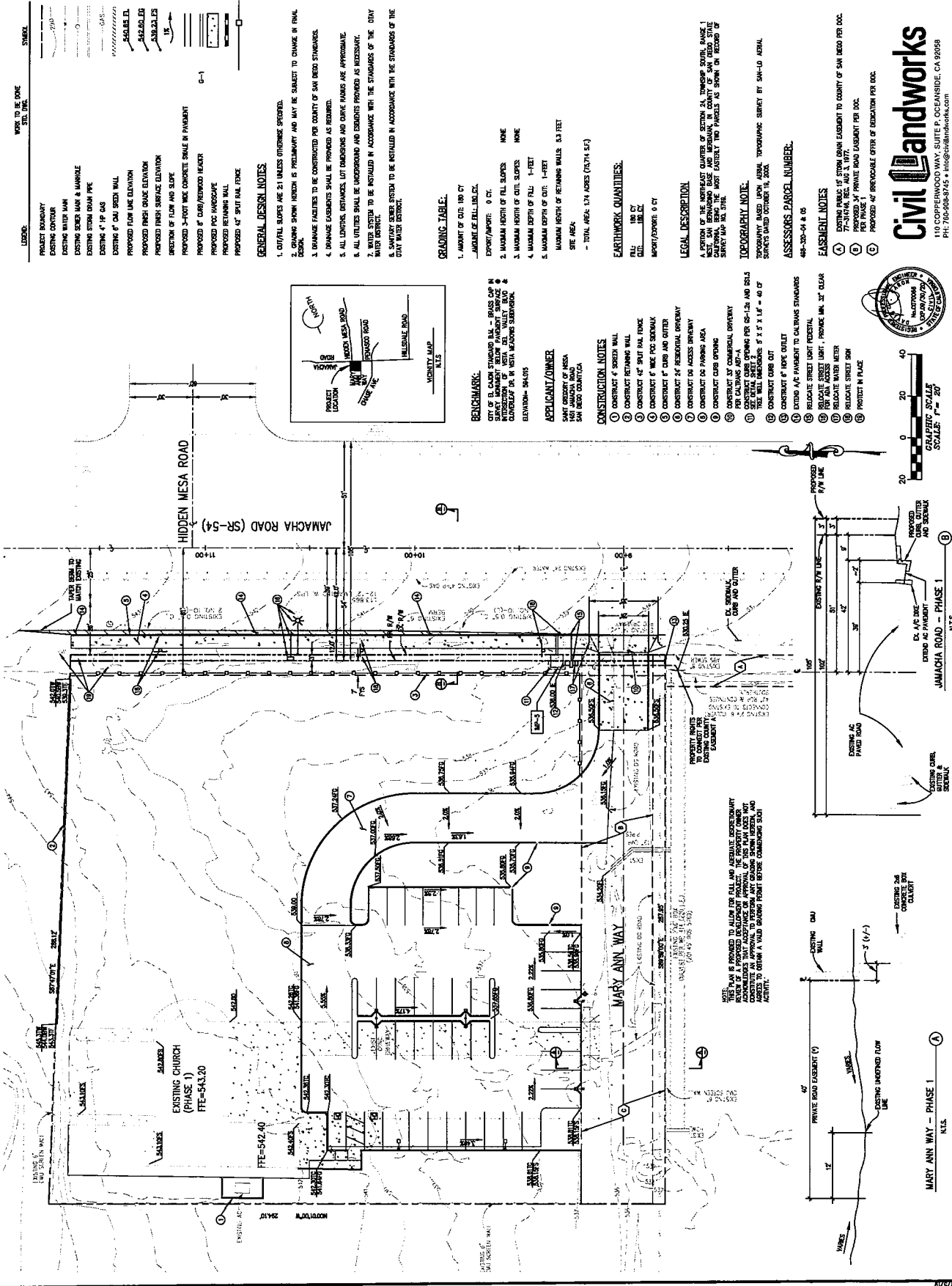
Sheet Name

GRADING PLAN
PHASE I

Project Number	1201D
Date	April 10, 2017
Exam by	JF
Checked by	DVC

Civil andworks

110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058
PH: 760-808-8745 • info@civillandworks.com





**ST GREGORY OF
NYSSA
GREEK ORTHODOX
CHURCH**

Charles Forte Architect
2050 Fourth Avenue, Suite 7
San Diego, CA 92103
Phone (619) 297-7620
Cell (619) 200-1149
e-mail forte@carchitect.com

Civil  **andworks**

Project Name: SAINT GREGORY
OF NYSSA GREEK
ORTHODOX
CHURCH

[illegible]

Case 12

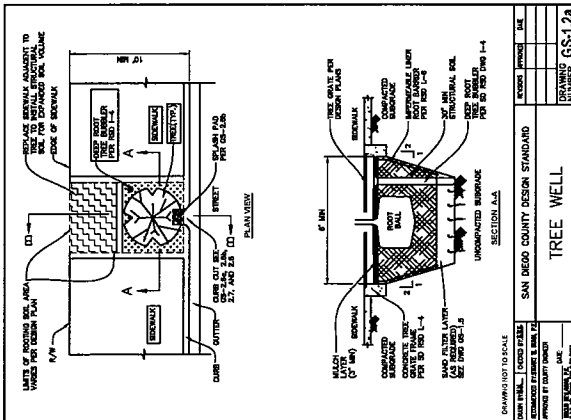
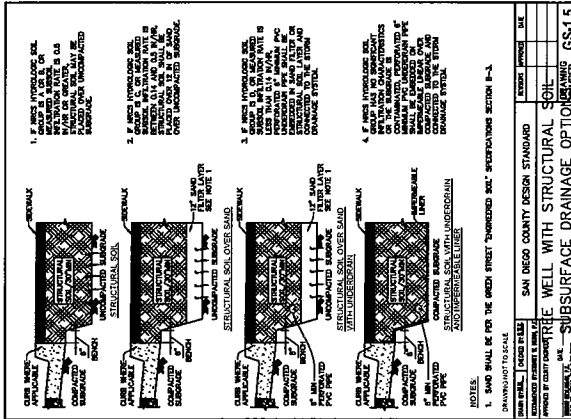
GRADING PLAN PHASE I

Project Number	1201D
Date	April 10, 2017
Drawn by	JF
Checked by	DVC
Scale	



Civil and works

110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058
PH: 760-908-8745 • info@civillandworks.com





Charles Forte Architect
2850 Fourth Avenue, Suite 7
San Diego, CA 92103
Phone: (619) 297-7600
Cell: (619) 200-1149
e-mail: forte@cfaarchitect.com

Civil  and works

Project Name
















[illegible]

GRADING PLAN
PHASE II

Project Number	1201D
Date	April 10, 2017
Drawn by	JF
Checked by	DVC

Civil  **and works**

110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058
PH: 760-908-8745 • info@civillandworks.com

LEADING	SYMBOL
PROJECT BOUNDARY	
EXISTING CONTOUR	
EXISTING WATER MARK	
EXISTING SODIC MARK & HATCHES	
EXISTING STORM DRAIN PIPE	
EXISTING 4" HP GAS	
EXISTING 8" OR GREATER	
PROPOSED LOW LINE ELEVATION	
PROPOSED HIGH GRADE ELEVATION	
PROPOSED FINISH SURFACE ELEVATION	
DIRECTION OF FLOW AND SLOPE	
PROPOSED OPEN AND CUTTER (PRINT)	
PRIVATE SYSTEM DRAIN PIPE	
PRIVATE TYPE F CATCH BASIN	
RAIN BARRELS	

GENERAL DESIGN NOTES

1. CITYWALL SLIPS ARE 2'1" (INCLUDE OVERSHOULDER SPECIFIED).
2. DRAINAGE SLOPE HEREBY IS PROHIBITARY AND MUST BE SUBJECT TO CHANGE IN FUTURE DESIGN.
3. DRAINAGE FACILITIES TO BE CONSTRUCTED PER COUNTY OF SAN DIEGO STANDARDS.
4. DRAINAGE FACILITIES SHALL BE PROVIDED AS REQUIRED.
5. ALL LENGTHS, DISTANCES, LOT DIMENSIONS AND CURVE RADII ARE APPROXIMATE.
6. ALL UTILITIES SHALL BE UNDERSTANDING AND DESIGNS PROVIDED AS NECESSARY.
7. WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE CITY WATER DISTRICT.
8. SANITARY SEWER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE

GRADING TABLE:

1. AMOUNT OF CUT: 600 CY
AMOUNT OF FILL: 1,740 CY
- IMPORT: 1,600 CY
2. MAXIMUM HEIGHT OF FILL SLOPES: NONE
3. MAXIMUM HEIGHT OF CUT SLOPES: NONE
4. MAXIMUM DEPTH OF FILL: 3.5- FEET
5. MAXIMUM DEPTH OF CUT: 3.5- FEET
MAXIMUM HEIGHT OF RETAINING WALLS: 5.5 FEET
- SITE AREA:
- TOTAL AREA: 1,740 ACRES (72,714 S.F.)

EARTHWORK QUANTITIES:

- FILE: 1,760 CY.
CUT: 800 CY
IMPORT: 1,160 CY
LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN COUNTY OF SAN DIEGO STATE CALIFORNIA, BEING THE MOST EASTERLY TWO PARCELS AS SHOWN ON RECORD OF SURVEY MAP NO. 5788.

ASSESSORS PARCEL NUMBER:

468-320-04 & 05
TOPOGRAPHY NOTE:
WOODSLEY BLOCK FROM
TOWNSHIP CENTER OF STAMFORD, ALBERTA

INFORMANTS BASED UPON
SURVEYS DATED OCTOBER 12,
1958 FOR THE YEAR 1958

EASEMENT NOTES

(A) EXISTING PUBLIC 15' STORM DRAIN EASEMENT TO COUNTY OF SAN DIEGO PER DOC.

77-314748, REC. /
PROPOSED 34' PROJ.

C PROPOSED 40' IRREVOCABLE OFFER OF DEDICATION GRANTED TO STATE OF CALIFORNIA PER DOC.

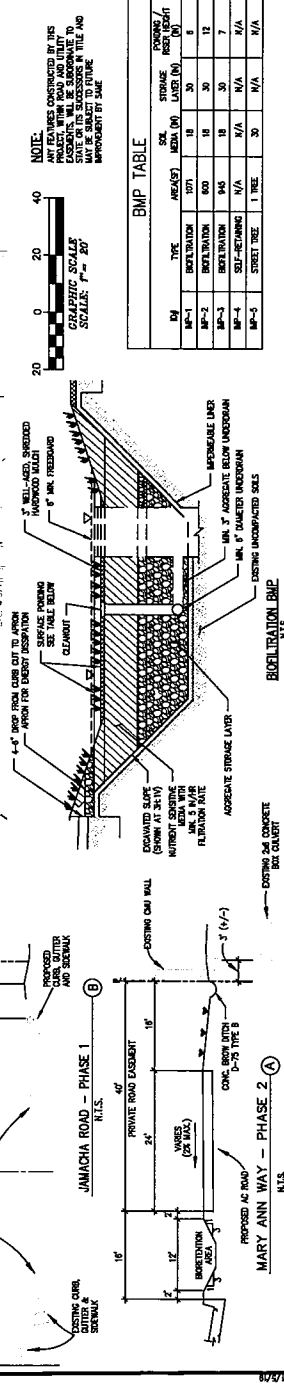
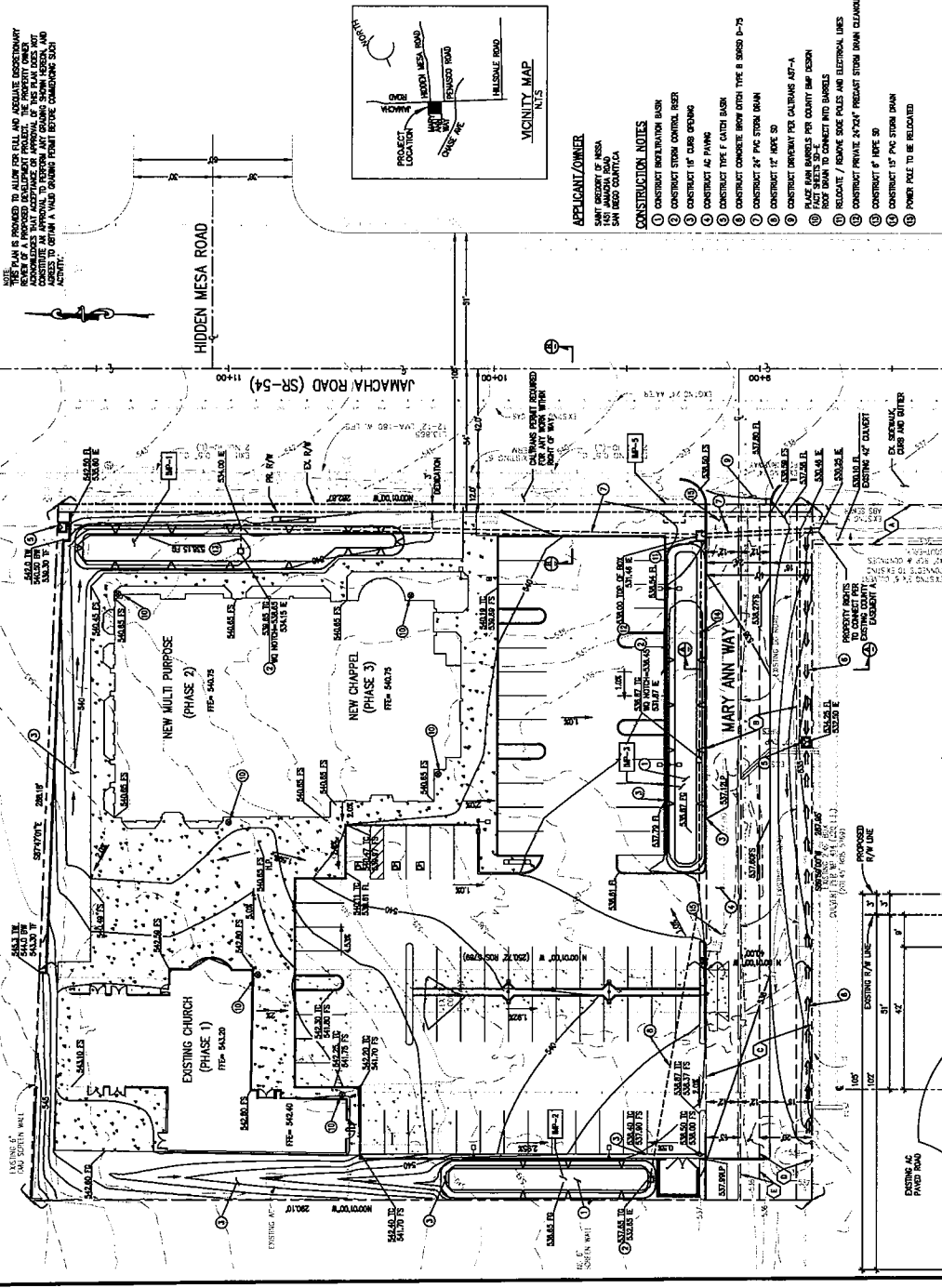
D EXISTING 20' PIPELINE EASEMENT GRANTED TO CITY WATER DISTRICT ON APRIL 11, 1984

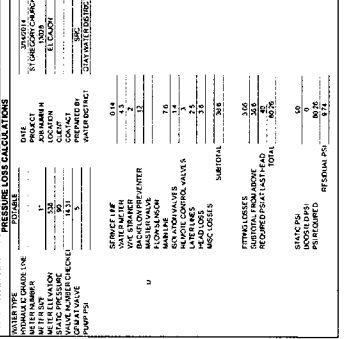
EXISTING 7' PUBLIC
2004

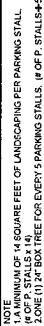
BENCHMARK:

BMP TABLE

ID	TYPE	AREA(S)	SOIL LAYER (N)	STORAGE RESIN HEIGHT (N)
MP-1	BIOFILTRATION	1071	18	30
MP-2	BIOFILTRATION	600	18	30
MP-3	BIOFILTRATION	945	18	30
MP-4	SELF-RETAINING	N/A	N/A	N/A
MP-5	STREET TREE	1 TREE	30	N/A







1. THIS WORK INCLUDES REMOVING AND DISPOSING OF WEEDS AND APPLYING EROSION CONTROL MATERIALS INCLUDING SEED, FIBER, COMMERCIAL FERTILIZER, STRAW, AND TACKIFIER TO HYDROSEEDED AREAS.
2. SEED IS TO BE DELIVERED TO THE JOBSITE IN SEPARATE UNOPENED CONTAINERS WITH THE SEED TAG ATTACHED.

FERTILIZER SHALL BE OF THE FOLLOWING:

Product	Chemical analysis	Company
How & Mine's concentrate	AS 15.6 P 1.1 K 2.3	Rocky Mountain Byproducts Thibault, CO
Fertilizer sludge ^a	n.d. ^b	Quinn International Avenash, U.K.
Sludge ^c	n.d.	Natural Products of America Canton, MA
Approved liquid	AS 15.6 P 1.1 K 2.2-2.3	Rocky Mountain Byproducts Thibault, CO

4. TACKIFIER MUST BE NON-FLAMMABLE, NON-TOXIC TO AQUATIC ORGANISMS, AND FREE FROM GROWTH OR GERMINATION INHIBITORS.
5. TACKIFIER SHALL BE EITHER PLANT BASED OR A POLYMER-EMULSION BLEND.
6. WOOD FIBER MULCH SHALL BE APPLIED AT A RATE OF 3,000 LBS/ACRE.
7. MULCH SHALL BE FREE FROM SYNTHETIC OR PLASTIC MATERIALS.
8. USE A BIODEGRADABLE, NONTOXIC COLORING AGENT FREE FROM COPPER, MERCURY, AND ARSENIC.
9. IMMEDIATELY PRIOR TO APPLYING HYDROSEED MIXTURE, TRASH, DEBRIS, AND WEEDS MUST BE REMOVED.
10. OWNER TO MAINTAIN LANDSCAPE IN A HEALTHY STATE.

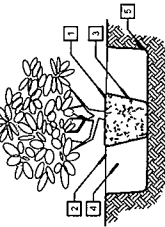
PLANTING DETAILS SEE
SHEET L-7



Product	Granulated Chlorophyllin (NAC) 5.2 A	Component
Base of HCC-Granular	5.2 A	Reg's. Marijuana By-products (Health CD)
Crystall. Service	5.2 A	Quantities in commercial
Acetate k	5.2 B	Corrosive, U.S.A.
Approved liquid	5.2 B 2	Natural emulsifier of interest
	5.2 B 3	Current info, MN

4. TACKIFIER MUST BE NON-FLAMMABLE, NON-TOXIC TO AQUATIC ORGANISMS, AND FREE FROM GROWTH OR GERMINATION INHIBITORS.
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9. IMMEDIATELY PRIOR TO APPLYING WOODSEED MIXTURE, TRASH, DEBRIS, AND WEEDS MUST BE REMOVED.
10. OWNER TO MAINTAIN LANDSCAPE IN A HEALTHY STATE.

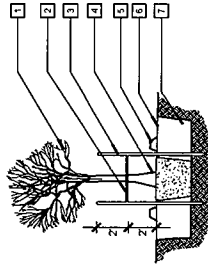
SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN SHRUBS AND UTILITIES SO AS NOT TO HINDER OR HARM SAID UTILITIES.



- 1 SET TOP OF ROOTBALL AT SOIL SURFACE
- 2 MULCH SOIL TO A DEPTH OF 2" FOR 2 GAL. SHRUBS, 4" FOR 4 OR 5 GAL. SHRUBS. KEEP MULCH 4" AWAY FROM PLANT BASE.
- 3 SCARIFY ONE SIDE OF ROOTBALL PRIOR TO PLANTING
- 4 BACKFILL WITH NATIVE SOIL. APPLY FERTILIZER TO BACKFILL PER SOIL REPORT.
- 5 PLANTING HOLE SHALL BE 2 TIMES DIA. OF ROOTBALL AND NO DEEPER. SCARIFY SIDES AND BOTTOM OF PLANTING HOLE.

SHRUB PLANTING

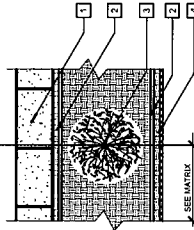
W.T.S.



- 1 PRUNE TREE AT TIME OF STAKE REMOVAL
- 2 TREE TRUNK 1' MAX IN DIAMETER
- 3 IF D.Y.A. ≥ 10 INCHES, PLANT TREE STAKES BURY 1' IN GROUND
FOR 2 WEEKS, THEN REMOVE STAKES. IF D.Y.A. ≤ 10 INCHES, REMOVE STAKES
FOR 2 WEEKS, THEN REMOVE STAKES. STAKES SHALL REMAIN IN PLACE
UNTIL STAKE REMOVAL IS APPROVED BY LANDSCAPE ARCHITECT.
- 4 SET TOP OF ROOTBALL AT SOIL SURFACE
- 5 FORM TEMPORARY IRRIGATION BORDER JUST OUTSIDE OF ROOTBALL USE
WATER TO SETTLE BODILY
- 6 MUCH TO DEPTH OF 2' IF 5" IN DIAMETER, KEEP MUCH 6" AWAY
FROM TRUNK.
- 7 BACKFILL WITH NATIVE SOIL TO ROUGH GREATER THAN 1'1" DEPTH
2" DEPTH OF ROOTBALL AND NO DEEPER. SOAKING RIDGES AND
2" DRAINAGE OF ROOTBALL AND NO DEEPER. SOAKING RIDGES AND

TREE PLANTING

WTS



ROOT BARRIER

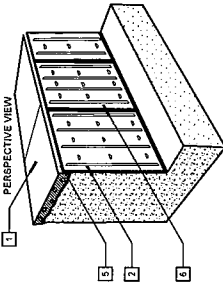
WTS

- 1 TYPICAL SIDEWALK OR HARDSCAPE SURFACE
- 2 ROOT BARRIER MODEL NO. 18-2 DEEP ROOT PARTNER® (800) 454-7664
- 3 TREE/TREE TRUNK
- 4 STREET CURB OR HARDSCAPE SURFACE
- 5 TOP OF DEEPROOT BARRIER MUST BE AT LEAST 1/2" (13MM) ABOVE GRADE
- 6 GROUND LEVEL

* INSTALL ALONG ANY PAVING WITHIN 5' OF TREE TRUNK, UTILITIES INCLUDING SEWER, WATER, ELECTRICAL, 5' HOPE UNDER DRAINS, AND DRAIN PIPES IN SWAMP.

