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PDS2014-SPA-14-001, PDS2010-3300-10-037 (MUP)
PDS2012-3940-12-002 (VAC),
PDS2010-3910-9508007L (ER)
CHINESE BIBLE CHURCH OF SAN DIEGO DRAFT
SUPPLEMENTAL ENVIRONMENTAL IMPACT
REPORT
APPENDIX O LAND USE AND PLANNING ANALYSIS

December 30, 2016

Ms. Marisa Smith
Land Use and Environmental Planner
County of San Diego
Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Reference: Addendum to Land Use & Planning Analysis for the Chinese Bible Church, San Diego, CA
(RECON Number 5395)

Dear Ms. Smith:

This letter serves as an Addendum to the Land Use & Planning Analysis for the Chinese Bible Church, San Diego, CA dated May 10, 2016 for Harper Communities and the County of San Diego Planning and Development Services (PDS). RECON Environmental, Inc. (RECON) has reviewed proposed changes to the project description to determine if these changes would increase any potential land use impacts or result in new potential land use impacts. We have concluded that they would not.

The proposed changes to the project description are limited to the removal of the preschool and the addition of solar panels to the project in order to remain below the 900 metric ton screening limit for greenhouse gas (GHG) emissions associated with the complete buildout of the facility. These operational and sustainability measures are described below.

Operations

The project facilities would operate from 8 AM to 10 PM seven days a week. The peak period of planned use on weekends would be Sundays, during which three services at 9 AM, 10:45 AM, and 12:30 PM would take place. Additional activities would include pastoral services, recreational fellowship, Bible study, as well as the operation of a book store and café, which would be open from 9:00 AM to 10:00 PM. Regular administrative and maintenance activities would also occur during these hours. These operational limitations would be conditions of the Major Use Permit (MUP) and monitored by the County of San Diego.

Sustainability

The project would include features to reduce energy use. Solar energy would be used to supplement the electrical needs of the facility. An electric car hook-up parking space would be provided and specially marked parking spaces will be provided for high mileages vehicles. The energy efficiency and air quality standards of the California Title 24 standards current at the time of construction would be met or exceeded. These sustainability measures would be conditions of the MUP and monitored by the County of San Diego.

Conclusion

We have reviewed the proposed changes to the project description in light of the Land Use & Planning Analysis for the Chinese Bible Church dated May 10, 2016 that we prepared for Harper Communities and the PDS and have concluded that these changes would not result in any changes to land use compatibility or land use plan consistency determinations and that no new project design measures are necessary. The

Ms. Marisa Smith
Page 2
December 30, 2016

project would remain compatible with the community character of the surrounding neighborhood in terms of use, design, bulk and scale and approval of the project would not alter the community character of the project area.

Please call me at (619) 308-9333, Ext. 145, if you have any questions about this Addendum or any other aspects of the Land Use and Planning Analysis for the Chinese Bible Church.

Sincerely,

A handwritten signature in cursive script that reads "Michael L. Page". The signature is written in dark ink and is positioned above the printed name.

Michael L. Page, AICP
Principal, Agency Team



Land Use & Planning
Analysis for the
Chinese Bible Church,
San Diego, California

Prepared for

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1.0 Introduction for Land Use Analysis