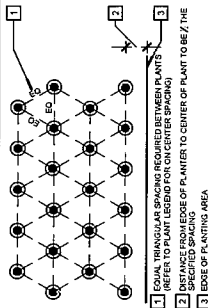
TREE IN D.G. PAVING

like



(

(59)



- 1 EQUAL TRIANGULAR SPACING REQUIRED BETWEEN PLANTS (REFER TO PLANT LEGEND FOR ON CENTER SPACING)
- 2 DISTANCE FROM EDGE OF PLANTER TO CENTER OF PLANT TO BE $\frac{1}{2}$ THE SPECIFIED SPACING
- 3 EDGE OF PLANTING AREA

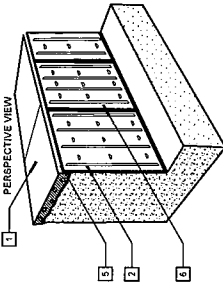
GROUNDCOVER LAYOUT

MTS

- [illegible]

0

94



**St Gregory of Nyssa
Greek Orthodox
Church**

Charles Forte Architect
2050 Fourth Avenue, Suite 7
San Diego, CA 92103
Phone 619/297-7600
Cell 619/200-1149
e-mail forte@cfarchitect.com



OC/EAS/DE CATE
710-716-3100



Name _____

SAINT GREGORY
OF NYSSA GREEK
ORTHODOX
CHURCH

[illegible]

Short Name

LANDSCAPE
DETAILS

Project Number	13028
Date	SEPTEMBER 8, 2014
Drawn by	SRC
Checked by	SRC

L-6 OF 6

5000

SAINT GREGORY OF NYSSA GREEK ORTHODOX CHURCH MUP

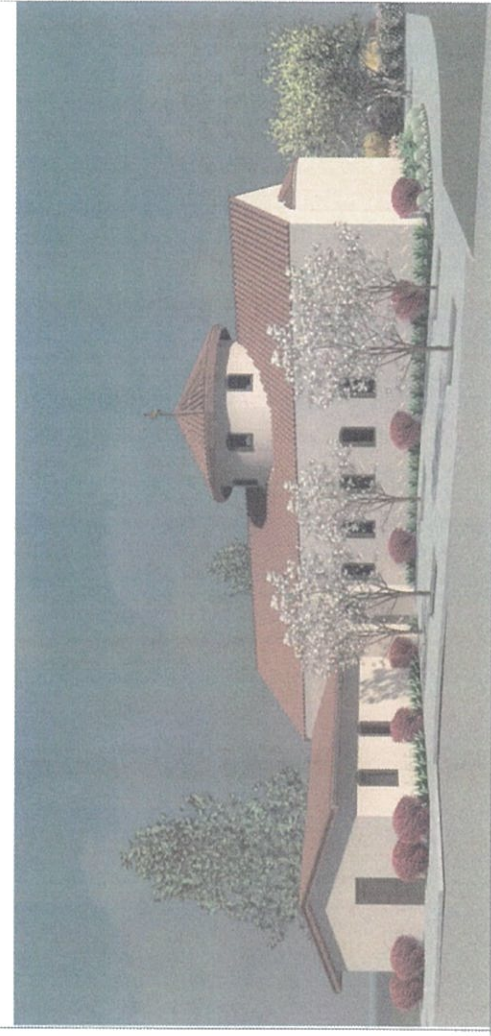


St Gregory of Nyssa
Greek Orthodox
Church

Charles Forte Architect
10000 Wilshire Blvd, Suite 1000
Beverly Hills, CA 90210
Tel: 310.771.1100
Fax: 310.771.1101
www.charlesforte.com

SAINT GREGORY
OF NYSSA GREEK
ORTHODOX
CHURCH

PERSPECTIVES



SHEET INDEX

- TITLE SHEETS**
- T1 TITLE SHEET
 - T2 PERSPECTIVE VIEWS PHASE 1
 - T3 PERSPECTIVE VIEW PHASE 2 & 3
- ARCHITECTURAL**
- A1 EXTERIOR ELEVATIONS PHASE 1
 - A2 EXTERIOR ELEVATIONS PHASE 2 & 3
 - A3 BUILDING SECTIONS PHASE 1
 - A4 BUILDING SECTIONS PHASE 2 & 3
 - A5 FLOOR PLANS PHASE 1
 - A6 FLOOR PLANS PHASE 2 & 3
 - A7 EXTERIOR ELEVATIONS PHASE 2 & 3
 - A8 EXTERIOR ELEVATIONS PHASE 2 & 3
 - A9 BUILDING SECTIONS PHASE 2 & 3
 - A10 BUILDING SECTIONS PHASE 2 & 3
 - A11 BUILDING SECTIONS PHASE 2 & 3
- CIVIL**
- C1 SITE PLAN
 - C2 EXISTING UTILITIES
 - C3 PROPOSED UTILITIES
 - C4 EXISTING GRADES
 - C5 PROPOSED GRADES
 - C6 EXISTING DRIVEWAYS
 - C7 PROPOSED DRIVEWAYS
 - C8 EXISTING PAVEMENT
 - C9 PROPOSED PAVEMENT
 - C10 EXISTING LANDSCAPE
 - C11 PROPOSED LANDSCAPE
- LANDSCAPE**
- L1 LANDSCAPE ARCHITECTURE
 - L2 LANDSCAPE ARCHITECTURE
 - L3 LANDSCAPE ARCHITECTURE
 - L4 LANDSCAPE ARCHITECTURE
 - L5 LANDSCAPE ARCHITECTURE
 - L6 LANDSCAPE ARCHITECTURE
 - L7 LANDSCAPE ARCHITECTURE
 - L8 LANDSCAPE ARCHITECTURE
 - L9 LANDSCAPE ARCHITECTURE
 - L10 LANDSCAPE ARCHITECTURE
 - L11 LANDSCAPE ARCHITECTURE

PROJECT TEAM

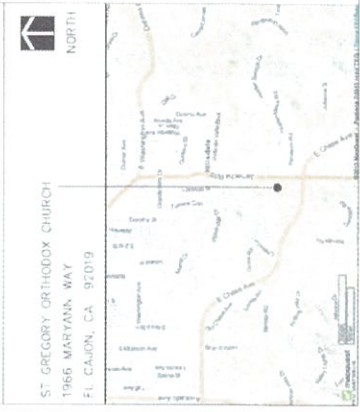
OWNER
SAINT GREGORY OF NYSSA GREEK ORTHODOX CHURCH
1966 MARYANN WAY
EL CAJON, CA 92019
OWNER: PETER GEMAS
TEL: (619) 249-2871

ARCHITECT
CHARLES FORTE ARCHITECT
3460 RESOURCES PLACE, SUITE 210C
SAN DIEGO, CA 92110
CONTACT: CHARLES FORTE
TEL: (619) 297-7000
E-MAIL: FORTE@FORTEARCHITECT.COM

CIVIL ENGINEER
JOHN PAUL GOMLEY P.E.
744 FIDUCIARY STREET
SAN DIEGO, CA 92114
CONTACT: PAUL GOMLEY
TEL: (619) 210-3371
E-MAIL: JGOMLEY1996@YAHOO.COM

LANDSCAPE ARCHITECT
SIR CLARKE LANDSCAPE ARCHITECTURE & DEVELOPMENT
110 CONSUMERS WAY #10
OCEANVIEW, CA 92056
CONTACT: SEAN CLARKE
TEL: (760) 400-1040
E-MAIL: SEAN@SCLANDSCAPE.COM

VICINITY MAP

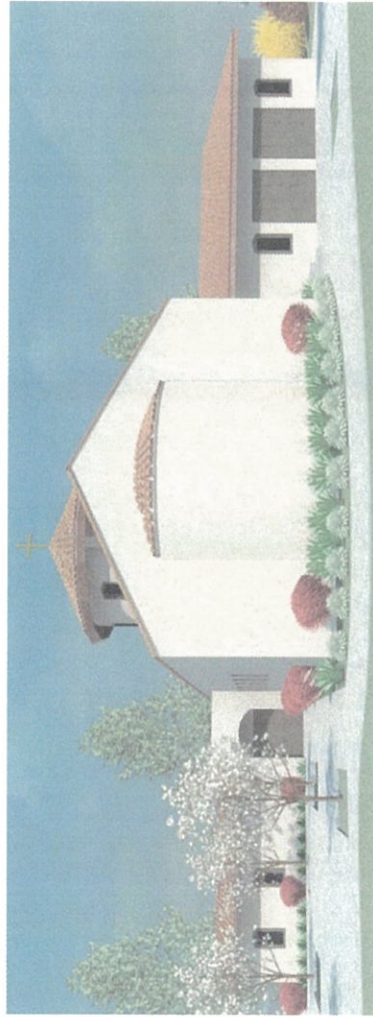


TITLE SHEET

Project Number: 130208
Date: SEPTEMBER 20, 2014
Client: C.F.
Designer: C.F.

T1

SDG PLS R008 11-11-14
MUP05-010



St Gregory of Nyssa
Greek Orthodox
Church

Charles Forte Architect
10000 Wilshire Blvd., Suite 200
Los Angeles, CA 90024
Tel: 310.271.1111
Fax: 310.271.1111
Email: info@charlesforte.com

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Project Name

SAINT GREGORY
OF NYSSA GREEK
ORTHODOX
CHURCH

No.

Description

Date

Sheet Name

PERSPECTIVE
VIEWS:
PHASE 1

Project Number: 100208
Date: SEPTEMBER 30, 2014
Drawn by: CBF
Checked by: CBF

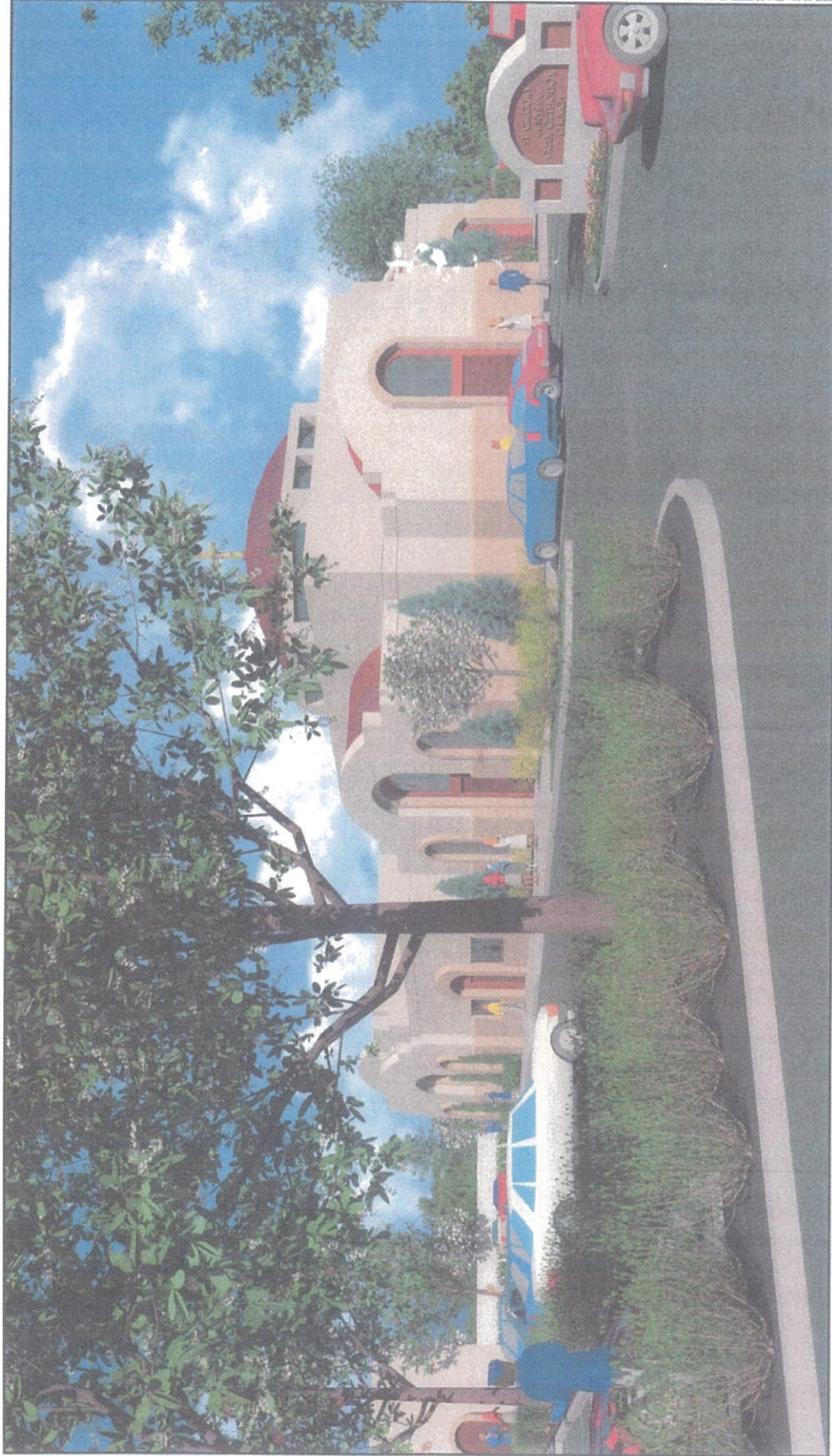
T2

Scale



PERSPECTIVE VIEW	
ST. GREGORY OF NYSSA CHURCH	
1458 JAMACHA ROAD AT VARIAN WAY, SAN DIEGO (COUNTY) CA	
Owner:	
1988 BARTON WAY, SAN DIEGO (COUNTY) CA 92118	
Consultant:	
Date: 04/22/05	
Drawn By:	AS: S-0000
Check By:	3/20/05
Scale:	
Sheet:	31

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CITY OF SAN DIEGO



PERSPECTIVE VIEW



St Gregory of Nyssa
Greek Orthodox
Church

Charles Forte Architect
10000 E. 1st Ave., Suite 200
Denver, CO 80231
Tel: 303.733.1111
Fax: 303.733.1112
E-Mail: info@charlesforte.com

Project Name

SAINT GREGORY
OF NYSSA GREEK
ORTHODOX
CHURCH

Discipline

Date

Sheet No.

EXTERIOR
ELEVATIONS:
PHASE 1

Project Number 13029
Date SEPTEMBER 30, 2014
Drawn by C.F.
Checked by C.F.

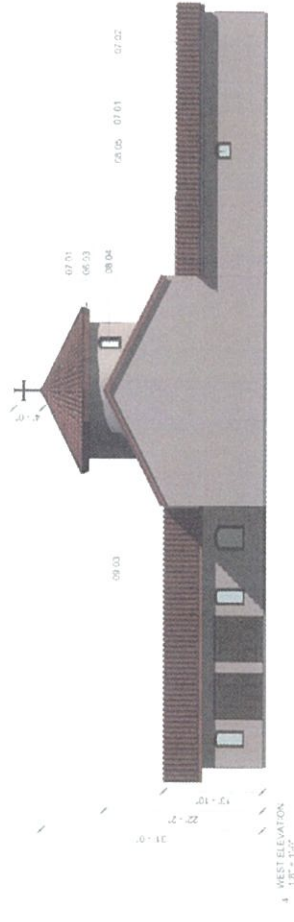
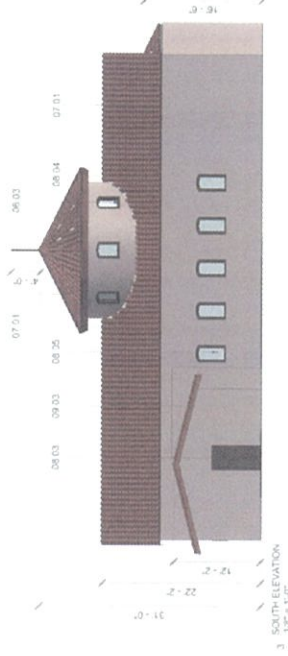
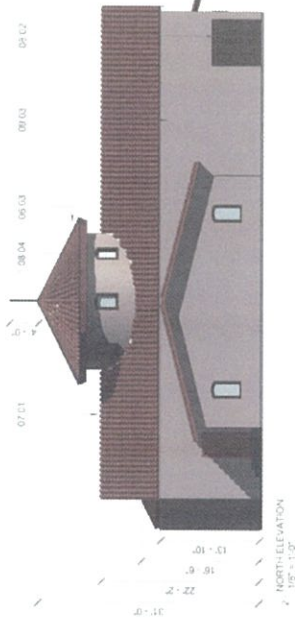
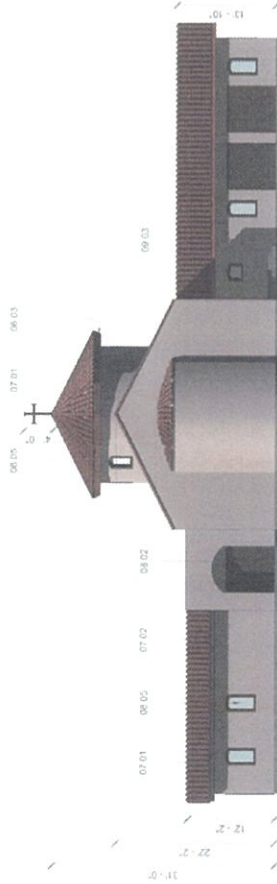
A3

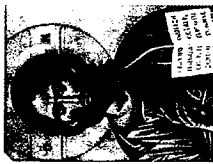
KEY NOTES: ELEVATION

- Keynotes Text
- 06.02 CLAY TILE ROOF
 - 07.01 SHEET METAL GUTTER
 - 08.03 EXTERIOR CEMENTITIOUS PLASTER
 - 08.04 ALUMINUM WINDOW
 - 09.05 WOOD DOOR
 - 09.03 EXTERIOR CEMENTITIOUS PLASTER

Key Value

- 06.02
- 07.01
- 08.03
- 08.04
- 09.05
- 09.03





St Gregory of Nyssa
Greek Orthodox
Church

Charles Forte Architect
1000 N. 10th St., Suite 100
Tampa, FL 33602
Tel: 813.241.1111
Fax: 813.241.1112

3 - 36

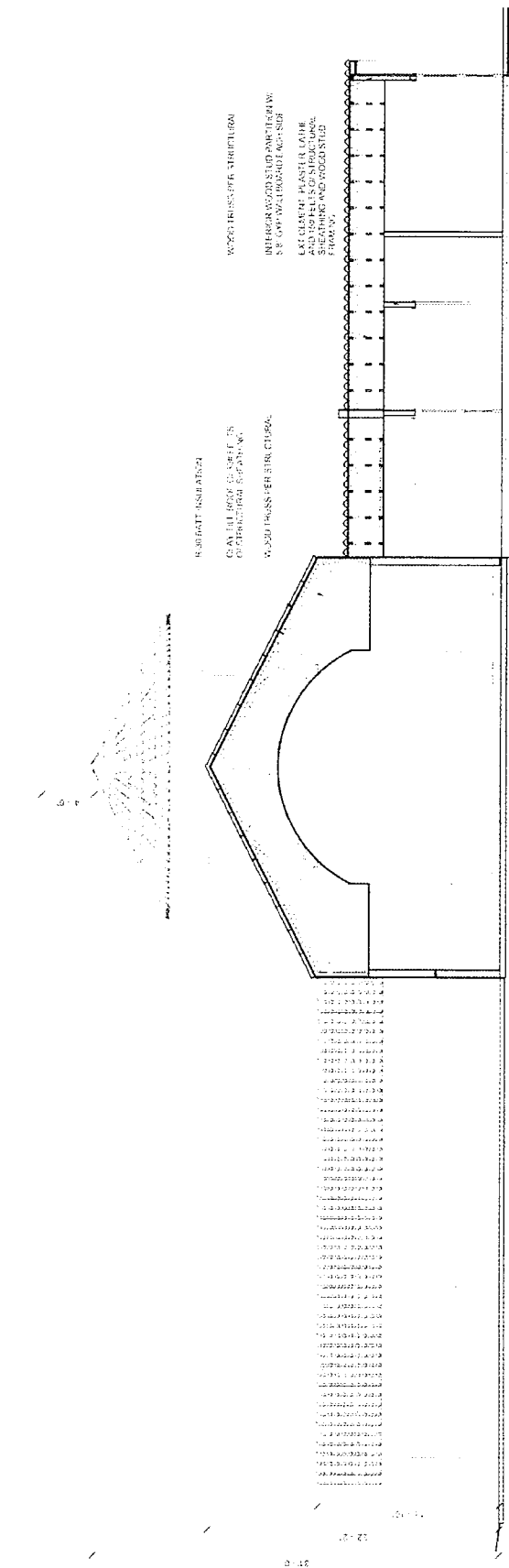
SAINT GREGORY
OF NYSSA GREEK
ORTHODOX
CHURCH

NO. 1000 N. 10th St., Suite 100
Tampa, FL 33602
Tel: 813.241.1111
Fax: 813.241.1112

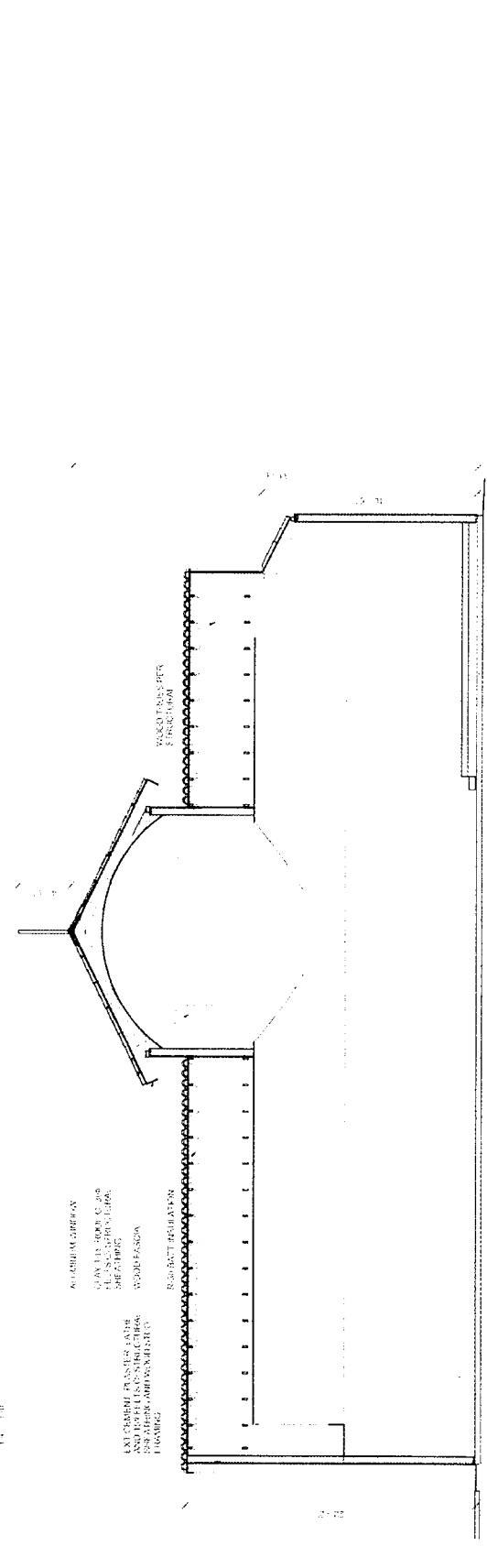
BUILDING
SECTIONS:
PHASE 1

1/2" = 1'-0"
1/4" = 3'-0"
1/8" = 6'-0"
1/16" = 12'-0"

A4



BUILDING SECTION 1
1/2" = 1'-0"



BUILDING SECTION 2
1/2" = 1'-0"

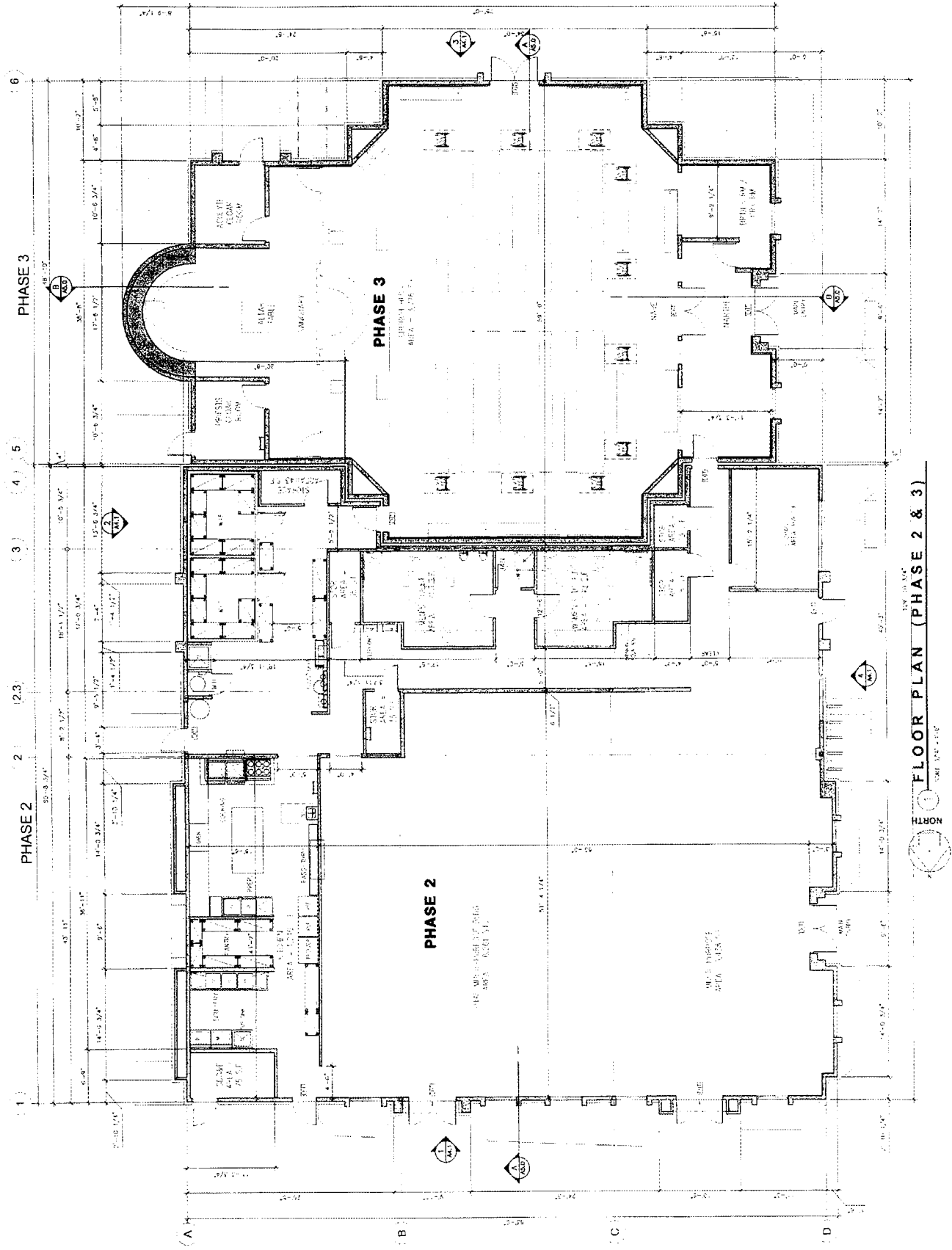
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3 - 38

FLOOR PLAN (PHASE 2 & 3)

ST. GREGORY OF NYSSA CHURCH
Greek Orthodox Church
1454 JAMES A. BECK AVE. (NORTH SIDE) 2ND FLOOR (200A-177), CA
M.U.P. # P05010 EV. # P05016

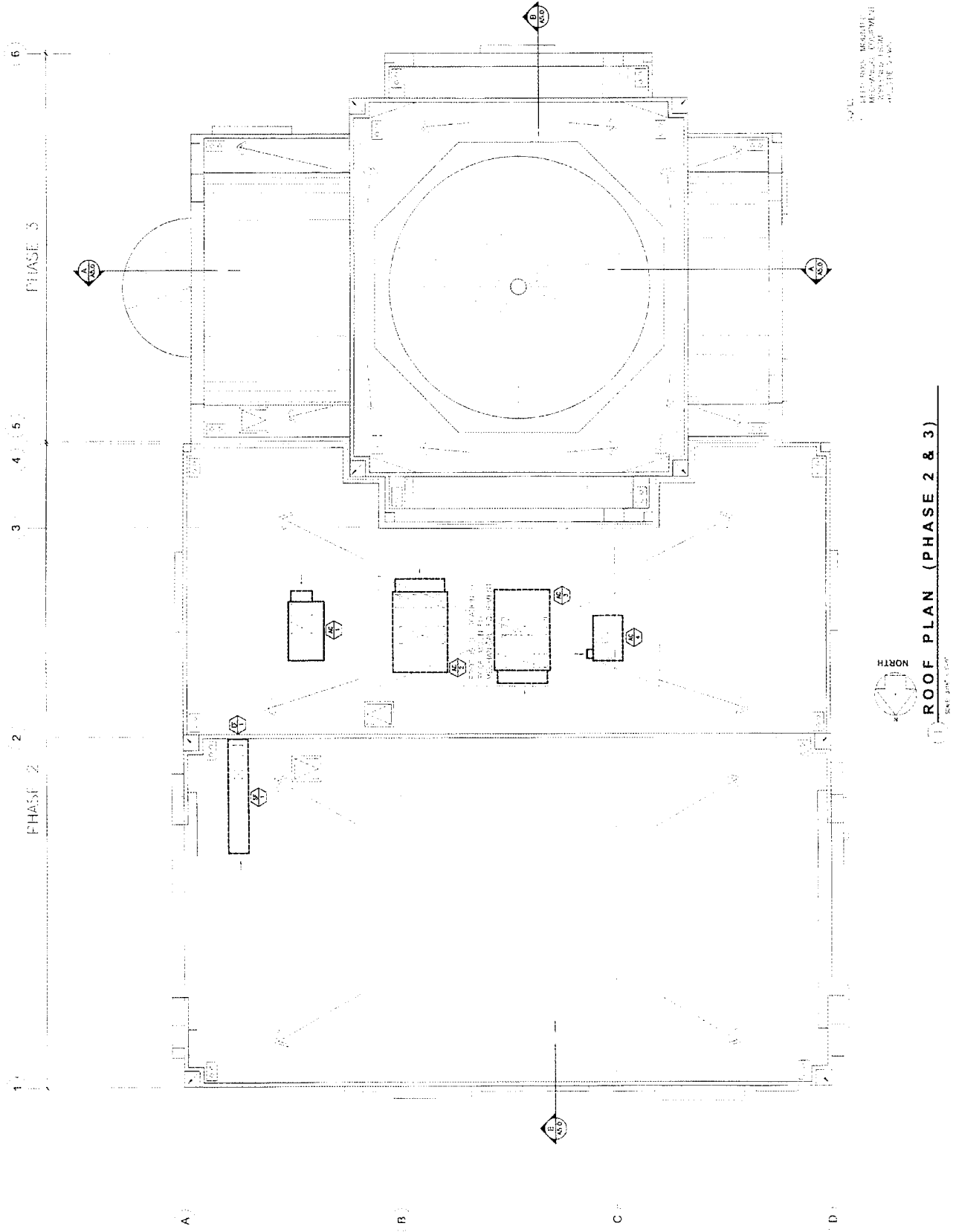


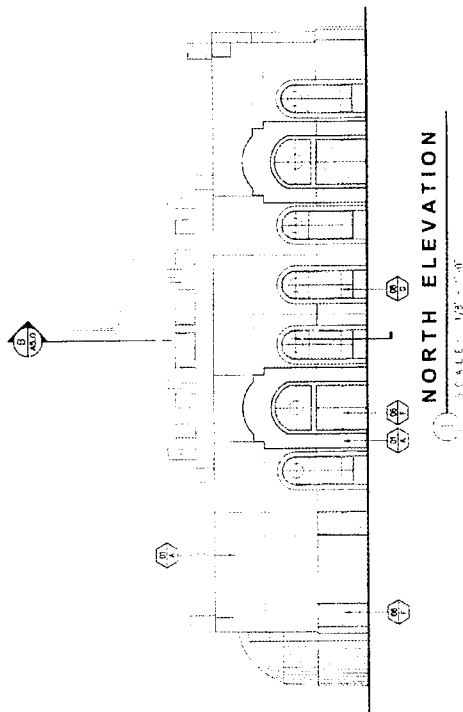
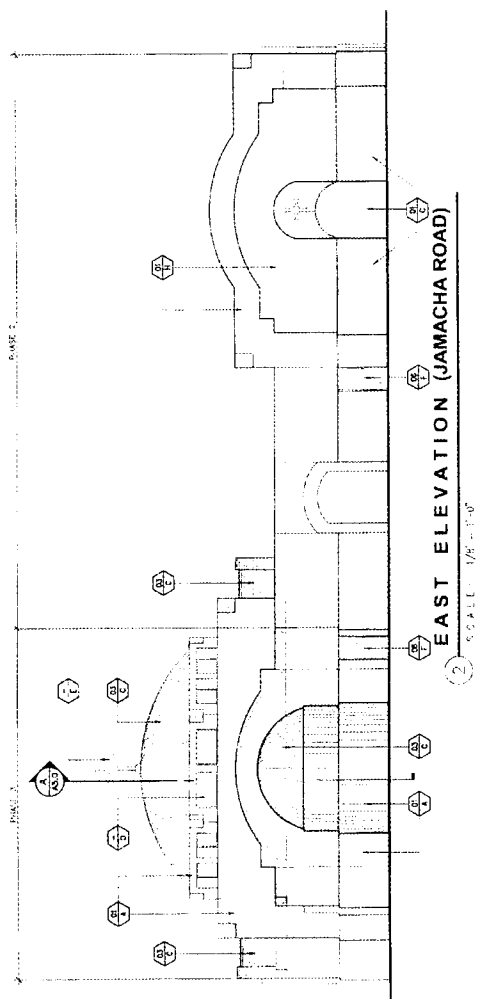


3 - 39

M.U.P. # P05010 EV. # P05016

ST. GREGORY OF NYSSA CHURCH 1000 JAMES RD. A. HARRIS, MD. 2000, HARRIS, MD. ST. GREGORY OF NYSSA CHURCH	ROOF PLAN (PHASE 2 & 3)	
	A8	





EXTERIOR FINISH SCHEDULE

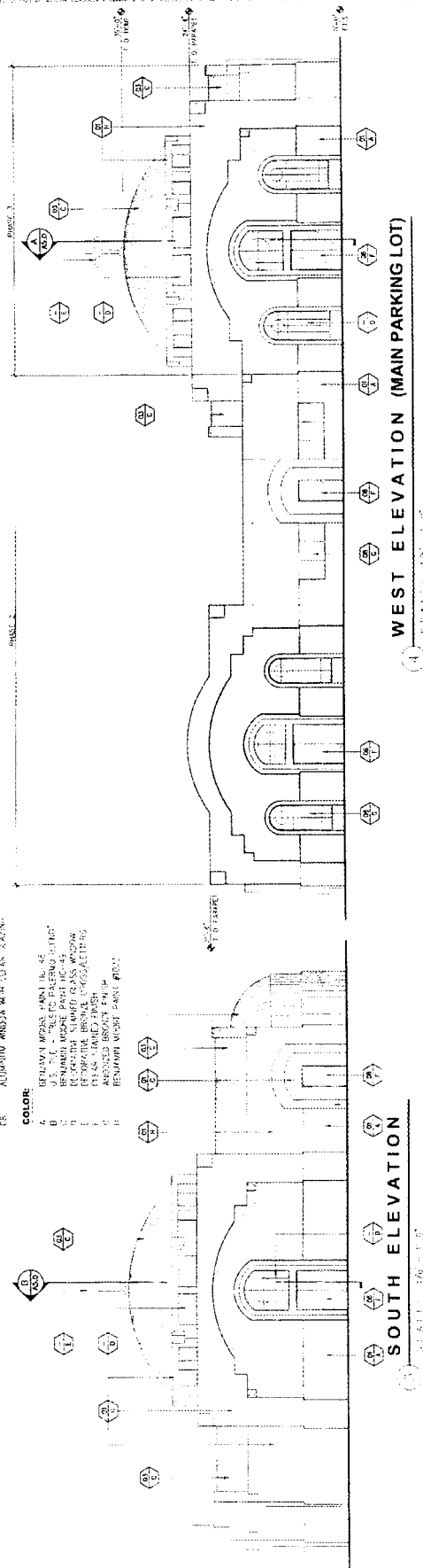
MA'EPIM / JMS-
COLOR

MATERIAL/FINISH:

- | | |
|----|---------------------------------------------------|
| 7 | EXTERIOR CEMENT PLASTER FINISH |
| 8 | MASONRY - FIVE FEET THE ROOFING |
| 9 | RADIANT LATH AND ROOFING |
| 10 | COSMETIC EXTERIOR GROUND SURFACE FINISH |
| 11 | BRICKWORK ALUMINUM DOOR WINDOW WITH CLEAN GLAZING |
| 12 | REPAIRING THE MASONRY WALLS INTERIOR |
| 13 | LOUVER DOOR |
| 14 | ALUMINUM WINDOW WITH CLEAR GLAZING |
| 15 | |

COLOR:

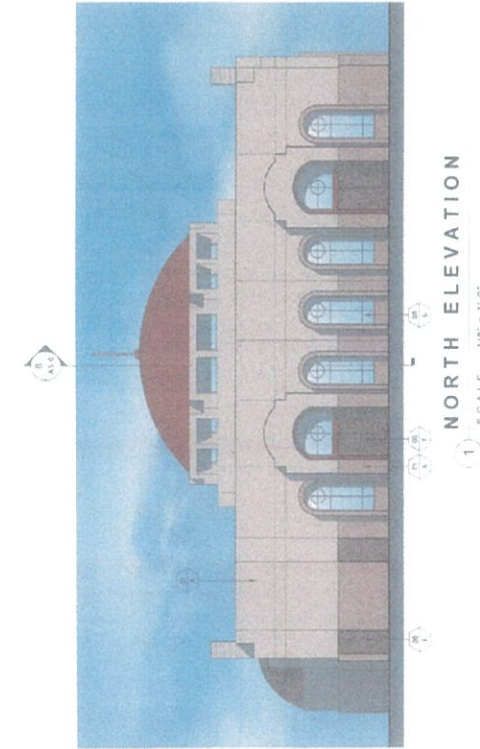
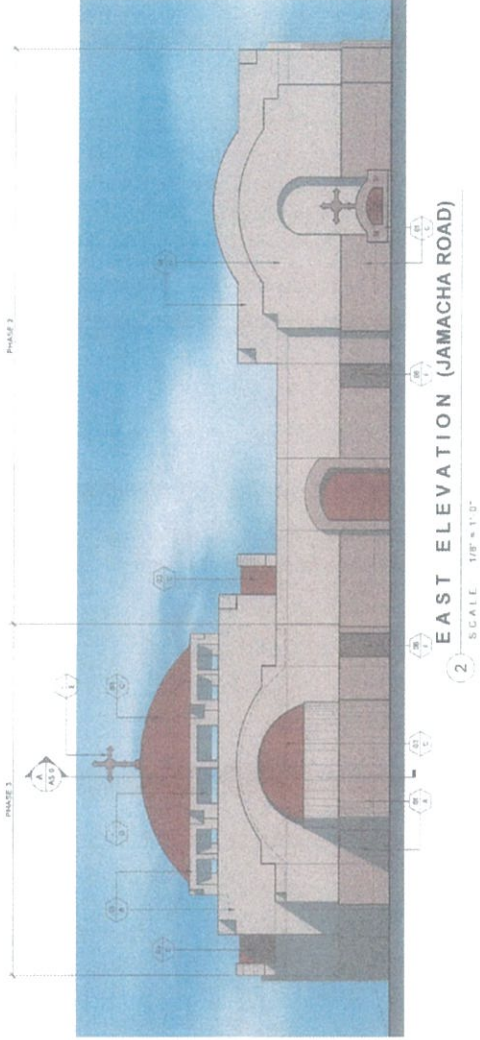
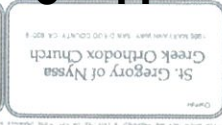
- BENJAMIN MOORE PAINT INC-42
U.S. PAT. - "QUESTO FACILE TO COLORE"
BENJAMIN MOORE PAINT INC-43
DECORATING STAINED GLASS WINDOW
PERMANENT BROOKLYN BRIDGE 1965
GLASS STAINED FINISH
ARNDTSON BROOKLYN BRIDGE
BENJAMIN MOORE PAINT INC-40





3 - 41

M.U.P. # P05010 E.V. # P05016



EXTERIOR FINISH SCHEDULE

MATERIAL/FINISH	COLOR
01 EXTERIOR CEMENT PLASTER FINISH	
02 ROSSONNE PECE COATABLE ROOFING	
03 EXISTING EXTERIOR CEMENT PLASTER FINISH	
04 EXISTING EXTERIOR CEMENT PLASTER FINISH	
05 EXISTING ALUMINUM DOOR/WINDOW WITH CLEAR GLAZING	
06 DECORATIVE MAHOGANY WOOD DOOR	
07 MAHOGANY WOOD DOOR	
08 ALUMINUM WINDOW WITH CLEAR GLAZING	

COLOR
A BENJAMIN MOORE PAINT #HC-48
B U.S. TILE - "RUSTIC PALEMO BLEND"
C U.S. TILE - "RUSTIC PALEMO BLEND"
D DECORATIVE STAINED GLASS WINDOW
E DECORATIVE BRONZE CROSS/ALTERS
F CLEAR STAINED FINISH
G MAHOGANY WOOD DOOR
H BENJAMIN MOORE PAINT #1023





3 - 42

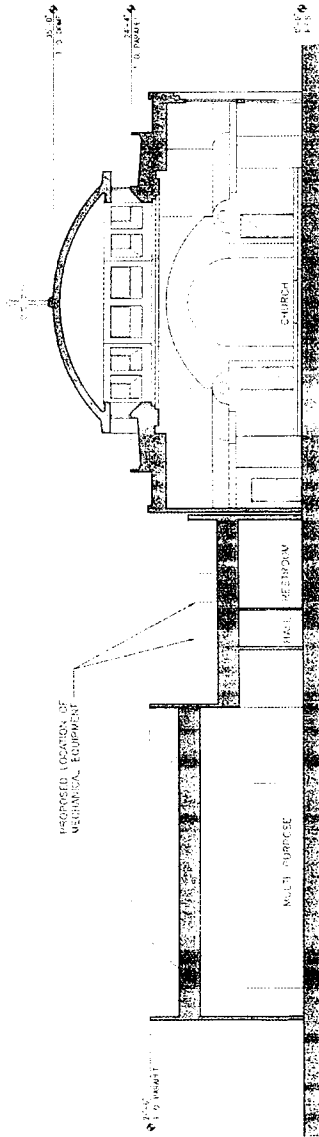
M.U.P. # P05010 EV. # P05016



St Gregory of Nyssa
Greek Orthodox Church

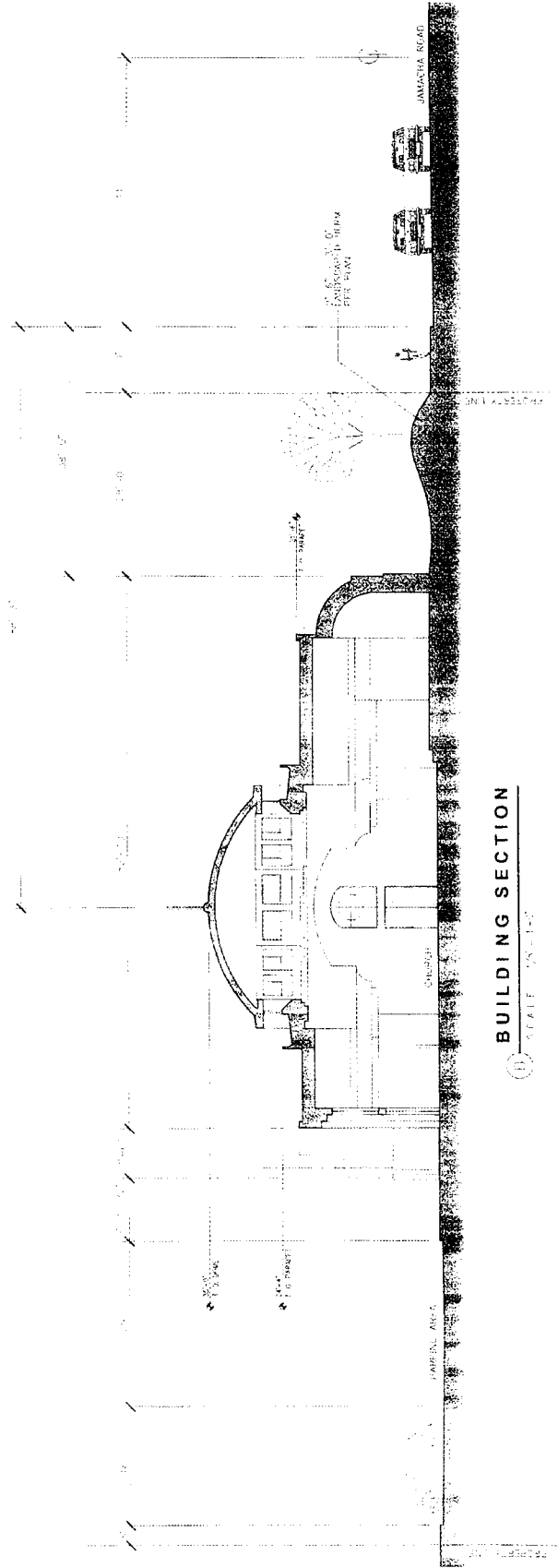
BUILDING SECTIONS (PHASE 2 & 3)

A11



BUILDING SECTION

(A) SCALE: 1/8" = 1'-0"



BUILDING SECTION

(B) SCALE: 1/8" = 1'-0"

**Attachment B – Form of Decision Approving
PDS2005-3300-05-010**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

MARK WARDLAW
Director

KATHLEEN FLANNERY
Assistant Director

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

COMMISSIONERS

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

December 13, 2019

PERMITTEE: ST, GREGORY OF NYSSA GREEK ORTHODOX
CHURCH (ATTN: PETER SHENAS)
MAJOR USE PERMIT: PDS2005-3300-05-010
E.R. NUMBER: PDS2005-3910-0514016
PROPERTY: 1454 JAMACHA ROAD IN THE VALLE DE ORO COMMUNITY PLANNING
AREA WITHIN UNINCORPORATED SAN DIEGO COUNTY
APN: 498-320-56-00

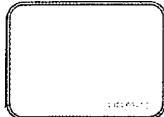
DECISION OF THE PLANNING COMMISSION

This Major Use Permit for PDS2005-3300-05-010 consists a three-phase religious assembly use consisting of twenty (20) sheets including site redlined plot plans, grading plans, conceptual landscape plan, and elevations. Phase one consists of the operation of an approximately 4,360 square foot church building containing an approximately 2,000 square foot chapel with a capacity of up to one hundred and sixty (160) attendees of worship services with forty-one (41) parking spaces. Phase one also consists of the operation of Sunday School classes, Office Hours from 11:00 AM to 3:30 PM on Monday through Friday, and the installation of landscaping, improvements to Maryann Way, and improvements to a parking lot with a maximum capacity of forty-one (41) parking spaces. All special events outside of worship services and standard religious uses shall be limited to a maximum amount of attendees based on a parking ratio of one parking space per three attendees. Phase two consists of improvements to Maryann Way, landscaping, grading, construction of a parking lot with seventy-three (73) parking spaces, and the construction of an approximately 6,400 square foot multi-purpose administration building. Phase three consists of the construction of an approximately, 3,820 square foot sanctuary building with a maximum capacity of two hundred and eighty-four (284) attendees for worship services and two hundred and thirteen (213) attendees for special events. The final buildout of the site will contain a church consisting of an approximately 4,360 square foot church building containing a 2,000 square foot sanctuary, a 6,400 square foot multi-purpose administration building, a 3,820 square foot sanctuary building, and seventy-three (73) parking spaces to accommodate up to two hundred and eighty-four (284) attendees for worship services and two hundred and thirteen (213) attendees for special events. All special events outside of worship services and standard religious uses shall be limited to a maximum amount of attendees based on a parking ratio of one parking space per three attendees. This permit authorizes the proposed use pursuant to Sections 2180 and 7350 of the Zoning Ordinance.