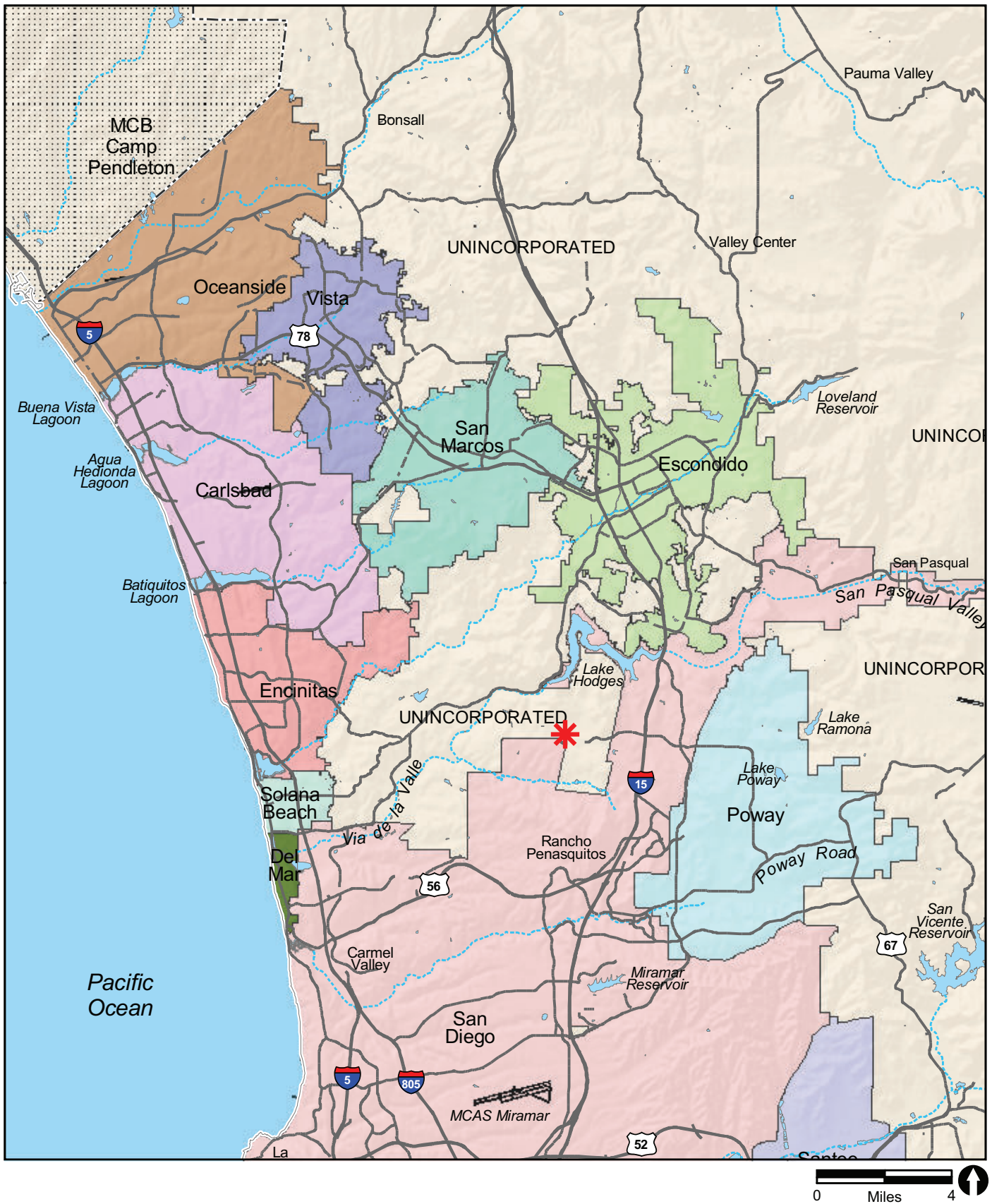
Land use compatibility is defined by the types of land uses present, as well as the physical and operational characteristics of land uses in the area. This Land Use & Planning Analysis has been prepared to analyze the compatibility of the proposed Chinese Bible Church project (hereafter “project”) with the character of the surrounding area, and the project’s consistency with adopted planning documents.

1.1 Project Location and Setting

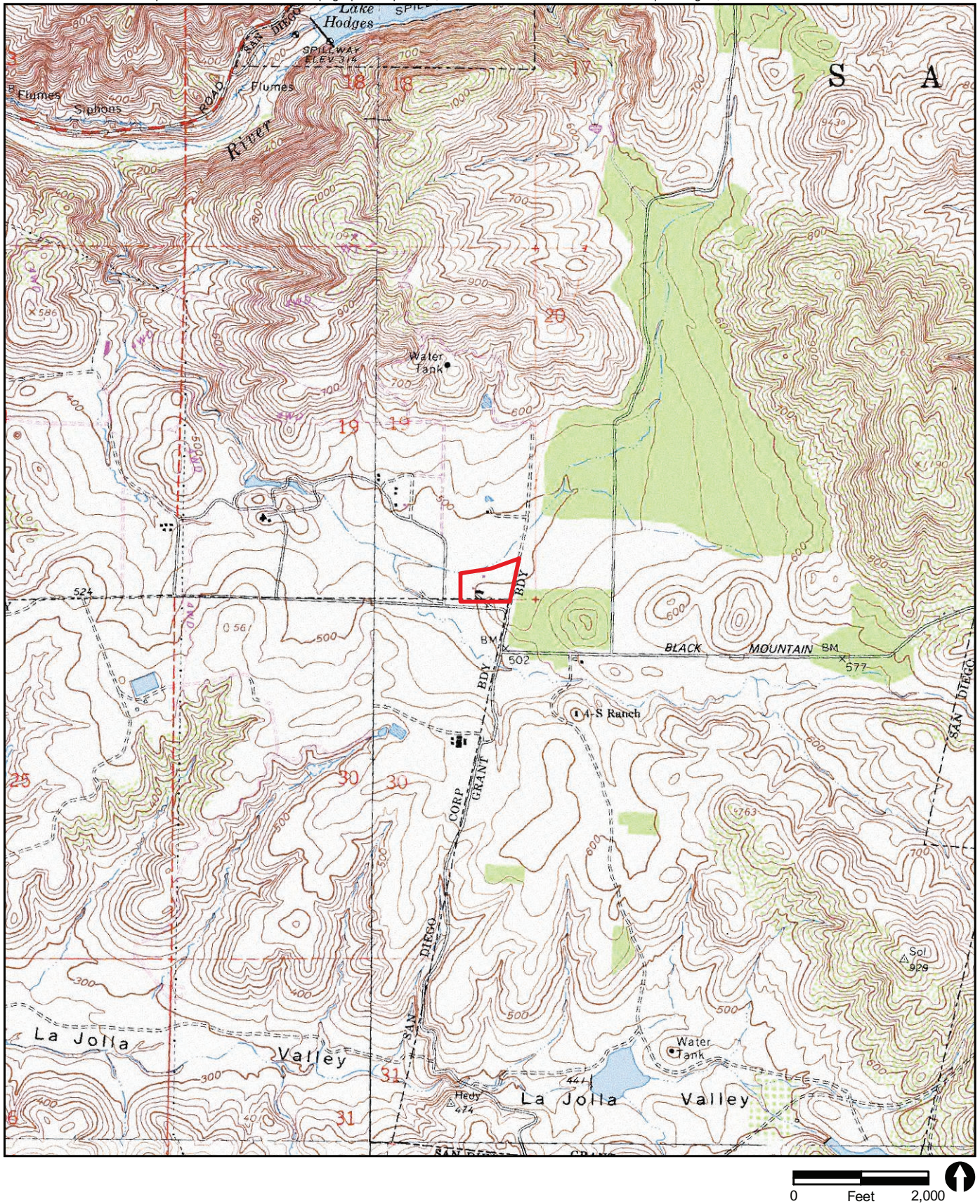
The project site (Assessor’s Parcel Number [APN] 678-060-27-00 and 678-422-03-00) is located in the county of San Diego, California (Figure 1), in the SE ¼ of the SE ¼ of Section 19, Township 13 South, Range 2 West of the U.S. Geological Survey (USGS) 7.5-minute topographical map, Escondido and Rancho Santa Fe quadrangles (USGS 1994, Figure 2). Generally, the project site is west of Interstate 15, north of Camino del Norte, and east of Four Gee Road.

The project site is within the Santa Fe Valley Specific Plan (SFVSP) Area, in the San Dieguito Community Plan Area (CPA). The site is north of the City of San Diego Future Urbanizing Area (Black Mountain Ranch [BMR]), south of the Del Dios Highway and Lake Hodges, and west of the 4S Ranch Specific Plan (Figure 3). Project access would be provided via an extension of the existing driveway from the southwest corner of the property adjacent to Four Gee Road, for which the applicant has obtained an easement. The access road would be directly across from the main entrance to the fire station. The site is an oddly shaped quadrangle comprising two residential parcels APN #s 678-060-27 (9.09 acres) and 678-422-03 (2,888 square feet [sf]). The smaller of the two lots is only attached to the main parcel by a driveway. Within the immediate vicinity, there is residential development to the south and east, biological open space to the west, and an open space wetland preserve to the north.