3 - 45

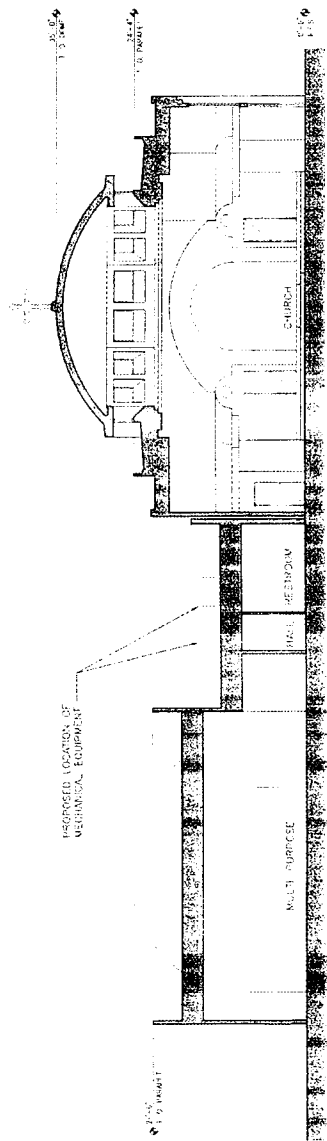
M.U.P. # P05010 EV. # P05016



St Gregory of Nyssa
Greek Orthodox Church

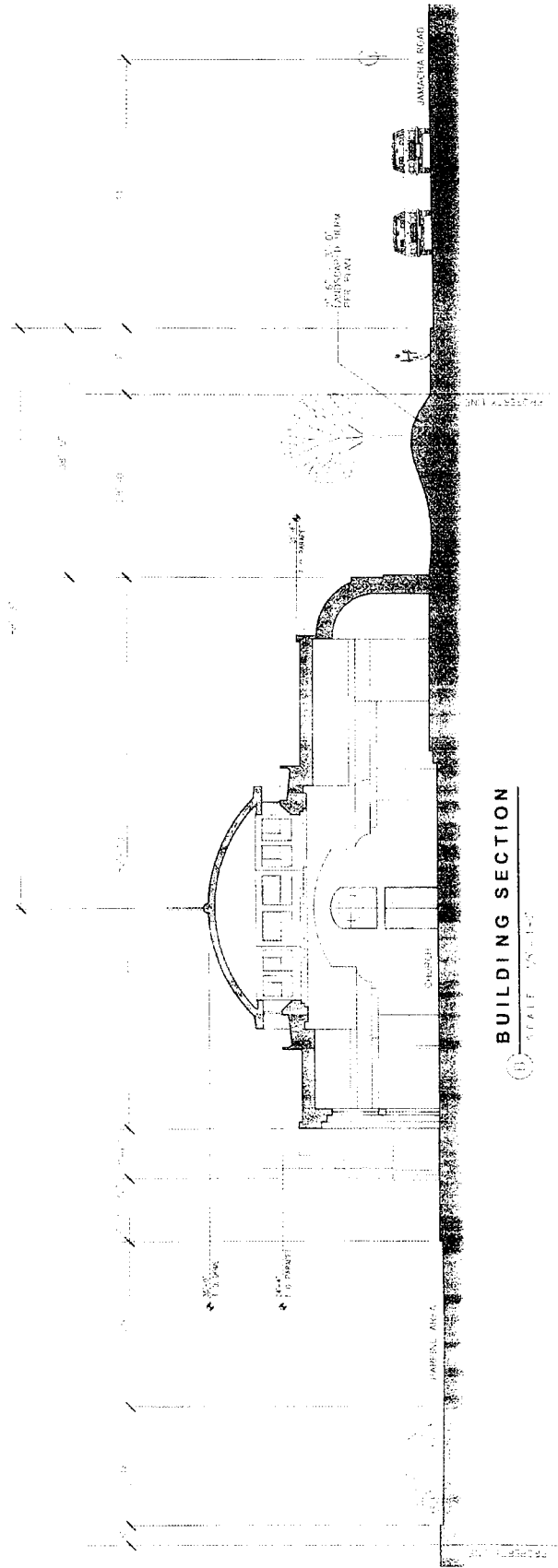
BUILDING SECTIONS (PHASE 2 & 3)

A11



BUILDING SECTION

(A) SCALE: 1/8" = 1'-0"



BUILDING SECTION

(B) SCALE: 1/8" = 1'-0"

**Attachment B – Form of Decision Approving
PDS2005-3300-05-010**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

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Grant, a height exception in accordance with Section 4620 of the Zoning Ordinance for the construction of a non-combustible cross to a maximum height of 41-feet to be located on top of the approximately 3,820 square foot sanctuary building.

Grant, a rear yard setback reduction to 18-feet in accordance with Section 4813 of the Zoning Ordinance to 18-feet for the as-built approximately 4,820 square foot phase one church structure.

The granting of this permit also approves the Preliminary Grading Plan of three (3) sheets. In accordance with the [Section 87.207 of the County Grading Ordinance](#), Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#).

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **December 13, 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 has commenced prior to said expiration date.

.....

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions 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. The project is proposed in phases and the timing of when conditions are applicable for the appropriate phase is indicated in parentheses adjacent to each condition. During condition satisfaction, the Planning and Development Services or Department of Public Works employee shall review that the appropriate condition has been previously fulfilled during the submittal of the appropriate building permits, grading permits, landscape plans, improvement plans, etc. of the applicable phase. Note, the majority of construction associated with phrase three involves construction of a building, and the necessary infrastructure such as improvements, parking, grading, and landscaping will likely have been completed prior to submittal of a building permit for the construction of phase three:

WITHIN 60 DAYS OF MUP APPROVAL, COMPLETE CONDITIONS 1 THROUGH 4. NOTE: The project contains multiple phases which require specific timing of conditions for the project for each phase.

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 (Phase 1, 2, and 3)

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:** Within 60 days of MUP approval and 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 (Phase 1)

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:** Within 60 days of MUP approval and 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. BLD#1–BUILDING PERMIT APPLICATION (Phase 1)

INTENT: In order to ensure the as-built structure is permitted. **DESCRIPTION OF REQUIREMENT:** The applicant shall submit a building permit application and any required plans to the Building Counter. **DOCUMENTATION:** A building permit application shall be submitted to the Building Division. **TIMING:** Within 60 days of MUP approval and 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 building permit application shall be submitted. **MONITORING:** The PDS Building Division shall verify that the building permit application has been submitted for the as-built structure.

4. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE (Phase 1, 2, and 3)

INTENT: In order to provide adequate landscaping that conforms to the Valle De Oro Community Plan Landscaping Guidelines, and to comply with the Landscape Ordinance, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the [COSD Water Efficient Landscape Design Manual](#) and the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Off-Street Parking Design Manual](#), the COSD Grading Ordinance and the Valle De Oro Design Guidelines. 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

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), and pay all applicable review fees. **TIMING:** Within 60 days of MUP approval and prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and submitted. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

4. **STRMWTR#1–URBAN RUNOFF FEE (Phase 1, 2, and 3)**

INTENT: In order to protect water quality in the Sweetwater Reservoir from potential project-related contamination, a financing fee shall be paid pursuant to the Sweetwater Authority's Resolution 84 8, Resolution of the Governing Board of Sweetwater Authority Establishing Its Policy Regarding Urban Runoff Protection for the Sweetwater

Reservoir. **DESCRIPTION OF REQUIREMENT:** The currently established Urban Runoff Protection fee shall be paid to the Sweetwater Authority to assist in the design and construction of first flush urban runoff facilities. **DOCUMENTATION:** The applicant shall provide to the [PDS, PCC] a letter or other documentation from the Sweetwater Authority that Resolution 84-8 has been satisfied with respect to the urban runoff from the proposed development. **TIMING:** Prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit the fee shall be paid. **MONITORING:** The [PDS, PCC] shall review the receipt letter from Sweetwater Authority for compliance with this condition.

6. ROADS#1–ENCROACHMENT PERMIT (Phase 1, 2, and 3)

INTENT: In order ensure that improvements for the private road and along Jamacha Road comply with the [County of San Diego Public Road Standards](#), and [The Caltrans Facility Standards and Requirements](#) an encroachment permit(s) shall be obtained and implemented. **DESCRIPTION OF REQUIREMENT:** A permit shall be obtained from CALTRANS for the improvements to be made within the public right-of-way. A copy of the permit and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the [PDS, LDR]. **DOCUMENTATION:** The applicant shall obtain the encroachment permit(s) and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [PDS, LDR]. The applicant shall obtain an encroachment permit from CALTRANS authorizing access onto **Jamacha Road**. This will allow CALTRANS to set conditions such as sight distance and road improvements. The applicant should contact the CALTRANS Permit Office at (619) 688-6843 for additional details. **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 easements shall be executed and recorded, the encroachment permit shall be obtained. **MONITORING:** The [PDS, LDR] shall review the permit for compliance with this condition and the applicable improvement plans, and implement any conditions of the permit in the County improvement plans.

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

7. STRMWTR#2–STORMWATER MAINTENANCE DOCUMENTATION (Phase 1, 2 and 3)

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County. **DOCUMENTATION:** The applicant shall process the agreement forms with [PDS, LDR] and pay any deposit and applicable review fees. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, prior to use of the property in reliance of this permit; execution of the recorded agreements and securities shall be completed. **MONITORING:** The [PDS,

LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

8. STRMWTR#3–EROSION CONTROL (Phase 1, 2, and 3)

INTENT: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [State Construction General Permit, Order No. 2009-00090-DWQ](#), or subsequent order and the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF REQUIREMENT:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Quality Management Plan (SWQMP) and Erosion Control Plan including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipaters, and silt control measure.

- a. An agreement and instrument of credit shall be provided for an amount equal to the cost of this work as determined or approved by the [*PDS, LDR*], in accordance with the [County of San Diego Grading Ordinance Section 87.304](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to [*PDS, LDR*] authorizing the use of this deposit for emergency measures.
- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

DOCUMENTATION: The applicant shall process an Erosion Control Plan and provide the letter of agreement and any additional security and/or cash deposit to the [*PDS, LDR*]. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, and prior to use of the property in reliance of this permit, the Erosion Control Plan shall be approved and the agreement and securities shall be executed. **MONITORING:** The [*PDS, LDR*] shall ensure that the Erosion Control Plan adequately satisfies the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [*DPW, PDC*] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

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

9. ROADS#3–PRIVATE ROAD IMPROVEMENTS (Phase 1)

INTENT: In order to promote orderly development and to comply with the San Diego [County Standards for Private Roads, section 3.1 \(B\)](#), **Maryann Way** shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Construct approximately Maryann Way and the entrance to commercial driveway standards to the satisfaction of Caltrans, the San Miguel Fire Protection District, and the Director of Public Works.
- b. Install a "stop and right turn only sign" for traffic exiting Maryann Way to Jamacha Road to the satisfaction of Director of PDS, DPW and Caltrans.
- c. All plans and improvements shall be completed pursuant to the [County of San Diego County Standards for Private Roads](#) and the [Land Development Improvement Plan Checking Manual](#).

DOCUMENTATION: The applicant shall complete the following:

- d. Process and obtain approval of Improvement Plans to improve Maryann Way.
- e. Pay all applicable inspection fees with [DPW, PDCI].
- f. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the San Miguel Consol. Fire Protection District and [PDS, LDR].

TIMING: Prior to approval of any building plan and the issuance of any building permit for phase I, the private road improvements shall be completed. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the condition and County Standards.

10. ROADS#4-PRIVATE ROAD IMPROVEMENTS (Phase 2 and 3)

INTENT: In order to promote orderly development and to comply with the San Diego [County Standards for Private Roads, section 3.1 \(B\)](#), Maryann Way shall be improved.

DESCRIPTION OF REQUIREMENT:

- a. The onsite private road easement, Maryann Way from southwest corner of the project easterly to SR 54/Jamacha Road, shall be graded thirty-two feet (32') wide and improved twenty-four feet (24') wide with asphalt concrete. The improvement and design standards of Section 3.1(B) of the [San Diego County Standards for Private Roads](#) for seven hundred fifty one (751) trips shall apply.
- b. All plans and improvements shall be completed pursuant to the [County of San Diego County Standards for Private Roads](#) and the [Land Development Improvement Plan Checking Manual](#).

DOCUMENTATION: The applicant shall complete the following:

- c. Process and obtain approval of Improvement Plans to improve Maryann Way.
- d. Pay all applicable inspection fees with [DPW, PDCI].

- e. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the San Miguel Consol. Fire Protection District and [PDS, LDR].

TIMING: Prior to approval of any building plan and the issuance of any building permit for phase II, the private road improvements shall be completed. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the condition and County Standards.

11. NOISE#1–INTERIOR NOISE ASSESSMENT (Phase 2 and 3)

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 assessment must be submitted to demonstrate future noise exposure of land uses for interior sensitive receptors are below levels of significance. **DESCRIPTION OF REQUIREMENT:** The proposed multi-purpose building and church buildings, closest to Jamacha Road shall comply with the following:

- a. A County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed **multi-purpose and church** structures 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 for churches used part of day pursuant to the [General Plan Noise Element \(Table N-1 & N-2\)](#). Future traffic noise level estimates, must utilize a Level of Service “C” traffic flow for Jamacha Road which is its designated General Plan Mobility Element buildout roadway classification.
- b. 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.
- c. 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.
- d. Prior to the approval of any Building Plan and issuance of any Building Permit, the applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and design features, 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 design features.

DOCUMENTATION: The applicant shall prepare an interior acoustic analysis and incorporate the proposed project design recommendations and design features, 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 design features. **TIMING:** Prior to the approval of any building plan and the issuance of any building permit for Phase II and III (the multi-purpose or church buildings) construction as referenced within the approved plot plans, 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 interior 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].

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

12. BLD#2–BUILDING PERMIT (Phase 1)

INTENT: In order to ensure the as-built structure is permitted. **DESCRIPTION OF REQUIREMENT:** The applicant shall pass final inspections and finalize the building permit for the as-built structure and any required site improvements. **DOCUMENTATION:** Evidence that the building permit has been issued. **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 building permit for the as-built structure shall be finalized and final inspections shall be passed. **MONITORING:** The [PDS, B] shall inspect the site for compliance with the approved Building Plans.

13. GEN#3–INSPECTION FEE (Phase 1)

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.

14. LNDSCP#2–CERTIFICATION OF INSTALLATION (Phase 1, 2, and 3)

INTENT: In order to provide adequate landscaping that conforms to the Valle De Oro Community Plan Landscaping Guidelines, the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Off-Street Parking Design Manual](#) and the COSD Grading ordinance, 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.

15. PLN#1–SITE PLAN IMPLEMENTATION (Phase 1, 2, and 3)

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 plot plan and the building plans. This includes, but is not limited to: improving all parking areas and driveways, installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] and [DPR TC, PP] shall inspect the site for compliance with the approved Building Plans.

16. ROADS#5–ANNEX TO LIGHTING DISTRICT (Phase 1)

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

17. STRMWTR#4–VERIFICATION OF STRUCTURAL BMPs (Phase 1, 2, and 3)

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), verification of Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form as shown in Attachment 4 of the PDP SWQMP. **DOCUMENTATION:** The applicant shall process the Structural BMP Verification Forms with [DPW, PDCI] or [PDS, BLDG]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit;

execution of the Structural BMP Verification Form shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

18. STRMWTR#5–PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER (Phase 1, 2, and 3)

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), stormwater documentation shall be provided to property owner. **DESCRIPTION OF REQUIREMENT:** Demonstrate that copies of the following documents are provided to the property owner and initial occupants:

- a. A copy of the project's approved SWQMP (with attached Operation & Maintenance Plan).
- b. A copy of project's recorded Maintenance Notification Agreement and/or Stormwater Facilities Maintenance Agreement and/or Private Road Maintenance Agreement showing the Structural BMPs pertaining to the property.
- c. Sample copies of the following:
 - 1) A Letter for Privately Owned Stormwater Treatment Control Best Management Practices Operation and Maintenance Verification.
 - 2) One Operation and Maintenance Verification Form for each type of Private Treatment Control BMP.

DOCUMENTATION: The applicant shall submit a letter stating that the above documentation has been submitted to the property owner and initial occupants.

TIMING: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; provision of stormwater documents shall be completed.

MONITORING: The [PDS, LDR] and [DPW, WPP] shall review the letter provided by the applicant for consistency with the condition and County Standards.

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

19. PLN#2–SITE CONFORMANCE (Phase 1, 2, and 3)

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: improving all parking areas and driveways, installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. 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

away, 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.

20. NOISE#2–ON-GOING SOUND LEVEL COMPLIANCE (Phase 1, 2, and 3)

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 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.

21. STRMWTR#6–SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER (Phase 1, 2, and 3)

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), an operation and maintenance verification form for each Structural BMP shall be completed. **DESCRIPTION OF REQUIREMENT:** Every year the property owner shall receive from the County a BMP Verification Form to be completed for each privately owned Structural BMP. **DOCUMENTATION:** Every year the property owner shall file with the County the completed Structural BMP Verification Form stating the maintenance performed during the reporting period for each privately owned Structural BMP with [DPW, WPP]. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [DPW, WPP] is responsible for compliance of this permit.

CULTURAL RESOURCES CONDITIONS DURING EARTH DISTURBING ACTIVITIES: *(The following actions shall occur during any phase of the project and during any earth disturbing activities).*

PRE-CONSTRUCTION MEETING: *(Prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

22. CULT#GR-1. ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING (Phase 1, 2, and 3)

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented for earth disturbing activities into native soils. **DESCRIPTION OF REQUIREMENT:**

- a. The applicant shall contract with a County approved Archaeologist (Project Archaeologist). The Project Archaeologist shall perform archaeological monitoring and a potential data recovery program during all earth disturbing activities within native soils. The applicant shall provide a copy of the contract or letter of acceptance. The contract or letter of acceptance shall include evidence that a Kumeyaay Native American monitor has been contracted to perform Native American monitoring for the project.
- b. 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 (native soils) in all areas identified for development including off-site improvements. 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.
- c. **DOCUMENTATION:**
 - i. The applicant shall provide a copy of the contract or letter of acceptance to [PDS, PPD].
 - ii. The contracted Project Archeologist and Kumeyaay Native American shall 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 CONSTRUCTION: *(The following actions shall occur throughout the duration of the grading construction).*

23. CULT#GR-2. ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION (Phase 1, 2, and 3)

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 (native soils) in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities within native soils:

- a. **Monitoring.** During the original cutting of previously undisturbed deposits (native soils), 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 the cutting of previously disturbed deposits (native soils) will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.

c. **Inadvertent Discoveries.** 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. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
5. 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.
6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation 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).

d. **Human Remains.** 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. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay Native American monitor.

3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
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. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
6. 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).*

24. CULT#GR-3. ARCHAEOLOGICAL MONITORING – ROUGH GRADING (Phase 1, 2, and 3)

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:

- a. **No Archaeological Resources Encountered.** 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 Native American Monitor must be included in the Negative Monitoring Report.
- b. **Archaeological Resources Encountered.** 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 [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 who requests a copy. **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:** [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).*

25. CULT#GR-4. ARCHAEOLOGICAL MONITORING – FINAL GRADING (Phase 1, 2, and 3)

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 shall include the following, if applicable:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs.
- c. Evidence that all cultural materials have been curated and/or repatriated as follows:

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 grading monitoring program have been repatriated to a Native American group of appropriate tribal

affinity and shall be accompanied by payment of the fees necessary, if required. 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.

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 [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:** [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.

MAJOR USE PERMIT FINDINGS

Pursuant to Section 7358 of the Zoning Ordinance, the following findings in support of the granting of the Major Use Permit (MUP) 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 project proposes development of a multi-phase religious assembly facility on an approximately 1.74-acre parcel. The site is currently developed with an as-built church structure that will be retained. Maximum buildout of the site will be of comparable bulk and scale to existing commercial centers located directly south of the project site. The proposed project will not significantly alter the existing landform as it requires minimal grading; therefore, the proposed project will

maintain the property's compatibility with the surrounding community. For these reasons, the proposed project is found to be compatible with adjacent residential and commercial uses in terms of bulk and scale.

Coverage

The project would not result in coverage that is out of character with the surroundings. The subject property is approximately 1.74 acres and is currently developed with a structure that was constructed following a fire that partially destroyed an existing single-family residence. The surrounding area is characterized as rural residential, commercial, and vacant land. Surrounding land uses primarily include single-family residences and commercial centers. The coverage of the property will be comparable to the commercial centers located directly south and adjacent to the project site including at maximum buildout of all three phases.

Density

The proposed project is a MUP for a religious assembly facility and does not propose residential uses. The project is not subject to the density requirements.

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

All necessary public facilities and services are available as detailed in the service availability letters submitted for the project and letters received during the public review period of the Mitigated Negative Declaration associated with the project. The project will be served by sewer and water from the Otay Water District. Fire service will be provided by the San Miguel Consolidated Fire Protection District. As such, all necessary public facilities and services are available.

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

The proposed project is a MUP to allow the development and operation of a religious assembly facility on a parcel in the Valle De Oro community. The project site is located at 1454 Jamacha Road and is zoned to allow for religious assembly uses with approval of a MUP. The proposed project is designed to fit with the existing rural neighborhood character, with landscaping adjacent to the public roads, and architectural features that are in conformance with the existing architecture in the project vicinity.

The surrounding land uses primarily consist of rural residential, commercial, and vacant land. The religious assembly facility will not significantly alter the visual landscape of the project vicinity and is designed at an appropriate scale for the project site. Commercial structures and residences in the surrounding area are designed in a Mission and Mediterranean architectural style and contain visual features similar to the proposed church such as tile roofs and light earth-tone colors. The requested height exception for the Proposed Project to install a cross on the phase three sanctuary of the Proposed Project at a maximum height of

41-feet beyond the 35-foot maximum height designator will not have an impact on the visual character of the community as there are multiple vertical elements such as utility poles and light standards along Jamacha Road.

A Traffic Impact Study was prepared by Darnell and Associates and concluded that the project will not significantly impact any road segments or intersections nearby. At maximum buildout and upon completion of all three phases, the project will generate 137 Average Daily Trips (ADT) on days of service and normal operations of the church which are below the screening threshold of the County of San Diego's guidelines for determining significance for traffic of 200 ADT. Special events such as food festivals within the phase two multi-purpose building will generate 230 ADT. Although the project does not have a significant impact on adjacent roads, the project will be required to contribute to the County's Traffic Impact Fee (TIF) program to mitigate for cumulative impacts.

The project will not result in light pollution to the surrounding areas. All proposed lighting will be required to comply with the County's Light Pollution Code. All light fixtures are required to be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to Section 6324 of the Zoning Ordinance and the Light Pollution Code.

When considering that potential visual and traffic impacts have been addressed during the discretionary review process through design considerations and conditions of approval, and all potential impacts have been adequately addressed, it has been demonstrated that the proposed project will not have harmful effect upon desirable neighborhood character.

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

A Traffic Impact Study was prepared by Darnell and Associates and concluded that the Proposed Project will not significantly impact any road segments or intersections nearby. At maximum buildout and upon completion of all three phases, the Proposed Project will generate 137 Average Daily Trips (ADT) on days of service and normal operations of the church which are below the screening threshold of the County of San Diego's guidelines for determining significance for traffic of 200 ADT. Special events such as food festivals within the phase two multi-purpose building will generate 230 ADT. The physical character of surrounding roadways consisting of Jamacha Road and Chase Avenue will not be altered due to the generation of traffic associated with the project. The project is also conditioned with frontage improvements to Jamacha Road that will be implemented through encroachment permits processed through the California Department of Transportation.

Potential cumulative traffic impacts will be addressed by compliance with the County's TIF program. Traffic associated with the proposed project will not generate a significant amount of new traffic that would create a significant traffic impact or alter the physical character of surrounding streets.

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

The design and site layout of the proposed project is compatible with adjacent uses, residences, buildings, and structures. The project is a civic use that is located near a well-traveled intersection consisting of Chase Avenue and Jamacha road as well as adjacent commercial centers. Civic uses are intended to be community oriented and the intersection of Chase Avenue and Jamacha road is an important area in the Valle De Oro Community. The project consists of minimal amounts of grading for phase one consisting of 180 cubic yards of cut and fill as well as 1,760 cubic yards of fill and 600 cubic yards of cut prior to the construction of phase two. The project is also able to accommodate adequate on-site parking for all phases of the project. Therefore, the type and intensity of the proposed use is suitable for the project site.

6. *Any other relevant impact of the proposed use:*

No relevant impacts were 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 proposed project is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Semi-Rural (SR-0.5). The project is consistent with the Semi-Rural General Plan Land Use Designation because it proposes a religious assembly use within the Valle De Oro Community Planning Area. The project is consistent with the goals and policies of the Valle De Oro Community Plan such as requiring appropriate off-street parking and landscaping along the frontage of public roads. The project is also consistent with the goals and policies within the General Plan, such as compatibility of civic uses with community character, development conformance with topography, and avoidance of environmental impacts.

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

The project has been reviewed for compliance with CEQA, and an MND was prepared for the project. The MND found that the project, with incorporation of mitigation measures for biological resources, would not cause any significant effects on the environment. Mitigation for biological resources has been incorporated as conditions of approval.

ORDINANCE COMPLIANCE NOTIFICATIONS: 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:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(SDRWQCB\)](#) and 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 Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION PROGRAM/susmppdf/lid_handbook_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below.
<http://www.sdcountry.ca.gov/dplu/docs/LID-Handbook.pdf>

DRAINAGE: The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

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

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) 694-3275, to coordinate County 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.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

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 plans, specific

permit conditions and approved building plans associated with this permit. No noise generating equipment (including HVAC units and pool equipment) 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.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.219. 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 [DPW, Land Development Counter] and provide a copy of the receipt to the [PDS, Building Division Technician] at time of permit issuance.

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, and 6324. 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 lighting. No additional lighting is permitted. 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.