The topography of the project site consists of a low hill on the western half of the site. The eastern half of the site slopes gently from the south toward the drainage which runs along the northern property boundary. Elevations on the property range between approximately 490 feet above mean sea level (AMSL) and 620 feet AMSL. A large, unnamed east–west-trending marshy drainage runs along the northern edge of the property. This drainage eventually connects to the San Dieguito River approximately 1.7 miles to the north–northwest. The hill is occupied by two houses and two garages, with scattered ornamental landscaping.



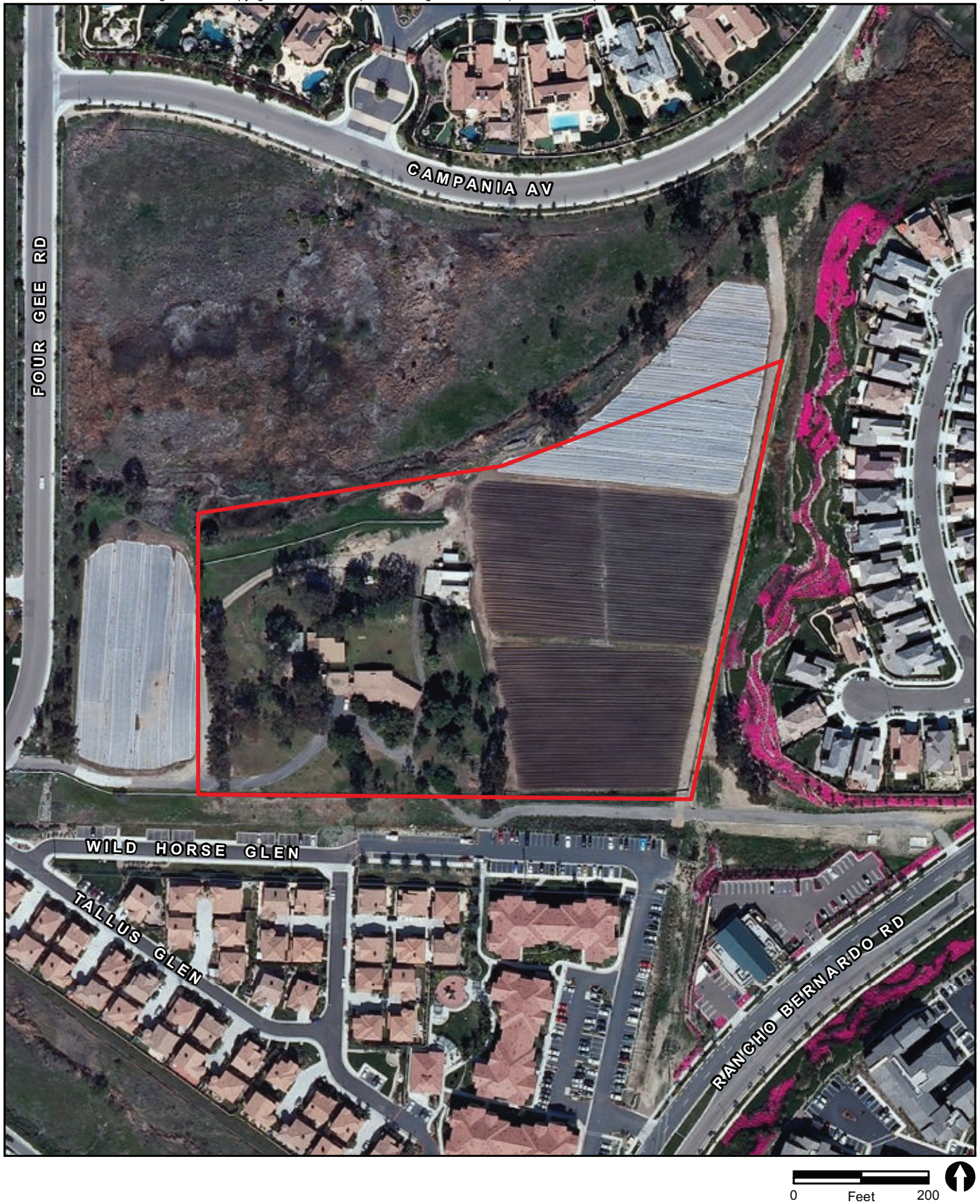
 Project Location



 Project Area

FIGURE 2

Project Location on USGS Map



 Project Area

RECON

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FIGURE 3
Project Location on Aerial Photograph

1.2 Project Background

The SFVSP Area is approximately 3,160 acres located among several other planned projects and existing communities within the San Dieguito CPA. The SFVSP (last updated in November 2006) sets forth a comprehensive concept for the development of a residential community in northern San Diego County. The intent of the SFVSP is to provide a flexible method of establishing the planning framework for development of the area while staying consistent with the San Dieguito CPA and the County of San Diego General Plan.