MSCP NOTICE: This project has been found to conform to the San Diego County Multiple Species Conservation Program Subarea Plan, Biological Mitigation Ordinance and Implementing Agreement. Upon fulfillment of the requirements for permanent mitigation and management of preserved areas as outlined in Section 17.1 (A) of the County's Implementing Agreement for the Multiple Species Conservation Program (MSCP) Plan, Third Party Beneficiary Status can be attained for the project. Third party beneficiary status allows the property owner to perform "incidental take" under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County's Implementing Agreement.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

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

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:

Darin Neufeld, Chief
Project Planning Division
Planning & Development Services

cc: Peter Shenass, 1454 Jamacha Road, El Cajon, CA 92019

email cc:

Ed Sinsay, Team Leader, Land Development/Engineering, PDS
Ashley Smith, Planning Manager, Project Planning, PDS
Valle De Oro Community Planning Group

Attachment C – Environmental Documentation



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcountry.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

MITIGATED NEGATIVE DECLARATION

PROJECT NAME: St. Gregory of Nyssa Greek Orthodox Church

RECORD ID: PDS2005-3300-05-010

ENVIRONMENTAL LOG NO.: PDS2005-3910-0514016

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

This 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 drainage, traffic, and noise.

1. California Environmental Quality Act Negative Declaration Findings:

Find, that this 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 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 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:

Please refer to the attached Environmental Initial Study for the rational for requiring of the following measures:

1. CULTURAL RESOURCES CONDITIONS DURING EARTH DISTURBING ACTIVITIES:
(The following actions shall occur during any phase of the project and during any earth disturbing activities).

PRE-CONSTRUCTION MEETING: *(Prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

CULT#GR-1. ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING (Phase 1, 2, and 3)

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented for earth disturbing activities into native soils. **DESCRIPTION OF REQUIREMENT:**

- a. The applicant shall contract with a County approved Archaeologist (Project Archaeologist). The Project Archaeologist shall perform archaeological monitoring and a potential data recovery program during all earth disturbing activities within native soils. The applicant shall provide a copy of the contract or letter of acceptance. The contract or letter of acceptance shall include evidence that a Kumeyaay Native American monitor has been contracted to perform Native American monitoring for the project.
- b. 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 (native soils) in all areas identified for development including off-site improvements. 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.
- c. **DOCUMENTATION:**
 - i. The applicant shall provide a copy of the contract or letter of acceptance to *[PDS, PPD]*.
 - ii. The contracted Project Archeologist and Kumeyaay Native American shall 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 CONSTRUCTION: *(The following actions shall occur throughout the duration of the grading construction).*

**CULT#GR-2. ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION
(Phase 1, 2, and 3)**

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 (native soils) in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities within native soils:

- a. **Monitoring.** During the original cutting of previously undisturbed deposits (native soils), 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 the cutting of previously disturbed deposits (native soils) will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.
- c. **Inadvertent Discoveries.** 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. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
 3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
 4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
 5. 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.
 6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation 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).

d. Human Remains. 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. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay Native American monitor.
3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
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. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
6. 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).*

CULT#GR-3. ARCHAEOLOGICAL MONITORING – ROUGH GRADING (Phase 1, 2, and 3)

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:

- a. **No Archaeological Resources Encountered.** 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 Native American Monitor must be included in the Negative Monitoring Report.
- b. **Archaeological Resources Encountered.** 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 [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 who requests a copy. **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:** [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).*

CULT#GR-4. ARCHAEOLOGICAL MONITORING – FINAL GRADING (Phase 1, 2, and 3)

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 shall include the following, if applicable:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.

- b. Daily Monitoring Logs.
- c. Evidence that all cultural materials have been curated and/or repatriated as follows:

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 grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. 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.

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 [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:** [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.

2. The payment of the Transportation Impact Fee, which will be required at issuance of building permits of applicable phases of the project, will be required to demonstrate conformance with the County of San Diego Transportation Impact Fee Ordinance. Pursuant to Section 77.210 of the County of San Diego Transportation Impact Fee Ordinance, a sanctuary of the proposed church is exempt from the Regional Transportation Congestion Improvement Program (RTCIP) Impact Fee.

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, regulations, ordinances, and the General Plan 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.

1. **NOISE#1-INTERIOR NOISE ASSESSMENT**

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 \(Table N-1 & N-2\)](#). **DESCRIPTION OF REQUIREMENT:** The proposed multi-purpose building and church buildings, closest to Jamacha Road shall comply with the following:

- a. A County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed **multi-purpose and church** structures 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 for churches used part of day pursuant to the [General Plan Noise Element \(Table N-1 & N-2\)](#). Future traffic noise level estimates, must utilize a Level of Service "C" traffic flow for Jamacha Road which is its designated General Plan Mobility Element buildout roadway classification.
- b. 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.
- c. 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.
- d. Prior to the approval of any Building Plan and issuance of any Building Permit, the applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations, 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 design recommendations.

DOCUMENTATION: The applicant shall prepare an interior acoustic analysis and incorporate the proposed project design recommendations, 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 design features. **TIMING:** Prior to the approval of any building plan and the issuance of any building permit for Phase II and III (the multi-purpose or church buildings) construction as referenced within the approved plot plans, 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 interior 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].

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

on _____

Ashley Smith, Planning Manager
Project Planning Division



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcountry.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

~~December 20, 2018~~ December 13, 2019

CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G)

1. Title; Project Number; Environmental Log Number:

St. Gregory of Nyssa Greek Orthodox Church Major Use Permit;
PDS2005-3300-05-010; PDS2005-3910-0514016
2. Lead agency name and address:
County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123-1239
3. a. Contact Sean Oberbauer, Project Manager
b. Phone number: (858) 495-5747
c. E-mail: sean.oberbauer@sdcounty.ca.gov.
4. Project location:
The project site is located west of and adjacent to Jamacha Road at 1454 Jamacha Road in the Valle De Oro Community Plan Area, within unincorporated San Diego County (APN: 498-320-56-00)
5. Project Applicant name and address:

St. Gregory of Nyssa Greek Orthodox Church (Attn: Peter Shenias), 1454 Jamacha Road, El Cajon, CA 92019
6. General Plan
Community Plan: Valle De Oro
Land Use Designation: Semi-Rural 0.5 (SR-0.5)
Density: Slope Dependent up to 2 du/acre
Floor Area Ratio (FAR) N/A
7. Zoning
Use Regulation: Rural Residential (RR)
Minimum Lot Size: 0.5 acre(s)
Special Area Regulation: N/A
8. Description of project:

The project is a Major Use Permit for the phased construction and operation of a Greek Orthodox Church religious assembly facility. The project site is located at 1454 Jamacha Road in the Valle De Oro Community Planning Area within unincorporated San Diego County (Figure 1). The site is subject to the General Plan Semi-Rural Regional Category, Semi-Rural 0.5 (SR-0.5) Land Use Designation. Zoning for the site is Rural Residential (RR). Religious assembly facilities are authorized in the RR Use Regulation upon approval of a Major Use Permit pursuant to Section 2185 of the Zoning Ordinance.

The first phase of the project would authorize converting an as-built 4,360 square foot structure with a 2,000 square foot sanctuary within the structure that would accommodate a maximum of 160 seats with ~~44~~41 parking spaces. The remainder of the phase one church would provide restrooms, a kitchen, and rooms for Sunday School services. The second phase of the project consists of constructing an approximately 6,400 square foot multi-purpose administration building for the Church with the expansion of the parking lot to ~~75~~73 parking spaces (Figure 2). The multi-purpose administration building will provide additional room for events associated with the phase one construction such as Sunday School services, weddings, and other similar religious assembly events. The third and final phase of the project consists of the construction of a 3,820 square foot sanctuary adjacent to the multi-purpose administration building that will accommodate a maximum of ~~300~~284 attendees with ~~75~~73 parking spaces. The site contains an as-built structure that would be retained. Access would be provided by Mary Ann Way which ultimately connects to Jamacha Road, a CalTrans maintained road. The project would be served by sewer and imported water from Otay Water District. Earthwork will consist of cut and fill of 180 cubic yards of cut/fill of material during phase one primarily for the construction of the parking lot. Additional earthwork prior to the construction of phase two and three consists of ~~4,700~~1,760 cubic yards of fill and ~~4,100~~600 cubic yards of cut.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

Lands surrounding the project site are primarily used for residential commercial purposes. Residential uses are located to the north, west, and east of the project site. Commercial uses are located directly adjacent and south of the project site. In addition, vacant land is located directly west of the project site. The topography of the project site and adjacent land is relatively flat. The site is located within the community of Valle De Oro, off of Jamacha Road (see Figure 3).

St. Gregory of Nyssa Major Use Permit
PDS2005-3300-05-010

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10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Permit Type/Action	Agency
Major Use Permit	County of San Diego
County Right-of-Way Permits Construction Permit Excavation Permit Encroachment Permit	County of San Diego
Grading Permit	County of San Diego
Improvement Plans	County of San Diego
State Highway Encroachment Permit	CalTrans
National Pollutant Discharge Elimination System (NPDES) Permit	RWQCB
General Construction Storm water Permit	RWQCB
Water District Approval	Otay Water District
Sewer District Approval	Otay Water District
Fire District Approval	San Miguel Fire Protection District

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code §21080.3.1? If so, has consultation begun?

YES
☒

NO
☐

Note: Conducting consultation early in the CEQA process allows tribal governments, public lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and to reduce the potential for delay and conflict in the environmental review process (see Public Resources Code §21083.3.2). Information is also available from the Native American Heritage Commission's Sacred Lands File per Public Resources Code §5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code §21082.3(e) contains provisions specific to confidentiality.

St. Gregory of Nyssa Major Use Permit
PDS2005-3300-05-010

- 4 - December 20, 2018 December 13, 2019

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

- | | | |
|----------------------------------------------------------------------|------------------------------------------------------------------|--------------------------------------------------------------------|
| <input type="checkbox"/> <u>Aesthetics</u> | <input type="checkbox"/> <u>Agriculture and Forest Resources</u> | <input type="checkbox"/> <u>Air Quality</u> |
| <input type="checkbox"/> <u>Biological Resources</u> | <input checked="" type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Geology & Soils</u> |
| <input type="checkbox"/> <u>Greenhouse Gas Emissions</u> | <input type="checkbox"/> <u>Hazards & Haz. Materials</u> | <input type="checkbox"/> <u>Hydrology & Water Quality</u> |
| <input type="checkbox"/> <u>Land Use & Planning</u> | <input type="checkbox"/> <u>Mineral Resources</u> | <input type="checkbox"/> <u>Noise</u> |
| <input type="checkbox"/> <u>Population & Housing</u> | <input type="checkbox"/> <u>Public Services</u> | <input type="checkbox"/> <u>Recreation</u> |
| <input checked="" type="checkbox"/> <u>Transportation/Traffic</u> | <input type="checkbox"/> <u>Utilities & Service Systems</u> | <input type="checkbox"/> <u>Mandatory Findings of Significance</u> |
| <input checked="" type="checkbox"/> <u>Tribal Cultural Resources</u> | | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ On the basis of this Initial Study, Planning & Development Services finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ On the basis of this Initial Study, Planning & Development Services finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, Planning & Development Services finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Signature

Sean Oberbauer

Printed Name

Date

Land Use/Environmental Planner

Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

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I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

Based on a site visit completed by County staff and GIS imagery, the proposed project is located near or within the viewshed of a scenic vista or scenic highway identified by the County of San Diego General Plan. The following table includes County of San Diego Scenic Highways and the approximate distance from the project site to the scenic highway:

Roadway	Distance from Project Site (at Closest Point)
Fuerte Drive – Interstate 8 to Chase Avenue	Approximately 0.3 mile west of Project Site
Avocado Boulevard – State Route 94 to El Cajon City Limits	Approximately 1.7 miles southwest of Project Site
Willow Glen Drive – Jamacha Road to Dehesa Road	Approximately 1.8 miles southwest of Project Site

The proposed project involves the phased development of a Greek Orthodox Church religious assembly facility. The project will have minimal or no grading and will require minimal cut and fill as it is located on a relatively flat project site. The project site is screened by existing topography and vegetation from views from Fuerte Drive, Avocado Boulevard, and Willow Glen Drive. In addition, the overall distance of the project site from Avocado Boulevard and Willow Glen drive reduces any impacts those scenic highways.

The project will not result in cumulative impacts on a scenic vista because the proposed project viewshed and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the scenic vista's viewshed and will not contribute to a cumulative impact because the project would be visually compatibility into the surroundings in an unobtrusive manner. Therefore, the project will not result in adverse project or cumulative impacts on a scenic vista.

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- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic ([Caltrans - California Scenic Highway Program](#)). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

The subject project site is located over 3 miles away from SR-125, the nearest State Scenic Highway segment from SR-94 to I-8. Dense development, hills, and vegetation are located between SR-125 and the project site effectively screening the project site from view.

Separate from State scenic highways, the County of San Diego General Plan designates specific roadway segments as scenic highways. For additional analysis and information regarding County of San Diego General Plan designated scenic highways, refer to the above section I.(a).

The project will not result in cumulative impacts to a scenic resource because the proposed project viewshed and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located near or within the scenic vista's viewshed and will not contribute to a cumulative impact because the subject projects are screened by existing topography and vegetation or include residential development within areas of existing residential development. Therefore, the project will not result in any adverse project or cumulative level effect on a scenic resource within a State scenic highway.

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c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of the project site and surrounding can be characterized as multi story commercial development and varying story residential.

The proposed project is for the construction of a Greek Orthodox Church facility. Based on submitted elevations, the project is compatible with the existing visual environment's visual character and quality for the following reasons:

- The project site is adjacent to multistory commercial development of comparable lot coverage
- Commercial developments south of the project site contain similar architectural features to the proposed church structures with tile roof material
- The elevations of the proposed buildings are compliant with the applicable height designator of the property
- The project proposes landscaping that will be maintained and will screen views of the project site and the property
- The first phase of the development is small in scale and is comparable to the size of as single-family residence
- Existing vegetation and intervening topography screen the proposed facility and project site from public views.

The project will not result in cumulative impacts on visual character or quality because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the viewshed surrounding the project and will not contribute to a cumulative impact for the following reasons. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area.

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d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project will use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code. However, it will not adversely affect nighttime views or astronomical observations, because the project will conform to the Light Pollution Code (Section 51.201-51.209), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

In addition, the proposed project will control outdoor lighting and sources of glare in the following ways:

1. The project will not install outdoor lighting that directly illuminates neighboring properties.
2. The project will not install outdoor lighting that would cast a direct beam angle towards a potential observer, such as a motorists, cyclist or pedestrian.
3. The project will not install outdoor lighting for vertical surfaces such as buildings, landscaping, or signs in a manner that would result in useful light or spill light being cast beyond the boundaries of intended area to be lit.

The project will not contribute to significant cumulative impacts on day or nighttime views because the project will conform to the Light Pollution Code. The Code was developed by the San Diego County Planning & Development Services and Department of Public Works in cooperation with lighting engineers, astronomers, land use planners from San Diego Gas and Electric, Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present and future projects will not contribute to a cumulatively considerable impact. Therefore, compliance with the Code ensures that the project will not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area, on a project or cumulative level.

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II. AGRICULTURE AND FORESTRY RESOURCES - Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site does not contain any agricultural resources, lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no agricultural resources including Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance would be converted to a nonagricultural use.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site is zoned Rural Residential (RR), which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site, including offsite improvements do not contain forest lands or timberland. The County of San Diego does not have any existing Timberland Production Zones. In addition, the project is consistent with existing zoning and a rezone of the property is not

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proposed. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones.

- d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site, including any offsite improvements, do not contain any forest lands as defined in Public Resources Code section 12220(g), therefore project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the project is not located in the vicinity of offsite forest resources.

- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project site does not contain any existing agricultural operations. The surrounding area within radius of one mile of the project site contains mostly dense residential and commercial developments. As a result the proposed project was determined not to have significant adverse impacts related to the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance or active agricultural operations to a non-agricultural use for the following reasons:

- Active agricultural operations in the surrounding area are already interspersed with single family residential uses and the proposed use would not significantly change the existing land uses in the area, resulting in a change that could convert agricultural operations to a non-agricultural use.

Therefore, no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance to a non-agricultural use will occur as a result of this project.

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III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less Than Significant Impact
<input type="checkbox"/> Less than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less Than Significant Impact: The project proposes development that was anticipated in SANDAG growth projections used in development of the RAQS and SIP. The project does not propose a General Plan Amendment or Zone Reclassification. Operation of the project will result in emissions of ozone precursors that were considered as a part of the RAQS based on growth projections. As such, the proposed project is not expected to conflict with either the RAQS or the SIP. In addition, the operational emissions from the project are below the screening levels, and subsequently will not violate ambient air quality standards.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less Than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Land Use Environment Group (LUEG) has established guidelines for determining significance which incorporate the Air Pollution Control District's (SDAPCD) established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. These screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) are used.

Less Than Significant Impact: The project is a Major Use Permit for the phased construction and operation of a Greek Orthodox Church religious assembly facility. The first phase of the project would convert the existing as-built structure to provide 4,360 square feet with a 2,000 square foot sanctuary. The second phase of the project consists of constructing a multi-purpose administration building for the Church. The third phase and final phase of the project consists of

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the construction of a 3,280 square foot sanctuary adjacent to the multi-purpose administration building. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, temporary and localized, resulting in pollutant emissions below the screening-level criteria established by the LUEG guidelines for determining significance. In addition, the vehicle trips generated from the project at full build-out of all phases will result in 136 Average Daily Trips (ADTs). Refer to the discussion and analysis in III(b) for further information. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

- c) Result in 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O₃). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM₁₀) under the CAAQS. O₃ is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM₁₀ in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Less Than Significant Impact: Air quality emissions associated with the project include emissions of PM₁₀, NO_x and VOCs from construction/grading activities, as well as VOCs as the result of increase of traffic from operations at the facility. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal and localized, resulting in PM₁₀ and VOC emissions below the screening-level criteria established by the LUEG guidelines for determining significance. The vehicle trips generated from the project will result in 136 Average Daily Trips (ADTs). Based on a Traffic Analysis by Darnell and Associated Inc. dated August 2015, the surrounding roadways currently operate at a Level of Service (LOS) of mostly A through C with one intersection operating at a LOS of D. The LOS of the adjacent intersections in the project vicinity demonstrate that the project will not contribute to a significant cumulative impact for accumulation of cars along roadways.

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Utilizing the California Emissions Estimator Model (CalEEMod) Version 2016.3.2 computer program, the County Staff Air Quality Specialist created the following tables to provide an estimate of maximum daily estimated construction and annual operation criteria air pollutants and precursors emissions. The following tables utilized a highly conservative approach estimating construction as a single phase to commence in January 2019 and take six months to complete.

Table 1 presents the maximum daily criteria air pollutant and precursor emissions resulting from the construction of the project.

Table 1 Maximum Daily Estimated Construction Criteria Air Pollutant and Precursor Emissions (pounds per day)^a

Year	VOC	NOx	CO	SO _x	PM ₁₀	PM _{2.5}
2019	32	11	9	<1	2	1
Maximum Daily Emissions	32	11	9	<1	2	1
Screening-Level Threshold	75	250	550	250	100	55
Exceeds Screening-Level Threshold?	No	No	No	No	No	No
Notes: CO = carbon monoxide; NO _x = nitrogen oxides; PM ₁₀ = respirable particulate matter; PM _{2.5} = fine particulate matter; SO ₂ = sulfur dioxide; VOC = volatile organic compounds ^a The maximum daily emissions are obtained from the summer scenario for all pollutants. Source: Modeling conducted by the County of San Diego in 2018.						

Operational emissions from all sources were estimated at full buildout of the project, which would occur as early as 2020. CalEEMod Version 2016.3.2 was used to estimate long-term operational emissions of criteria air pollutants and precursors from area sources (i.e., consumer products, architectural coatings, and landscape maintenance equipment use), energy consumption (i.e., electricity and natural gas consumption), and mobile sources. Long-term building maintenance requires reapplication of architectural coatings; therefore, it was conservatively assumed in CalEEMod that all nonresidential interior and exterior architectural coating would be 150 g/L VOC. Mobile source emissions were estimated with default trip generation rates and trip lengths included in CalEEMod, which represent slightly higher rates than included in the project-specific traffic study produced by Darnell & Associates and dated August 20, 2015.

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Table 2 presents the maximum daily and annual criteria air pollutant and precursor emissions resulting from the operation of the project.

Table 2 Maximum Daily and Annual Estimated Operational Criteria Air Pollutant and Precursor Emissions

Category	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
pounds per day^a						
Area	<1	<1	<1	0	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	<1	2	6	<1	1	<1
Total	<1	2	6	<1	1	<1
Screening-Level Threshold	75	250	550	250	100	55
Exceed Screening-Level Threshold?	No	No	No	No	No	No
Notes: CO = carbon monoxide; NO _x = nitrogen oxides; PM ₁₀ = respirable particulate matter; PM _{2.5} = fine particulate matter; SO ₂ = sulfur dioxide; VOC = volatile organic compounds. Columns may not add up due to rounding. ^a The maximum daily emissions are obtained from the summer scenario for all pollutants. Source: Modeling conducted by the County of San Diego in 2018.						

As shown in Tables 1 and 2, project construction and operational criteria air pollutant and precursor emissions would not exceed the County's SLTs for any criteria air pollutants or precursors.

In addition, a list of past, present and future projects within the surrounding area were evaluated. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. The proposed project has emissions below the screening-level criteria established by the LUEG guidelines for determining significance for VOCs and PM₁₀, therefore, the construction and operational emissions associated with the proposed project are not expected to create a cumulatively considerable impact nor a considerable net increase of PM₁₀, or any O₃ precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors since they house children and the elderly.

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Less Than Significant Impact: The following sensitive receptors have been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) of the proposed project: residences, proposed Charter High School. However, based on review by a PDS staff air quality specialist, this project does not propose uses or activities that would result in exposure of these identified sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near carbon monoxide hotspots. The temporary grading and construction associated with the project is subject to the implementation of dust control measures such as application of water to graded/exposed surfaces. In addition, the project will not contribute to a cumulatively considerable exposure of sensitive receptors to substantial pollutant concentrations because the proposed project as well as the listed projects have emissions below the screening-level criteria established by the LUEG guidelines for determining significance. Based on a Traffic Analysis by Darnell and Associated Inc. dated August 2015, the surrounding roadways currently operate at a Level of Service (LOS) of mostly A through C with one intersection operating at a LOS of D. The LOS of the adjacent intersections in the project vicinity demonstrate that the project will not contribute to a significant cumulative impact for accumulation of cars along roadways or adjacent to sensitive receptors.

e) Create objectionable odors affecting a substantial number of people?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: No potential sources of objectionable odors have been identified in association with the proposed project. As such, no impact from odors is anticipated.

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or CDFWU.S. Fish and Wildlife Service?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, and previous permits, it has been determined that no native vegetation communities or habitats exist on the site because it has been completely disturbed. Therefore, the project will not have a substantial adverse effect on any candidate, sensitive, or special status species and would not contribute to cumulative impacts to these designated species.

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- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on County staff site visits and GIS data and imagery, staff has determined that the proposed project site does not contain any riparian habitat or other sensitive natural communities as defined by the County of San Diego Multiple Species Conservation Program (MSCP), County of San Diego Resource Protection Ordinance (RPO), Natural Community Conservation Plan (NCCP), Fish and Wildlife Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations. In addition, no riparian habitat or other sensitive natural community has been identified within or adjacent to the area proposed for off-site impacts resulting from road improvements, utility extensions, etc. Therefore, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on County staff site visits and GIS data and imagery, staff has been determined that the proposed project site does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. Therefore, no impacts will occur to wetlands defined by Section 404 of the Clean Water Act and under the jurisdiction of the Army Corps of Engineers.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

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Discussion/Explanation:

No Impact: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, County staff have determined that the site has been completely disturbed and contains no native vegetation or habitats. Therefore, the project would not interfere with the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Refer to the attached Ordinance Compliance Checklist dated December 20, 2018 for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP), Special Area Management Plans (SAMP), or any other local policies or ordinances that protect biological resources including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on an analysis of County of San Diego archaeology resource files, historic records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project site does not contain any historical resources. Therefore, the project would not result in impacts to historical resources.

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b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- | | |
|----------------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact with Mitigation Incorporated: Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project site does not contain any archaeological resources. However, there is the potential for buried resources. The project, as proposed, would not excavate into native soils and would develop within fill soils that are present to a maximum depth of two feet.

Consultation with geographically and culturally affiliated tribes pursuant to Assembly Bill 52 was conducted. Two tribes have requested that an Archaeological Monitoring Program be required for any earth disturbing work into native soils due to the cultural sensitivity of the area. The Project is conditioned with an Archaeological Monitoring Program for any earth disturbing activities within native soils as follows.

Should earth disturbing activities take place within native soils, the applicant shall implement an Archaeological Monitoring Program that includes but is not limited to the following requirements:

- Pre-Construction
 - Pre-construction meeting to be attended by the Project Archaeologist and Kumeyaay Native American monitor to explain the monitoring requirements.
- Construction
 - Monitoring. Both the Project Archaeologist and Kumeyaay Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor. Both the Project Archaeologist and Kumeyaay Native American monitor will evaluate fill soils to ensure that they are negative for cultural resources
 - If cultural resources are identified:
 - Both the Project Archaeologist and Kumeyaay Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
 - The Project Archaeologist shall contact the County Archaeologist.
 - The Project Archaeologist in consultation with the County Archaeologist and Kumeyaay Native American shall determine the significance of discovered resources.

- Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.
- Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal curation facility or repatriation program.
- If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- Human Remains.
 - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 - 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.
 - 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.
 - 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.
 - 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.
- Rough Grading
 - Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. A copy of the monitoring report shall be provided to the South Coastal Information Center and any culturally-affiliated tribe who requests a copy.
- Final Grading
 - A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. A copy of the final report shall be submitted to the South Coastal Information Center and any culturally-affiliated tribe who requests a copy.
 - Disposition of Cultural Material.
 - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or Tribal curation facility that meets

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federal standards per 36 CFR Part 79, or alternatively have been repatriated to a culturally affiliated tribe.

- The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.

c) Directly or indirectly destroy a unique geologic feature?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

No Impact: The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

d) Directly or indirectly destroy a unique paleontological resource or site?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: A review of the County's Paleontological Resources Maps indicates that the project is located entirely on plutonic igneous rock and has no potential for producing fossil remains.

e) Disturb any human remains, including those interred outside of formal cemeteries?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project will not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

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VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.

- ii. Strong seismic ground shaking?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Code ensures the project will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

- iii. Seismic-related ground failure, including liquefaction?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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Discussion/Explanation:

Less Than Significant Impact: The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. This indicates that the liquefaction potential at the site is low. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Therefore, there will be there will be a less than significant impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction. In addition, since liquefaction potential at the site is low, earthquake-induced lateral spreading is not considered to be a seismic hazard at the site and impacts would be less than significant.

iv. Landslides?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project site is not within a "Landslide Susceptibility Area" as defined by criteria 4.4(a-c) in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. Based on GIS data and imagery, the project site is within a "Generally Susceptible" to landslides area. However, the project involves a minimal amount of grading in two phases of approximately 180 cubic yards of cut/fill for phase one and ~~4,400~~600 cubic yards of cut and ~~1,700~~1,760 cubic yards of fill for phase two. In addition the project site is relatively flat. Based on GIS data and imagery. Therefore, the project would have a less than significant impact from the exposure of people or structures to potential adverse effects from landslides.

b) Result in substantial soil erosion or the loss of topsoil?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: According to the Soil Survey of San Diego County, the soils on-site are identified as PfC (Placentia sandy loam, 2 to 9 percent slopes) and RaB (Ramona sandy loam, 2 to 5 percent slopes) that has a soil erodibility rating of "slight to moderate" and "slight"

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respectively as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. However, the project will not result in substantial soil erosion or the loss of topsoil for the following reasons:

- The project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes.
- The project has prepared a Storm water Management Plan dated July 21, 2017, prepared by Civil Landworks Corp. The plan includes Best Management Practices (BMPs) to ensure sediment does not erode from the project site.
- The project involves in a minimal amount of grading in two phases of approximately 180 cubic yards of cut/fill for phase one and ~~4,100~~600 cubic yards of cut and ~~4,700~~1,760 cubic yards of fill for phase two. The project is also required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion.

Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil on a project level.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project involves a minimal amount of grading in two phases of approximately 180 cubic yards of cut/fill for phase one and ~~4,100~~600 cubic yards of cut and ~~4,700~~1,760 cubic yards of fill for phase two. In order to assure that any proposed buildings (including those proposed on the project site) are adequately supported (whether on native soils, cut or fill), a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, impacts would be less than significant. For further information regarding landslides, liquefaction, and lateral spreading, refer to VI Geology and Soils, Question a., iii-iv listed above.

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- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project is located on expansive soils as defined within Table 18-1-B of the Uniform Building Code (1994). This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The soils on-site are PfC (Placentia sandy loam, 2 to 9 percent slopes) and RaB (Ramona sandy loam, 2 to 5 percent slopes). However, the project will not have any significant impacts because the project is required to comply the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. Therefore, these soils will not create substantial risks to life or property.

- e) Have 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?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project will rely on public water and sewer for the disposal of wastewater. Service availability letters for the property dated April 6, 2005 and February 26, 2014 have been received from the Otay Water District indicating that the facility has adequate capacity for the projects wastewater disposal needs. No septic tanks or alternative wastewater disposal systems are proposed.

VII. GREENHOUSE GAS EMISSIONS – Would the project

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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Discussion/Explanation:

Less Than Significant Impact: Greenhouse gas (GHG) emissions result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

GHGs include carbon dioxide, methane, hydrofluorocarbons, and nitrous oxide, among others. Human induced GHG emissions are a result of energy production and consumption, and personal vehicle use, among other sources.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, ocean and terrestrial species impacts, among other adverse effects.

In 2006, the State of California passed the Global Warming Solutions Act of 2006, commonly referred to as Assembly Bill (AB) 32, which set the GHG emissions reduction goal for the State into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions. Senate Bill (SB) 32, passed in 2016, set a statewide GHG reduction target of 40% below 1990 levels by 2030.

SB 375, passed in 2008, links transportation and land use planning with global warming. It requires CARB to set regional targets for the purpose of reducing GHG 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. The San Diego Association of Governments (SANDAG) has prepared the region's Sustainable Communities Strategy (SCS) and the 2050 Regional Transportation Plan (RTP) which are elements of the *San Diego Forward: The Regional Plan*. The strategy identifies how regional GHG reduction targets, as established by CARB, 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.

The County adopted a Climate Action Plan (CAP) in February 2018. The CAP was prepared as a qualified plan for reduction of GHG emissions and provides streamlining provisions for projects that can demonstrate consistency with the CAP. The CAP established the following threshold of significance for GHG emissions:

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A proposed project would have a less than significant cumulatively considerable contribution to climate change impacts if it is found to be consistent with the County's Climate Action Plan; and, would normally have a cumulatively considerable contribution to climate change impacts if it is found to be inconsistent with the County's Climate Action Plan.

The CAP includes a CAP Consistency Review Checklist to implement GHG reduction measures from the CAP that apply to new development projects. The Checklist follows a two-step process to determine if projects are consistent with the CAP and whether they may have a significant cumulative impact under the County's adopted GHG thresholds of significance. The Checklist first assesses a project's consistency with the growth projections and land use assumptions that formed the basis of CAP emissions projections. If a project is consistent with the projections and land use assumptions in the CAP, its associated growth in terms of GHG emissions would have been accounted for in the CAP's projections and project implementation of the CAP reduction measures will contribute towards reducing the County's emissions and meeting the County's reduction targets.

The CAP Consistency Review Checklist was completed for the project. The proposed project would require a Major Use Permit but is an allowed use under the current General Plan designation and zoning for the site. Neither a Zone Reclassification nor a General Plan Amendment is proposed as part of the project.

The project would comply with applicable measures in Step 2 of the Checklist. These measures will be included as conditions of approval for the project. Vehicle miles traveled-related measures would not apply to the project because those measures focus on reducing commute trips and the project utilized a low number of employees as it is a Greek Orthodox Church. Because of the nature of the use, the opportunities for transportation demand management (e.g., telecommuting) and reduced and shared parking would be limited. The primary purpose of the project is to provide a long-term storage facility that does not generate a substantial number of trips annually. The project would comply with the Checklist measure related to outdoor water use and would be conditioned to reduce its outdoor water use by 40%, consistent with the CAP measure and current Landscape Plan requirements.

Therefore, the project is determined to be consistent with the County's CAP and GHG impacts would be less than significant.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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Discussion/Explanation:

Less Than Significant Impact: As described under VII(a) above, the project would comply with all applicable measures from the County's CAP Consistency Review Checklist. Therefore, the project would not conflict with the County's CAP which was intended to meet the County's GHG reduction targets consistent with AB 32 and SB 32. Therefore, this impact would be less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. In addition, the project does not propose to demolish any existing structures onsite and therefore would not create a hazard related to the release of asbestos, lead based paint or other hazardous materials from demolition activities.

- b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Although the project site is located within one-quarter mile of a proposed school, the project does not propose the handling, storage, or transport of hazardous materials. Therefore, the project will not have any effect on an existing or proposed school.

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- c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on a regulatory database search, the project site has not been subject to a release of hazardous substances. The project site is not included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., the San Diego County Hazardous Materials Establishment database, the San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database ("CalSites" Envirostor Database), the Resource Conservation and Recovery Information System (RCRIS) listing, the EPA's Superfund CERCLIS database or the EPA's National Priorities List (NPL). Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank, and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station or vehicle repair shop. Therefore, the project would not create a significant hazard to the public or environment.

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

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

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

- i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

Less Than Significant Impact: The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

- ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not

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within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

No Impact: The Dam Evacuation Plan will not be interfered with because the project is not located within a dam inundation zone.

g) Expose 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?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is surrounded by urbanized areas and/or irrigated lands and no wildlands are adjacent to the project. Also, a Fire Service Availability Letter and multiple reviews and letters have been received from the San Miguel Consolidated Fire Protection District. The conditions from the San Miguel Consolidated Fire Protection District include requirements for fire sprinklers as well as dimension and material requirements for the driveway serving the project. The project is conditioned to obtain encroachment permits from CalTrans for the driveway connecting to Jamacha Road and to have Mary Ann Way improved to commercial standards. Additionally, San Miguel Consolidated Fire Protection District will continue to review future building permits associated with the project. The Fire Service Availability Letter indicates the expected emergency travel time to the project site to be 3 to 4 minutes. The Maximum Travel Time allowed pursuant to the Safety Element is five minutes. Therefore, based on the location of the project; review of the project by County staff; and through compliance with the San Miguel Consolidated Fire Protection District's conditions, the project is not expected to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires.

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- h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

- a) Violate any waste discharge requirements?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes a Greek Orthodox Religious Assembly Facility which requires water quality Best Management Practices (BMPs) be implemented to address both pollutant and hydromodification management requirements. The project applicant has provided a copy of the Priority Development Project Storm Water Quality Management Plan (PDP SWQMP) prepared by Civil Landworks Corporation (July 2017), which demonstrates that the project will comply with all requirements of the 2013 Municipal Separate Storm Sewer System (MS4) permit and County of San Diego 2016 BMP Design Manual. The project site proposes and will be required to implement structural BMPs including biofiltration BMPs to reduce potential pollutants to the maximum extent practicable from entering storm water runoff. 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. R9-2013-0001), as implemented by the San Diego County Jurisdictional Runoff Management Program (JRMP) and BMP Design Manual.

Finally, the project's conformance to the waste discharge requirements listed above ensures the project will not create cumulatively considerable water quality impacts related to waste discharge because, through the permit, the project will conform to Countywide watershed standards in the JRMP and BMP Design Manual, derived from State regulation to address human health and water quality concerns. Therefore, the project will not contribute to a cumulatively considerable impact to water quality from waste discharges.

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

- ☐ Potentially Significant Impact
 ☒ Less Than Significant Impact
☐ Less Than Significant With Mitigation Incorporated
 ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: A Priority Development Project Storm Water Quality Management Plan (PDP SWQMP) was completed for the proposed project (Civil Landworks Corporation July 2017). The project lies in the Middle Sweetwater hydrologic subarea, within the Sweetwater hydrologic unit. As discussed in the PDP SWQMP, according to the Clean Water Act Section 303(d) list, this watershed is impaired for:

303(d) Impaired Water	Body Pollutant(s)/Stressor(s)
Sweetwater Reservoir	Oxygen, Dissolved
Lower Sweetwater River	Enterococcus, Fecal Coliform, Phosphorous, Selenium, Total Dissolved Solids, Toxicity
San Diego Bay	PCBs

The following pollutants may be expected on the project site based on the proposed uses: sediments, nutrients, heavy metals, organic compounds, trash and debris, oxygen demanding substances, oil and grease, bacteria and viruses, and pesticides. However, site design measures and/or source control BMPs and/or treatment control BMPs as identified in the PDP SWQMP will be employed such that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters.

The proposed BMPs are consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result the project will not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego includes the following: San Diego Region, Order No. R9-2007-0001, (NPDES No. CAS 0108758); County Watershed Protection Ordinance; Stormwater Management, and Discharge Control Ordinance (WPO); County Stormwater Standards Manual. The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. The Watershed Protection Ordinance has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Each project subject to WPO is required to prepare a Stormwater

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Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

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

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region to protect the existing and potential beneficial uses of each hydrologic unit. The project lies in the Middle Sweetwater hydrologic subarea, within the Sweetwater hydrologic unit that has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water: municipal and domestic supply; agricultural supply; industrial process supply, industrial service supply; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; preservation of biological habitats of special significance; and rare, threatened, or endangered species habitat.

The project proposes a parking lot, which is a potential source of polluted runoff. However, the site design measures including biofiltration basins will be employed to reduce potential pollutants in runoff to the maximum extent practicable, such that the proposed project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses.

In addition, the proposed BMPs are consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project will not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Refer to Section VIII., Hydrology and Water Quality, Question b, for more information on regional surface water and storm water planning and permitting process.

- d) 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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

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Discussion/Explanation:

No Impact: The project will obtain its water supply from the Otay Water District that obtains water from surface reservoirs or other imported water source. The project will not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: A drainage study (Civil Landworks Corporation July 2017) and PDP SWQMP (Civil Landworks Corporation July 2017) were completed for the proposed project. The project proposes the construction of storm water facilities that are designed to filter pollutants prior to discharge as well as detaining erosive flows that can create downstream reach instability. As outlined in the SWQMP the project will implement site design measures and BMPs to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff. These measures and BMPs will control erosion and sedimentation and satisfy 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. R9-2013-0001), as implemented by the 2013 MS4 Permit and San Diego County BMP Design Manual (BMP DM). The SWQMP specifies and describes the implementation process of all BMPs that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI., Geology and Soils, Question b.

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- f) 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?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: A drainage study (Civil Landworks Corporation July 2017) was completed for the proposed project and found that the proposed project will not significantly alter established drainage patterns or significantly increase the amount of runoff because drainage will be conveyed to drainage facilities before discharging to existing natural drainages.

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.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: A drainage study (Civil Landworks Corporation July 2017) and PDP SWQMP (Civil Landworks Corporation July 2017) were completed for the proposed project. The analyses identified that the proposed project would result in an increase in generated peak flow rates for the 100 year storm event. However, the project will implement best management practices and biofiltration basins to release excess runoff at a reduced rate. Therefore, the project does not propose to create or contribute runoff water that would exceed the capacity of existing and planned storm water drainage systems as identified in the PDP SWQMP.

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h) Provide substantial additional sources of polluted runoff?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The PDP SWQMP (Civil Landworks Corporation July 2017) identified potential sources of polluted runoff associated with on-site storm drain inlets, need for future indoor and structural pest control, refuse areas, fire sprinkler test water, plazas, sidewalks, and parking lots. However, the source control BMPs and biofiltration basins will be employed such that potential pollutants will be reduced in runoff to the maximum extent practicable. Refer to IX Hydrology and Water Quality Questions a, b, c, for further information.

i) Place housing 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?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site; therefore, no impact will occur.

j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: No 100-year flood hazard areas were identified on the project site; therefore, no impact will occur.

k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site lies outside any identified special flood hazard area. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

m) Inundation by seiche, tsunami, or mudflow?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

i. SEICHE

No Impact: The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

ii. TSUNAMI

No Impact: The project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

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iii. MUDFLOW

No Impact: Mudflow is type of landslide. The site is not located within a landslide susceptibility zone. Also, the geologic environment of the project area has a low probability to be located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity. In addition, though the project does propose land disturbance that will expose unprotected soils, the project is not located downstream from unprotected, exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

X. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose the introduction of new infrastructure such as major roadways or water supply systems, or utilities to the area. Therefore, the proposed project will not significantly disrupt or divide the established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is subject to the General Plan Semi-Rural Regional Category and contains lands within the Semi-Rural 0.5 (SR-0.5) Land Use Designation. The project is also subject to the policies of the Valle De Oro Community Plan. The property is zoned Rural Residential (RR) which permits religious assembly with a Major Use Permit pursuant to Section 2185 of the Zoning Ordinance.

XI. MINERAL RESOURCES - Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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Discussion/Explanation:

Less Than Significant Impact:

The project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of “Potential Mineral Resource Significance” (MRZ-3). However, the project site is surrounded by densely developed land uses including residential and commercial uses which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site is not located in an area that has MRZ-2 designated lands or is located within 1,300 feet of such lands. Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

XII. NOISE -- Would the project result in:

- a) 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?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project is a Major Use Permit for a Greek Orthodox Church religious assembly facility and will be occupied by attendees of the property during operations of the Church, Sunday School Services, and events typical of churches such as weddings and fundraisers. Surrounding land uses primarily consist of commercial uses, residential properties, and vacant land. Based on an acoustical site assessment (Investigative Science and Engineering Inc. August 2009) and implementation of project design features, the

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project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

General Plan – Noise Element

The project is subject to the County Noise Element community noise equivalent level (CNEL) of 50 dBA for interior noise for churches used part of the day pursuant to the General Plan Noise Element (Table N-1 & N-2). Based on GIS data, the project site is located in a noise contour of a CNEL of 60 dBA. The project has been conditioned as a project design feature and general plan conformance to have a County Approved Acoustical Consultant perform an acoustical analysis which demonstrates that the interior of structures associated with the religious assembly and church uses do not exceed the allowable sound limit of 50dBA.

Noise Ordinance – Section 36.404

The project is zoned Rural Residential (RR) and subject to the most restrictive nighttime one-hour average sound level limit of 45 dBA and daytime 50 dBA with a less restrictive average sound level limit at the southern property line adjacent to the General Commercial (C36) zone pursuant to Section 36.404. Based on the Noise Analysis, primary noise sources associated with the project are comprised of HVAC units uses associated with church activities. All noise associated with the HVAC units will be contained within the proposed project site. Additionally, the Major Use Permit would be conditioned to require all church associated activities to comply with the one-hour average sound level limit property line requirement pursuant to Section 36.404 of the County Noise Ordinance.

Noise Ordinance – Section 36.409

The project is subject to construction equipment operations related to project grading activities. Temporary construction equipment activities are subject to a 75 dBA eight hour average limit at an occupied boundary line. Based on the project description and the amount of grading associated with the project, typical Temporary construction equipment operations are subject to a 75 dBA eight-hour average at a residentially occupied property line. Based on the construction equipment analysis in the submitted Noise Analysis, grading and construction activities are not anticipated to exceed the 75 dBA construction noise requirement.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes a Greek Orthodox Church where low ambient vibration is essential for interior operation. However, the facilities are setback 600 feet from any public road or transit Right-of-Way with projected noise contours of 65 dB or more; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 600 feet ensures that the operations do not have any chance of being

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impacted by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., *Transit Noise and Vibration Impact Assessment* 1995). In addition, the setback ensures that the project will not be affected by any past, present or future projects that may support sources of groundborne vibration or groundborne noise.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels and impact vibration sensitive uses in the surrounding area.

Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise on a project or cumulative level.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project involves the following permanent noise sources that may increase the ambient noise level: vehicles and HVAC units. As indicated in the response listed under Section XI Noise, Question a., the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. Also, the project is not expected to expose existing or planned noise sensitive areas to direct noise impacts over existing ambient noise levels based on review of the project by County staff and the Noise Analysis. Additionally, the project will not result in cumulative noise impacts because a list of past, present and future projects within in the vicinity were evaluated. Refer to XIX. Mandatory Findings of Significance for a comprehensive list of the projects considered.

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

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project does not involve any typical uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or

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delivery areas; or outdoor sound systems. All operational noise of the Greek Orthodox Church will be temporary and primarily indoors and only during certain days of the week. Also, general construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36.409), which are derived from State regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. Also, it is not anticipated that the project will operate construction equipment in excess of 75 dB for more than an 8 hours during a 24-hour period. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within 2 miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

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

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

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XIII. POPULATION AND HOUSING - Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The property previously contained a single

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The property currently has an existing as-built structure which will be authorized to convert into the phase one Greek Orthodox Church religious assembly facility. The original single family residence that existed on the subject property was rebuilt as the existing as-built structure following damage from a fire. The existing as-built structure is currently not occupied as a single-family residence. Therefore, the proposed project will not displace a substantial number of people,

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XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Based on the service availability forms received for the project, the proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate existing services are available to the project from the following agencies/districts: San Miguel Consolidated Fire Protection District; Otay Water District. The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. All construction and improvements associated with other governmental facilities is associated with an encroachment permit from CalTrans for any improvements to be made within the public right-of-way for access onto Jamacha Road. Therefore, the project will not have an adverse physical effect on the environment because the project requires road improvements and does not require new facilities to be constructed.

XV. RECREATION

- a) Would the project increase 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?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose any residential use, included but not limited to a residential subdivision, mobilehome park, or construction for a single-family residence that may

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increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

XVI. TRANSPORTATION AND TRAFFIC -- Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

- | | |
|----------------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation: The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards and Mobility Element, the County of San Diego Transportation Impact Fee Program and the Congestion Management Program.

Less Than Significant With Mitigation Incorporated: The proposed project will result in 136 ADTs based on a Traffic Study prepared by Darnell & Associates dated August 2015. The project trips would be distributed to Mobility Element Roadways. However, the project will not have a significant impact related to a conflict with any performance measures establishing measures of effectiveness of the circulation system because the project trips do not exceed any of the County's Guidelines for Determining Significance for impacts related to Traffic and Transportation as discussed in the Traffic Study. In addition, the project site contains sufficient parking spaces for ~~300-284~~ attendees for the religious assembly facility at max buildout of ~~7573~~ parking spaces. Any special events outside of standard religious assembly operations would be capped at ~~225213~~ attendees as additional parking is required as analyzed within the Traffic Study at a ratio of one space per three attendees. The project will still provide adequate parking on-site for the uses proposed for the property that are consistent with previously analyzed and reviewed parking ratios and requirements. As identified in the County's Guidelines for Determining Significance for Traffic and Transportation, the project trips would not result in a

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substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities. Therefore, the project would not have a direct impact.

The 136 ADT will be distributed on Mobility Element roadways in the County. 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 spent for 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 where applicable, 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.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The designated congestion management agency for the San Diego region is SANDAG. SANDAG is responsible for preparing the Regional Transportation Plan (RTP) of which the Congestion Management Program (CMP) is an element to monitor transportation system performance, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments that

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generate an equivalent of 2,400 or more average daily vehicle trips or 200 or more peak hour vehicle trips. These large projects must complete a traffic analysis that identifies the project's impacts on CMP system roadways, their associated costs, and identify appropriate mitigation. Early project coordination with affected public agencies, the Metropolitan Transit System (MTS) and the North County Transit District (NCTD) is required to ensure that the impacts of new development on CMP transit performance measures are identified. The project does not generate 2,400 or more average daily trips. In addition, California State Proposition 111, passed by voters in 1990, established a requirement that urbanized areas prepare and regularly update a Congestion Management Program (CMP). The requirements within the State CMP were developed to monitor the performance of the transportation system, develop programs to address near-term and long-term congestion, and better integrate transportation and land use planning. SANDAG provided regular updates for the state CMP from 1991 through 2008. In October 2009, the San Diego region elected to be exempt from the State CMP and, since this decision, SANDAG has been abiding by 23 CFR 450.320 to ensure the region's continued compliance with the federal congestion management process. Therefore, the project will not conflict with travel demand measures or other standards of the congestion management agency.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less Than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport; therefore, the project will not result in a change in air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less Than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create or place curves, slopes or walls which impedes adequate sight distance on a road. The project has been conditioned to obtain an encroachment permit from CalTrans for the driveway connecting to Mary Ann Way. Additionally, the project is conditioned to install a stop and right turn only sign for traffic exiting Mary Ann Way onto Jamacha Road.

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e) Result in inadequate emergency access?