In order to facilitate planning, the SFVSP was divided into five separate Planning Areas (PAs). The project site is in the 888-acre PA V in the northeastern portion of the SFVSP (Figure 4). PA V is further divided into Subareas, and the project site is in the southeast corner of the 71-acre Subarea V.6 (see Figure 4). Subarea V.6 is designated as residential with “low medium density,” defined as one dwelling unit per 1–1.9 acres, which would allow up to a total of 67 dwelling units on the 71 acres.

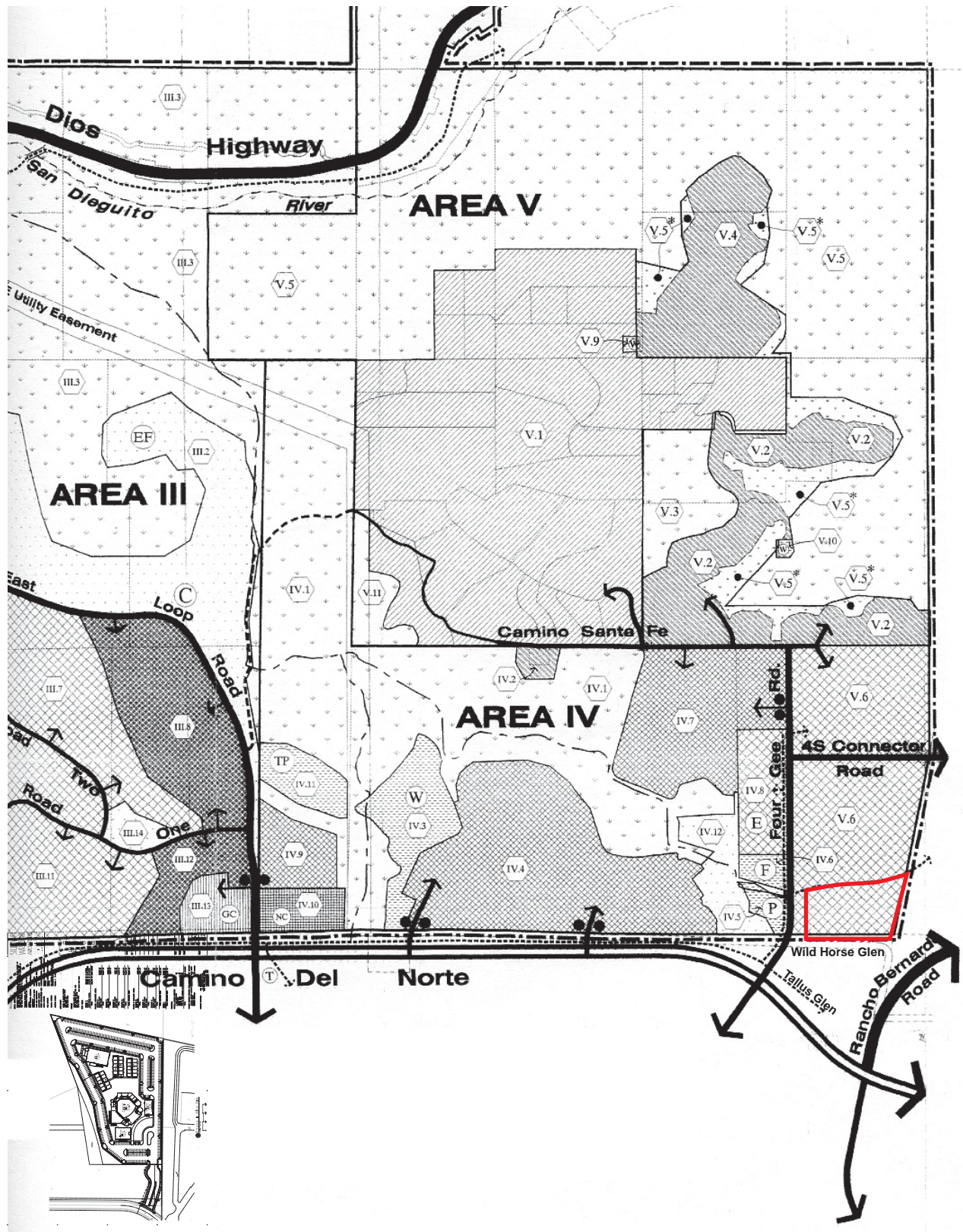
Subarea V.6 was developed in 1999. The Golem Tentative Subdivision Map (TM #5123; PM #5387), proposed to divide the 71 acres into 3 street lots, 2 open space (wetland preserve) lots, and 67 residential lots. Sixty-three of the residential lots were developed as part of the Salvati Homes project. The remainder parcel was shown on TM #5123 as being subdivided into four lots (lots 66–69); however, that TM was not finalized so the 9.09-acre project site is still a single lot (APN #678-060-27-00). The current project site comprises this remainder lot, and an off-site lot adjacent to Four Gee Road to be used for access purposes. The two off-site open space lots to the north comprise a 13-acre wetland preserve that is not a part of the current project. The 9.09-acre residential lot (678-060-27-00) currently contains two residences. These residences are occupied by caretakers associated with the church who will remain until construction commences. The smaller lot, adjacent to Four Gee Road is vacant.