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project will not result in inadequate emergency access. The San Miguel Consolidated Fire Protection District, which is the Fire Authority Having Jurisdiction, and the San Diego County Fire Authority, have reviewed the proposed project and associated emergency access roadways and have determined that there is adequate emergency fire access proposed. The project has been conditioned to obtain an encroachment permit from CalTrans for the driveway connecting to Mary Ann Way. Additionally, Mary Ann Way has been conditioned to be improved to commercial driveway standards.

f) **Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

- | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project will generate 136 ADT. The project has been conditioned to obtain an encroachment permit from CalTrans for the driveway connecting to Mary Ann Way. Additionally, Mary Ann Way has been conditioned to be improved to commercial driveway standards. Project implementation will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities. Therefore, the project will not conflict with policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

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XVII. TRIBAL CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code §21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of Historical Resources as defined in Public Resources Code §5020.1(k), or

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The subject property does not contain a listed or eligible for listing structure on a State or Local Register of Historical Resources. Therefore, the project will not impact a historical resource.

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe.

- | | |
|----------------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: Pursuant to AB-52, consultation was initiated with culturally affiliated tribes. No tribal cultural resources were identified during consultation. However, several tribes requested archaeological monitoring during earth disturbing activities that are conducted in undisturbed deposits or native soils. In the event that previously unidentified and potentially significant resources are discovered, the project archaeologist or Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations. If the cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the project archaeologist in consultation with the Kumeyaay Native American Monitor. Therefore, with mitigation in the form of archaeological monitoring, impacts to previously unidentified but potentially significant resources will be less than significant.

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XVIII. UTILITIES AND SERVICE SYSTEMS -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less Than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less Than Significant Impact:

The project proposes to discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A project facility availability form has been received from Otay Water District that indicates the district will serve the project. Therefore, because the project will be discharging wastewater to a RWQCB permitted community sewer system and will be required to satisfy the conditions listed above, the project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less Than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: The project does not include new or expanded water or wastewater treatment facilities. In addition, the project does not require the construction or expansion of water or wastewater treatment facilities. Service availability forms have been provided which indicate adequate water and wastewater treatment facilities are available to the project from the Otay Water District. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less Than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

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Discussion/Explanation:

Less Than Significant Impact: The project requires only new on-site storm water drainage facilities. The new facilities include bio-filtration basins. Refer to the PDP SWQMP for the proposed project for additional information. As outlined in this Initial Study, the new facilities will not result in adverse physical effects on the environment.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less Than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less Than Significant Impact: The project requires water service from the Otay Water District. A Service Availability Letter from the Otay Water District has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. Therefore, the project will have sufficient water supplies available to serve the project.

- e) 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?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less Than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less Than Significant Impact: The project requires wastewater service from the Otay Water District. A Service Availability Letter from the Otay Water District has been provided, indicating adequate wastewater service capacity is available to serve the requested demand. Therefore, the project will not interfere with any wastewater treatment provider's service capacity.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less Than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

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Discussion/Explanation:

No Impact: The project is for a Greek Orthodox Church religious assembly facility and will not generate any solid waste nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

- | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is for a Greek Orthodox Church religious assembly facility and will not generate any solid waste nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County. Therefore, compliance with any Federal, State, or local statutes or regulation related to solid waste is not applicable to this project.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

a) 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, substantially 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?

- | | |
|----------------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact With Mitigation Incorporated: Per the instructions for evaluating environmental impacts in this Initial Study, 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 were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. Resources that have been evaluated as significant would be potentially impacted by the project, particularly tribal cultural resources. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes requiring monitoring during earth disturbing activities when entering native soils. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects

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associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- b) 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)?

- ☐ Potentially Significant Impact ☐ Less Than Significant Impact
☒ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME	PERMIT/MAP NUMBER
Liberty Charter High School	PDS2015-MUP-15-027
Winchester Ranch Tentative Map	PDS2010-3100-4416
Brayton Way Tentative Parcel Map	PDS2005-3200-20918
Law Tentative Parcel Map	PDS2006-3200-20991
Drysdale's Boulder and Landscape	PDS2003-3300-03-060
Avocado Ranch Road Tentative Parcel Map	PDS2017-TPM-21253
Fuerte Tentative Parcel Map	PDS2018-TPM-21261
Dawson Subdivision Tentative Map	PDS2000-3100-5157
Lynn Lot Split Tentative Parcel Map	PDS2016-TPM-21236

Less Than Significant With Mitigation Incorporated: Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVIII of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to traffic. However, mitigation has been included that clearly reduces these cumulative effects to a level below significance. This mitigation includes payment of the Transportation Impact Fee (TIF) where applicable for the proposed project. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

- ☐ Potentially Significant Impact ☒ Less Than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

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Discussion/Explanation:

Less Than Significant Impact: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VIII. Hazards and Hazardous Materials, IX Hydrology and Water Quality XII. Noise, XIII. Population and Housing, and XVI. Transportation and Traffic. As a result of this evaluation, there is no substantial evidence that there are adverse effects on human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

XX. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

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California Air Pollution Control Officers Association. 2016. California Emissions Estimator Model Version 2016.3.1. Available: <http://caleemod.com/>. Accessed June 27, 2017.

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Traffic Study for St. Gregory of Nyssa Greek Orthodox Church, Darnell & Associates, Inc., August 2015.

AESTHETICS

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California Scenic Highway Program, California Streets and Highways Code, Section 260-283. (<http://www.dot.ca.gov/hq/LandArch/scenic/scpr.htm>)

County of San Diego, Planning & Development Services. The Zoning Ordinance of San Diego County. Sections 5200-5299; 5700-5799; 5900-5910, 6322-6326. (www.co.san-diego.ca.us)

County of San Diego, Board Policy I-73: Hillside Development Policy. (www.co.san-diego.ca.us)

County of San Diego, Board Policy I-104: Policy and Procedures for Preparation of Community Design Guidelines, Section 396.10 of the County Administrative Code and Section 5750 et seq. of the County Zoning Ordinance. (www.co.san-diego.ca.us)

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Design Review Guidelines for the Communities of San Diego County. (Alpine, Bonsall, Fallbrook, Julian, Lakeside, Ramona, Spring Valley, Sweetwater, Valley Center).

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US Department of Transportation, National Highway System Act of 1995 [Title III, Section 304. Design Criteria for the National Highway System. (<http://www.fhwa.dot.gov/legregs/nhsdatoc.html>)

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California Right to Farm Act, as amended 1996. (www.qp.gov.bc.ca)

County of San Diego Agricultural Enterprises and Consumer Information Ordinance, 1994, Title 6, Division 3, Ch. 4. Sections 63.401-63.408. (www.amlegal.com)

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County of San Diego, An Ordinance Amending the San Diego County Code to Establish a Process for Issuance of the Coastal Sage Scrub Habitat Loss Permits and Declaring the Urgency Thereof to Take Effect Immediately, Ordinance No. 8365. 1994, Title 8, Div 6, Ch. 1. Sections 86.101-86.105, 87.202.2. (www.amlegal.com)

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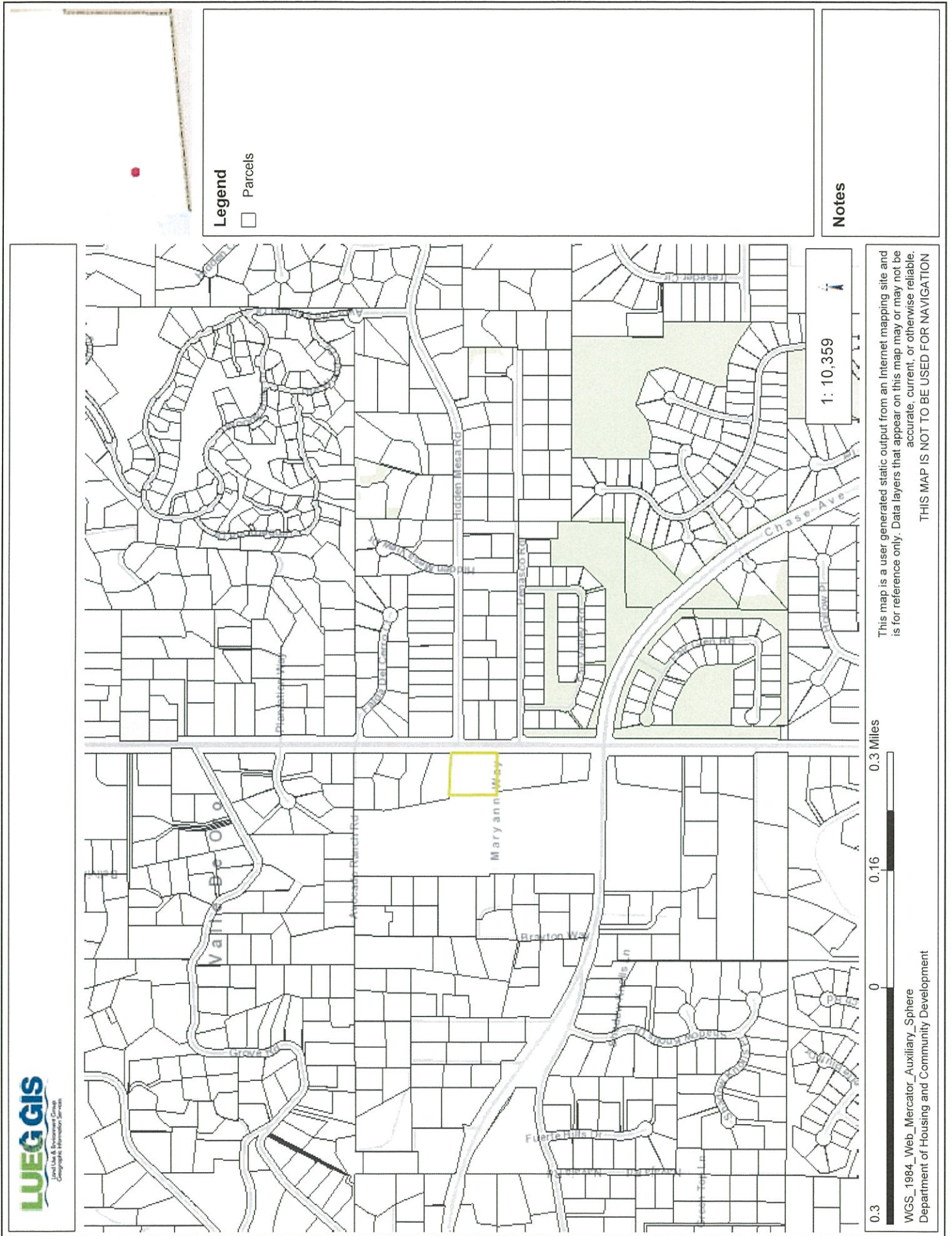
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ST GREGORY OF
NYSSA
GREEK ORTHODOX
CHURCH

Charles Forte Architect

2650 Fourth Avenue, Suite 7
San Diego, CA 92103
Phone: (619) 297-7600
Cell: (619) 203-1149
e-mail: forte@architect.com

Civil Landworks
10000 W. 10th Avenue, Suite 100, Golden, CO 80401
303.440.0000

Subject Name: SAINT GREGORY
OF NYSSA GREEK
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CHURCH

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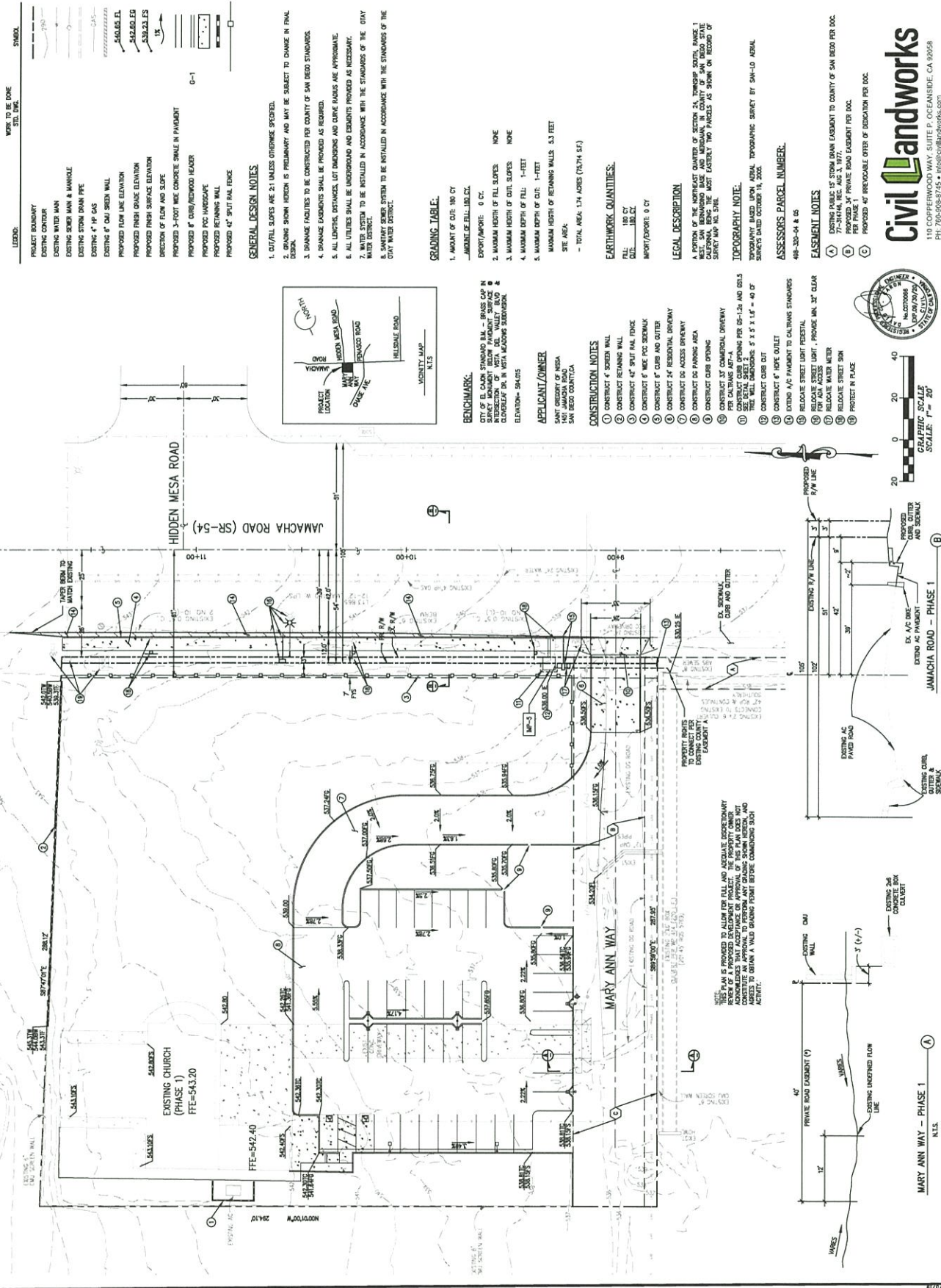
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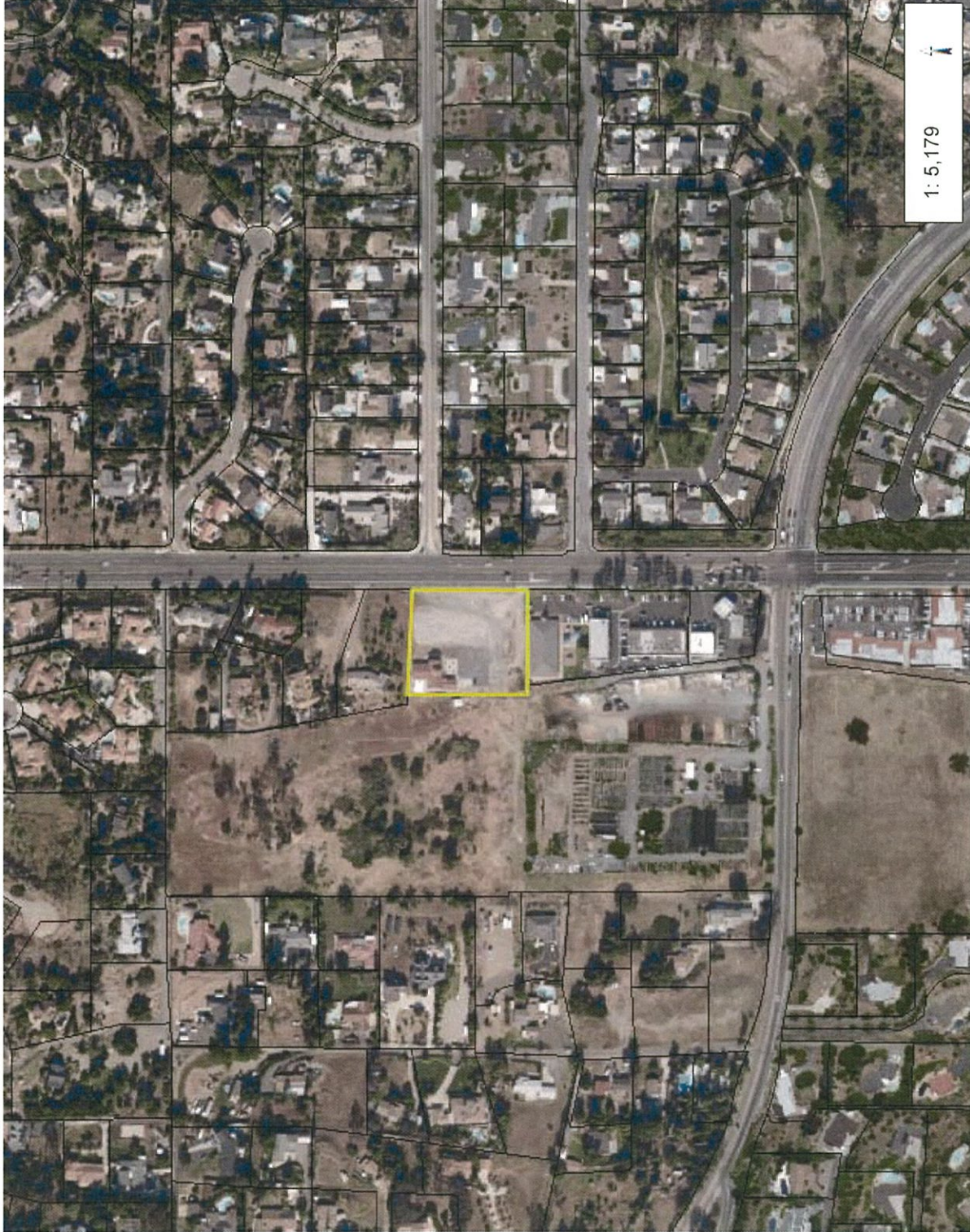
GRADING PLAN
PHASE I

Project Number	1201D
Date	April 10, 2017
Drawn by	JF
Checked by	DVC
Scale	

Civil Landworks

110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058
PH: 760-908-8745 • info@civillandworks.com





1: 5,179



Legend

- ☐ Parcels

Notes

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Department of Housing and Community Development

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
St. Gregory of Nyssa Church
PDS2005-3300-05-010, PDS2005-3910-0514016

December 20, 2018

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

Discussion:

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

Discussion:

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated December 20, 2018.

III. GROUNDWATER ORDINANCE – Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☐

Discussion:

The project will obtain its water supply from the Otay 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 checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The <u>Steep Slope</u> 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"/>

Discussion:

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:

No sensitive habitat lands were identified on the site based on GIS aerial imagery and as determined on site visits on December 22, 2006 and July 24, 2009. The site has been completely disturbed by a prior permitted single family residence. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project site does not contain any archaeological resources. 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
☐

Discussion:

The project Storm Water Quality Management Plan has been reviewed and has been found to be complete and in conformance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES
☒

NO
☐

NOT APPLICABLE
☐

Discussion:

The project will not generate nor exposed people to potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations for the following reasons:

General Plan – Noise Element

The project is subject to the County Noise Element community noise equivalent level (CNEL) of 50 dBA for interior noise for churches used part of the day pursuant to the General Plan Noise Element (Table N-1 & N-2). Based on GIS data, the project site is located in a noise contour of a CNEL of 60 dBA. The project has been conditioned as a project design feature and general plan conformance to have a County Approved Acoustical Consultant perform an acoustical analysis which demonstrates that the interior of structures associated with the religious assembly and church uses do not exceed the allowable sound limit of 50dBA.

Noise Ordinance – Section 36.404

The project is zoned Rural Residential (RR) and subject to the most restrictive nighttime one-hour average sound level limit of 45 dBA and daytime 50 dBA with a less restrictive average sound level limit at the southern property line adjacent to the General Commercial (C36) zone pursuant to Section 36.404. Based on the Noise Analysis, primary noise sources associated with the project are comprised of HVAC units uses associated with church activities. All noise associated with the HVAC units will be contained within the proposed project site. Additionally, the Major Use Permit would be conditioned to require all church associated activities to comply with the one-hour average sound level limit property line requirement pursuant to Section 36.404 of the County Noise Ordinance.

Noise Ordinance – Section 36.409

The project is subject to construction equipment operations related to project grading activities. Temporary construction equipment activities are subject to a 75 dBA eight hour average limit at an occupied boundary line. Based on the project description and the amount of grading associated with the project, typical Temporary construction equipment operations are subject to a 75 dBA eight-hour average at a residentially occupied property line. Based on the construction equipment analysis in the submitted Noise Analysis, grading and construction activities are not anticipated to exceed the 75 dBA construction noise requirement.

Attachment D – Environmental Findings

ST. GREGORY OF NYSSA GREEK ORTHODOX CHURCH

**PDS2005-3300-05-010;
PDS2005-3910-0514016**

ENVIRONMENTAL FINDINGS

December 13, 2019

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

- 1) Find that the Planning Commission has reviewed and considered the information contained in the Mitigated Negative Declaration on file with Planning & Development Services as Environmental Review Number PDS2005-3910-0514016 before making its decision on the proposed project.
- 2) Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (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.).
- 4) Find that the project is consistent with the Multiple Species Conservation Plan (MSCP) and the County Subarea Plan and that the project is in conformance with the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Conformance Statement dated December 20, 2018 on file with Planning & Development Services (Environmental Review Number PDS2005-3910-0514016).

**MULTIPLE SPECIES CONSERVATION PROGRAM
CONFORMANCE STATEMENT**

St. Gregory of Nyssa Greek Orthodox Church,
PDS2005-3300-05-010, PDS2005-3910-0514016
APN: 498-320-56-00

December 20, 2018

Summary

The project proposes to provide a Greek Orthodox Church religious assembly facility on a 1.73 acre site that will be constructed in phases. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance.

Statement of Fact

There are no sensitive habitats or species within the proposed project area. The site is entirely urban/developed and does not support native vegetation. As a Tier IV habitat, no on-site preservation is required and impacts to urban/developed sites do not require mitigation under the Biological Mitigation Ordinance. The subject property has contained a permitted single-family residence which previously authorized clearing of the site. No impacts to wildlife corridors or linkages will occur as the project site does not support geological, topographic or habitat features that would function in a corridor capacity.

Furthermore, the site is not classified as a Biological Resource Core Area as it is not within the Pre-Approved Mitigation Area, is not within or adjacent to a large block of undisturbed habitat, is not mapped as having high habitat value and does not support sensitive species. Given the current site conditions and the surrounding land uses, development of this project will not hinder the formation of a future preserve system.

Conclusion

After consideration of the above facts, the proposed project is found to be in conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance.

Attachment E – Public Documentation



County of San Diego, Planning & Development Services
Project Planning Division

Memorandum

TO: File

FROM: Sean Oberbauer, Project Manager

SUBJECT: Response to Comments; St. Gregory of Nyssa Greek Orthodox Church;
PDS2005-3300-05-010; PDS2005-3910-0514016

DATE: December 13, 2019

The following are staff's responses to comments received during the public review period for the Mitigated Negative Declaration (MND) prepared pursuant to the California Environmental Quality Act (CEQA) dated August 1, 2019. The document was released for public review from December 20, 2018 through January 22, 2019, and four comment letters and two late letters were received during that time.

A. Response to comments received from Natalie Grimes, San Miguel Consolidated Fire Protection District, January 16, 2019:

- A1. The comment states that the San Miguel Consolidated Fire Protection District has no comments on the project at this time. The San Miguel Consolidated Fire Protection District will be required to review any future building permits associated with the implementation of the project.

No changes to the CEQA document were required as a result of this comment.

B. Response to comments received from Dan Martin, Otay Water District, January 16, 2019:

- B1. The comment states that the Otay Water District has no objection to the project and discusses the location of existing utilities and infrastructure that would be capable in serving the project. The comment also describes requirements and conditions associated with the potential uses of existing lines and infrastructure. The project is conditioned to obtain an encroachment permit from Caltrans for any improvements or work within road right-of-way maintained by Caltrans. All improvement plans, encroachment permits, and grading permits associated with the project will be required to evaluate adequate connections to existing utilities and infrastructure associated with the project through coordination with Otay Water District.

No changes to the CEQA document were required as a result of this comment.

C. Response to comments received from Jacob Armstrong, California Department of Transportation (Caltrans), January 17, 2019:

- C1. The comment states that a detention basin and other improvements within an existing 40-foot utility and access easement owned by Caltrans would prohibit access over the existing easement and to the Caltrans-owned property located west of the project site. The previously proposed basin associated with the phase two and three construction of the project has been relocated out of the easement. The project has been conditioned to construct a 24-foot paved road within the 40-foot easement prior to the construction of phase two and three through the application of the County of San Diego's private road standards in order to ensure that access is not impaired within the easement. In the event that any development is proposed on the property owned by Caltrans located west of the project site, the County of San Diego will evaluate if any additional road improvements are needed within the 40-foot easement through coordination with the local Fire Protection District and analysis of the proposed project. The subject project has been conditioned to require the applicant to obtain encroachment permits from Caltrans for any frontage improvements or construction within Caltrans right-of-way associated with the project, and any obtained permits from Caltrans will ensure that the comment requests are adequately addressed and in conformance with Caltrans' design manuals and standards.

No changes to the CEQA document were required as a result of this comment.

- C2. The comment requests that the County concurs with the hydrologic and hydraulic design of the project as well as requests that the plans reflect existing berms. The plans associated with the project have been updated to reflect the requested changes. A Priority Development Project Stormwater Quality Management Plan and CEQA Drainage Study has been reviewed by the County of San Diego at a CEQA level review in order to ensure that the project demonstrates conformance with applicable stormwater and drainage requirements. The project has been conditioned to require the applicant to obtain encroachment permits from Caltrans for any frontage improvements or construction within Caltrans right-of-way associated with the project, and any obtained permits from Caltrans will ensure that the comment requests are adequately addressed and in conformance with Caltrans' design manuals and standards.

No changes to the CEQA document were required as a result of this comment.

- C3. The comment requests that the existing Caltrans Light Standard be called out on the plans. The plans have been updated to reflect location of the existing Light Standard. The project has been conditioned to require the applicant to obtain encroachment permits from Caltrans for any frontage improvements or construction within Caltrans right-of-way associated with the project, and any obtained permits from Caltrans will ensure that the comment requests are

adequately addressed and in conformance with Caltrans' design manuals and standards.

No changes to the CEQA document were required as a result of this comment.

- C4. The comment states that Caltrans cannot have a curb greater than 6 inches, the minimum sidewalk width should be 6 feet, and the width of proposed sidewalks near existing light poles provide a width of 32 inches. The plans have been updated to reflect the requested changes. The project has been conditioned to require the applicant to obtain encroachment permits from Caltrans for any frontage improvements or construction within Caltrans right-of-way associated with the project, and any obtained permits from Caltrans will ensure that the comment requests are adequately addressed and in conformance with Caltrans' design manuals and standards.

No changes to the CEQA document were required as a result of this comment.

D. Response to comments received from Justin Brazil, Sweetwater Authority, January 18, 2019:

- D1. The comment requests that the standard condition to pay an Urban Runoff Fee in accordance with Sweetwater Authority Resolution 84-8 be included on the project. The standard condition has been placed on the Major Use Permit and the Sweetwater Authority will be notified of any future hearings or decision documents associated with the project.

No changes to the CEQA document were required as a result of this comment.

E. Response to comments received from Chia Rin Yen, Department of Toxic Substances Control, January 23, 2019:

- E1. The comment recommends that historic uses of the project site be discussed in Section VII. Hazards and Hazardous Materials as the project site is bounded by vacant land west of the project site that may have been used as historic agriculture.

The site has been previously disturbed as it previously contained a single-family residence that was partially destroyed in a fire in the early 2013. The project does not propose a use associated with residential or human occupancy with the potential to expose humans or sensitive receptors to potential pollutants for lengthy durations of time. The project site has also been previously graded and includes mulch and a decomposed granite (DG) parking lot. The vacant land located offsite and west of the project site will be required to analyze the historic use of the site and to analyze any potential impacts as a result of grading or pollutants at the time that any development application is submitted for the

project site. Further analyses regarding the historic use of the site and potential impacts to sensitive receptors can be found in Sections III. Air Quality and XIII. Population and Housing.

No changes to the CEQA document were required as a result of this comment.

- E2. The comment states sampling should be required prior to disposal of excavated soil. The comment also states that if the project proposes to import soil, proper sampling should be conducted to ensure that imported soil is free of contamination. The project requires a Grading Permit that would be issued by the County of San Diego which requires applicants to disclose the locations of where imported soil is coming from in order to determine if the site contains contaminated soil.

No changes to the CEQA document were required as a result of this comment.

F. Response to comments received from Ray Teran, Viejas Tribal Government, January 28, 2019:

- F1. The comment states that the project area may contain sacred sites of cultural significant or ties to Viejas and requests that a Kumeyaay Cultural Monitor be on site for ground disturbing activities. The Major Use Permit has been conditioned to include Cultural Monitoring with a Kumeyaay Cultural Monitor on site during any earth disturbing activities into Native Soils. County staff has conducted AB-52 consultation and no Sacred Sites or Tribal Cultural Resources were identified.

Should resources be identified during any further development of the proposed project, all work must stop in the area of the find and the County must be contacted as required in the County's Grading Ordinance (87.429). The County will make a determination at that time as to the type of analysis and mitigation that will be required.

No changes to the CEQA document were required as a result of this comment.



San Miguel Consolidated Fire Protection District

Serving the communities of Bostonia, Casa de Oro, Crest, Grossmont/Mt. Helix, La Presa, Rancho San Diego, Spring Valley, and unincorporated areas of El Cajon and La Mesa

January 16, 2019

Sean Oberbauer, Project Manager

Planning & Development Services

5510 Overland Ave., Suite 110

San Diego, CA 92123-1239

Re: PDS2005-3300-05-010, PDS2005-3910-0514016 St. Gregory of Nyssa Greek Orthodox Church

Mr. Oberbauer:

The San Miguel Fire Protection District has no comment on this project at this time. Comments may come at a later date when building plans are submitted.

Sincerely,

A handwritten signature in cursive script that reads "Natalie Grimes".

Natalie Grimes

Deputy Fire Marshal

A-1



...Dedicated to Community Service

2554 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA 91976-2004
TELEPHONE: 670-2222, AREA CODE 619 www.otaywater.gov

January 16, 2019

Sent via e-mail to Sean.Oberbauer@sdcounty.ca.gov

Project: P1438-010000

Activity: 3111

Sean Oberbauer
County of San Diego
Planning & Development Services
5510 Overland Avenue, Ste 110
San Diego, CA 92123

Subject: Project Name: St. Gregory of Nyssa Greek Orthodox Church Major Use Permit
Record ID: PDS2005-3300-05-010
Environmental Log No.: PDS2005-3910-0514016
Project Address: 1454 Jamacha Road, El Cajon, CA 92019
Assessor Parcel Number: 498-320-56-00

Dear Mr. Oberbauer:

As per Section 62.01 of the Otay Water District's (District) Code of Ordinances, "To provide for future line extensions, pipelines installed within public streets must be constructed to the subdivision boundary and pipelines not installed within a public right-of-way must be installed in a District easement or right-of-way and must extend across the frontage of the parcel or parcels to be served."

The District has no objection to the subject project (Project). The Project can be served by the existing 12-inch potable water main located east of the Project on Jamacha Road and existing 8-inch sewer main located south of the Project on Mary Ann Way. The Project site is currently served by one (1) 0.75-inch potable water meter at 24 GPM maximum. If any modifications to the existing water or sewer systems are proposed, the developer will be required to submit improvement plans for District approval and pay all fees, including plan review, inspection, water meter installation, and capacity fees prior to any work. The developer will be required to confirm that the new Project water demands can be served by the existing meter. If service laterals do not exist for the Project, the developer must pay to have the District install them.

When a customer requests water service on a parcel of land with irrigated landscape equal to 5,000 square feet or more, a separate meter will be required for irrigation purposes on the site. If service laterals do not exist for the Project, the applicant must pay to have the District install them.

B-1

Mr. Sean Oberbauer

Project Name: St. Gregory of Nyssa Greek Orthodox Church Major Use Permit

Record ID: PDS2005-3300-05-010

Environmental Log No.: PDS2005-3910-0514016

January 16, 2019

Page 2 of 2.

Fire service plans must be designed to Water Agencies' Standards. Each service must have an approved reduced pressure principle backflow prevention device (R/P) purchased and installed by the developer after District review and approval. The developer should contact the Project's fire agency for any fire protection requirements and determine early on how the fire protection requirements can be met from the existing pressure zone.

The fire service line will not be allowed to be connected to any buildings; the line will be intended for fire services purposes only. Failure to comply with this request will result in violation of the District's Code of Ordinances and will be subject to penalties determined by the District. Water furnished for fire hydrant or fire sprinkler service shall be used only for fire protection purposes and shall be connected to a District water main. Where service is provided for a fire hydrant or fire sprinkler service on privately owned land, the service shall be provided by the District at the property line of land to be served.

B-1
Cont.

Water availability is subject to all District requirements in effect at the time and you are strongly encouraged to adopt water conservation measures throughout the development.

The District's Engineering Public Services Division can be contacted at (619) 670-2241 or visit the website at www.otaywater.gov/engineering-services/public-services/ for further requirements regarding inspection services, water main extensions, service laterals, backflow devices, meter costs. Also, visit the website at www.otaywater.gov/code-of-ordinances for sections pertaining to the Project and any other conditions that may have arisen since this letter was written for this Project.

Enclosed are the documents you forwarded with your review request.

Sincerely,

OTAY WATER DISTRICT



Dan Martin, P.E.

Assistant Chief of Engineering

DM:jf

Enclosures

cc: St. Gregory of Nyssa Greek Orthodox Church
c/o Mr. Peter Shenias (with enclosures)
1454 Jamacha Road
El Cajon, CA 92019

3 - 157

5141515300

5141514300

AVOCADO RANCH DR

4983204100

4983204400

4983204200

4983204700

4983204600

4983204300

ST. GREGORY OF NYSSA CHURCH
1454 JAMACHA RD
EL CAJON, CA 92019-3752
APN: 498-320-56-00

MARY ANN
WAY

4983205600

92020

368

ROW

Mary Ann Way

Existing 6-inch Sewer Main
on Mary Ann Way
OWD As-Built: 62-18

4983203100

4983203000

CHASE AVE

E Chase Ave

4983303900

4983303800

Falda del Cerro Ct

Santín Dr

FALDA DEL CERRO

5171802000

5171800900

5171801000

5171801100

5171801200

5171801300

5171013100

5171013200

5171010300

5171010400

5171010500

5171010600

Hidden Mesa Rd

HIDDEN MESA

5171020100

92019

Existing 12-inch Potable
Water Main
OWD As-Built: 164-20
(PZ: 978)

51710

5171020500

5171020600

5171020700

5171020300

5171022400

5171022300

Penasco Rd

5172003600

5172001700

5172003400

Fair Valley Rd

5172001300

5172103200



Making Conservation
a California Way of Life.

DEPARTMENT OF TRANSPORTATION

DISTRICT 11

4050 TAYLOR STREET, MS-240

SAN DIEGO, CA 92110

PHONE (619) 688-6960

FAX (619) 688-4299

TTY 711

www.dot.ca.gov

January 17, 2019

11-SD-54

PM T13.71

St. Gregory of Nyssa Greek Church

MND/SCH# 2018121070

Mr. Sean Oberbauer
Land Use/Environmental Planner
County of San Diego
Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Dear Mr. Oberbauer:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Mitigated Negative Declaration (MND) for the St. Gregory of Nyssa Greek Orthodox Church Project located on Jamacha Road, State Route 54 (SR-54) at Hidden Mesa Road in the unincorporated area of El Cajon. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Caltrans has the following comments:

Right-of-Way Engineering

The project has proposed improvements in the southernmost section of the parcel where Caltrans owns a utility and access easement (shown on RoS 5580 and 5769). A detention basin or any other improvements that would prohibit access over any portion of this 40-foot easement would not be allowed. Subsurface improvements; such as, drainage would be acceptable as long as access is not impeded in any way.

C-1

Hydraulics

1. Please have the County of San Diego's concurrence for Hydrologic and Hydraulic design.
2. Please show the existing A/C Dike ("Berm") on SR-54 (phase 1 cross section).

C-2

Mr. Sean Oberbauer
January 17, 2019
Page 2

3. Please verify and/or revise the existing dike ("berm") height units.

C-2
Cont.

Lighting

Existing Caltrans Lighting Standard is located approximately 7-feet from berm. Please update the plan to show the existing lighting standard, conduits, and electrical pull box.

C-3

Traffic

1. Based on Highway Design Manual Table 303.1, "Selection of Curb Type" for a conventional highway and for a posted speed 45 MPH or greater, Caltrans cannot have a curb greater than 6 inches.
2. Grading Plan Phase I – Sheet 1 of 2: The minimum sidewalk width should be 6 feet when contiguous to a concrete curb or 5-feet when separated with a planter. Sidewalk width does not include curbs. See Highway Design Manual, Topic 105.2, "Sidewalks and Walkways" for more information.
3. Grading Plan Phase I-Sheet 1 of 2: For proposed sidewalks near existing light poles, please provide a clear width of 32 inches. See Design Information Bulletin (DIB) 82-06, Section 4.3.3, "Clear Width" for more information.

C-4

If you have any questions, please contact Mark McCumsey at (619) 688-6802 or by email at mark.mccumsey@dot.ca.gov.

Sincerely,


JACOB ARMSTRONG, Branch Chief
Local Development and Intergovernmental Review Branch



SWEETWATER AUTHORITY

505 GARRETT AVENUE
POST OFFICE BOX 2328
CHULA VISTA, CALIFORNIA 91912-2328
(619) 420-1413
FAX (619) 425-7469
<http://www.sweetwater.org>

GOVERNING BOARD

STEVE CASTANEDA, CHAIR
JOSE PRECIADO, VICE CHAIR
JOSIE CALDERON-SCOTT
JERRY CANO
JOSE F. CERDA
HECTOR MARTINEZ
ALEJANDRA SOTELO-SOLIS

TISH BERGE
GENERAL MANAGER

JENNIFER H. SABINE
ASSISTANT GENERAL MANAGER

January 18, 2019

Sean Oberbauer
County of San Diego
Planning and Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Subject: COMMENTS ON ST. GREGORY OF NYSSA GREEK ORTHODOX CHURCH
APN 498-320-56-00
PDS2005-3300-05-010; PDS2005-3910-0514016
SWEETWATER RESERVOIR WATERSHED PROTECTION

Dear Mr. Oberbauer:

Sweetwater Authority has reviewed the proposed Mitigated Negative Declaration and related documents for the St. Gregory of Nyssa Greek Orthodox Church. We understand that the proposed project consists of a Major Use Permit for the phased construction of a Greek Orthodox Church facility. The project is located at 1454 Jamacha Road in El Cajon. Otay Water District will provide the sewer and water service for the project.

Sweetwater Authority is a publicly-owned water agency in the South Bay area of San Diego County serving approximately 189,000 people residing in National City, the western and central portions of Chula Vista, and the unincorporated community of Bonita. The Authority operates Sweetwater Reservoir and Loveland Reservoir to store local and imported water for its customers and utilizes the Sweetwater River to transfer water from Loveland Reservoir to Sweetwater Reservoir. The project site is located entirely within the drainage basin of Sweetwater Reservoir, as shown on the enclosed Figure 1.

The following comments are based on the current application for St. Gregory of Nyssa Greek Orthodox Church:

1. ***Sweetwater Authority requests that a condition be placed on PDS2005-3300-05-010 to require the owner to submit satisfactory evidence to the County of San Diego stating that the owner has complied with Sweetwater Authority Resolution 84-8 As Amended.*** Requested timing for condition compliance is prior to issuance of any building or other permit pursuant to this Major Use Permit. On May 8, 1985, the San Diego County Board of Supervisors took action to require the County to place conditions on development proposals within a designated area of the Sweetwater River Watershed to the satisfaction of Sweetwater Authority, as provided in Sweetwater Authority Resolution 84-8. Since the Board of Supervisors action, discretionary project approvals within the designated watershed area have complied with this condition. The resolution provides for the collection of urban runoff protection fees from all developments within the lower Sweetwater Reservoir drainage basin to pay for a portion of the Sweetwater Reservoir

D-1

Sean Oberbauer

Re: COMMENTS ON ST. GREGORY OF NYSSA GREEK ORTHODOX CHURCH
SWEETWATER RESERVOIR WATERSHED PROTECTION

January 18, 2019

Page 2

Urban Runoff Diversion System.

2. ***Please continue to include Sweetwater Authority on the County's distribution list for St. Gregory of Nyssa Greek Orthodox Church.*** The Authority requests copies of all permit applications, supporting documents, maps, public review notifications, and hearing notices for the project.

D-1
Cont.

Sweetwater Authority appreciates the opportunity to comment on this project. If you have any questions, please contact Cindy Pino at 619-409-6805 or cpino@sweetwater.org.

Sincerely,

SWEETWATER AUTHORITY



Justin Brazil
Interim Director of Water Quality

Enclosure: Figure 1

cc: David Johnston, Valle De Oro Community Planning Group

PROJECT LOCATION WITHIN HYDROLOGIC UNIT



PDS2005-3300-05-010
APN: 498-320-56-00

Dehesa

El Cajon

Mt. Helix

Casa de Oro

Rancho San Diego

Spring Valley

Jamul

La Presa



FIGURE 1



Jared Blumenfeld
Secretary for
Environmental Protection

Department of Toxic Substances Control

Meredith Williams, Ph.D.
Acting Director
5796 Corporate Avenue
Cypress, California 90630



Gavin Newsom
Governor

January 23, 2019

Mr. Sean Oberbauer
Project Manager
County of San Diego, Planning & Development Services
5510 overland Avenue, Suite 110
San Diego, California 92123-1239
Sean.oberbauer@sdcounty.ca.gov

MITIGATED NEGATIVE DECLARATION, SAINT GREGORY OF NYSSA GREEK
ORTHODOX CHURCH MAJOR USE PERMIT, SAN DIEGO, CALIFORNIA
(RECORD ID: PDS2005-3300-05-010)

Dear Mr. Oberbauer:

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration including an Initial Study for the Saint Gregory Of Nyssa Greek Orthodox Church Major Use Permit. The MND was prepared by the County of San Diego, Planning & development Services and dated December 20, 2018.

The Project is a Major Use Permit for the phased construction and operation of a Greek Orthodox Church religious assembly facility and is located at 1454 Jamacha Road in the Valle De Oro Community Planning Area within unincorporated San Diego County.

DTSC Comments are as follows:

1. Initial Study, Section VIII. Hazards and hazardous Materials. Subsection "c" states that the project site has not been subject to releases of hazardous substances based on regulatory database search. DTSC recommends that historic uses of the project site be discussed in this subsection section. Based on the Google Maps, the site is bounded on the north and west by an open land. And DTSC is uncertain whether open land has been formerly used for agricultural purposes. If the project site was formerly used for agricultural purposes, potential releases of agricultural chemicals including insecticides, herbicides, fuels and solvents, should be considered and discussed. Further site

E-1

Mr. Sean Oberbauer
January 23, 2019
Page 2

investigation may be needed to ensure that releases of agricultural chemicals have not occurred at the site. Please note that any environmental investigation shall be conducted under a workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup.

2. The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil if the site was contaminated by agricultural chemicals. Also, if the project proposes to import soil to backfill the excavated areas, proper sampling should be conducted to ensure that imported soil is free of contamination. Please see DTSC's Information Advisory for Clean Imported Fill Material for further information (https://www.dtsc.ca.gov/Schools/upload/SMP_FS_Cleanfill-Schools.pdf)

E-2

Should you have any questions regarding this letter, please contact me at (714) 484-5392 or by email at ChiaRin.Yen@dtsc.ca.gov.

Sincerely,



Chia Rin Yen
Environmental Scientist
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program

mr/cy/yy

cc: Governor's Office of Planning and Research (via e-mail)
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
State.clearinghouse@opr.ca.gov

Mr. Dave Kereazis (via e-mail)
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Ms. Yolanda M. Garza (via e-mail)
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program
Yolanda.Garza@dtsc.ca.gov

VIEJAS

TRIBAL GOVERNMENT

P.O. Box 908
Alpine, CA 91903
#1 Viejas Grade Road
Alpine, CA 91901

Phone: 6194453810
Fax: 6194455337
viejas.com

January 28, 2019

Donna Beddow, Staff Archaeologist
County of San Diego
5510 Overland Avenue, Suite 310
San Diego, CA 92123

RE: St. Gregory of Nyssa Church Major Use Permit

Dear Ms. Beddow,

The Viejas Band of Kumeyaay Indians ("Viejas") has reviewed the proposed project and at this time we have determined that the project site has cultural significance or ties to Viejas.

Viejas Band request that a Kumeyaay Cultural Monitor be on site for ground disturbing activities to inform us of any new developments such as inadvertent discovery of cultural artifacts, cremation sites, or human remains.

Please call me at 619-659-2312 or Ernest Pingleton at 619-659-2314 or email, rteran@viejas-nsn.gov or epingleton@viejas-nsn.gov, for scheduling. Thank you.

Sincerely,



Ray Teran, Resource Management
VIEJAS BAND OF KUMEYAAY INDIANS

F-1

VALLE DE ORO COMMUNITY PLANNING GROUP
P.O. BOX 3958
LA MESA, CA 91944-3958

May 20, 2005

Mr. Robert Forsythe, Project Planner
County of San Diego
Dept. of Planning & Land Use
5201 Ruffin Rd., Suite B
San Diego, CA 92123-1666

SUBJECT: MUP 05-010: Major Use Permit for Construction of a 3-building Greek Orthodox Church Complex on 1.73 acres at the Northwest Corner of Jamacha Road and Mary Ann Way

At the meeting of May 17, 2005, this Planning Group conducted a public hearing on the proposed MUP.

The following concerns were identified, discussed and resolved with the concurrence of the Applicant: phasing plans, landscape plans, exterior lighting plans, signage dimensions, perimeter fencing, building elevations and colors. The Applicant will submit a revised MUP application detailing the above corrections to DPLU.

This Planning Group voted unanimously (12-0) to recommend approval of MUP 05-010 with the condition that the MUP plot plans are revised to resolve these identified concerns.

Prepared by Don Fitchett, 619-588-6181

Sincerely,



Jack L. Phillips
Chairman, VDOCPG

VALLE DE ORO COMMUNITY PLANNING GROUP
P.O. BOX 3958
LA MESA, CA 91944-3958

RECEIVED
MAY 08 2006
San Diego County
DEPT. OF PLANNING & LAND USE

May 1, 2006

Mr. Devon Muto, Project Planner
County of San Diego
Dept. of Planning & Land Use
5201 Ruffin Rd., Suite B
San Diego, CA 92123-1666

**SUBJECT: MUP 05-010: Replacement Major Use Permit for construction of a
Greek Orthodox Church complex on 1.73 acres at the northwest
corner of Jamacha Road and Mary Ann Way**

The replacement MUP incorporates the recommendations of this Planning Group.
The unanimous (12-0) vote of VDOCPG on May 17, 2005, to recommend
approval of MUP 05-010 stands.

Prepared by Don Fitchett, 619-588-6181

Submitted,



Jack L. Phillips
Chairman, VDOCPG

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) PDS2005-3300-05-010

Assessor's Parcel Number(s) 498-320-56-00

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

Saint Gregory of Nyssa Greek
Orthodox Church

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.

N/A

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.

Larry Anderson
Linda Sacco
Frank Sacco
Chris Psillas
Celeste Shenar

Panteli Orologas
Honey Hyde
Penny Duncan
Chris Ramey

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."

Peter Shenar
 Signature of Applicant

Peter Shenar
 Print Name

10/18/2019
 Date

----- OFFICIAL USE ONLY -----

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcountry.ca.gov/pds>