1.3 Surrounding Land Uses and Zoning

As shown on Figures 5 through 7, there are both residential and non-residential land uses in the surrounding area. These uses are described in detail below.

1.3.1 South

Immediately adjacent to the south, within the triangle-shaped piece bounded by Wild Horse Glen, Rancho Bernardo Road, and Camino del Sur, are four multi-family buildings and small-lot (approximately 4,000 sf) single-family residential units which are a part of the BMR development (Photograph 1). As shown on Figure 6, this triangle-shaped piece is zoned for residential use (AR-1-1; BMR Plan “Core Residential” 10–25 dwelling units per acre [du/ac]) by the City of San Diego. These residences are a part of the 4.5-acre La Viña community and Rancho Del Norte Apartments. The La Viña community is comprised of 46 homes characterized by two-story (27 feet in height) detached Mediterranean style residential homes that have 35.9 percent coverage.



 Project Area

Not to Scale



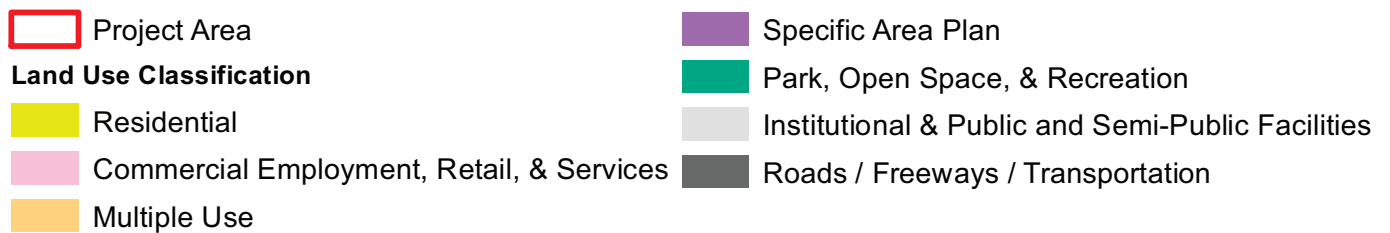
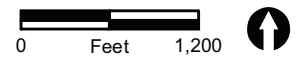
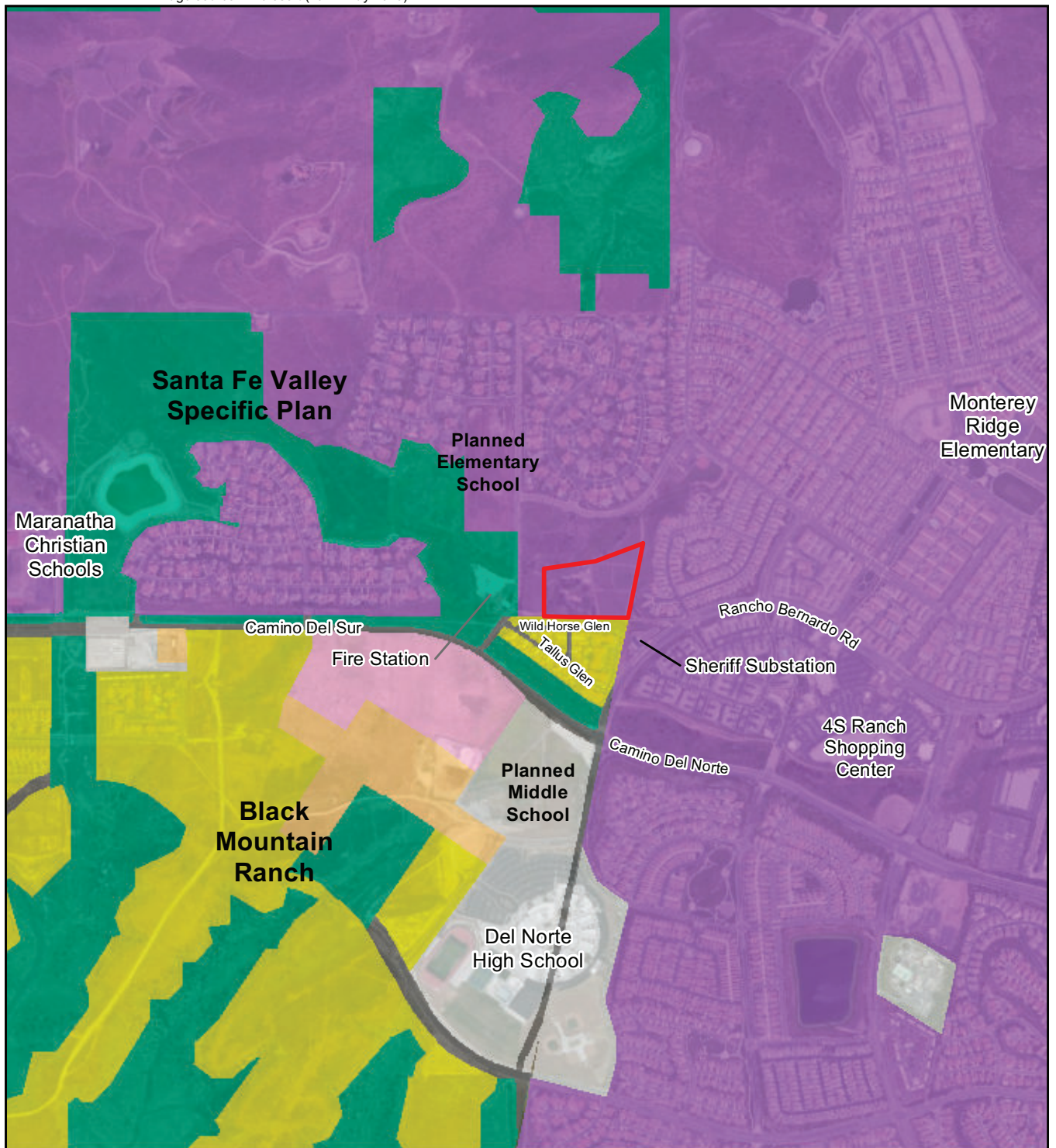


FIGURE 5

Land Uses within 1 Mile of the Project Site

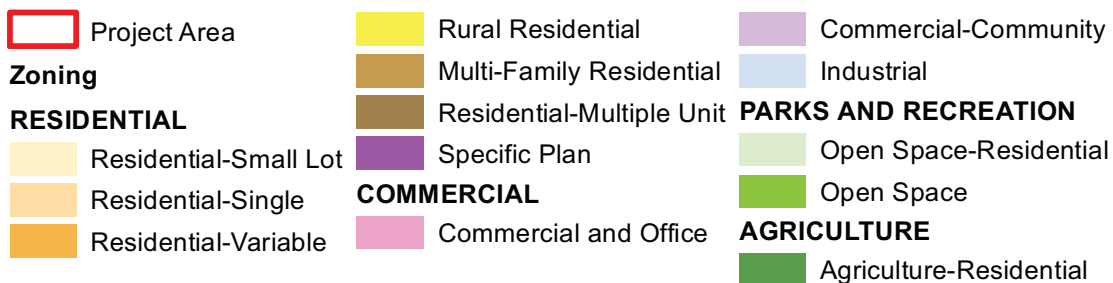
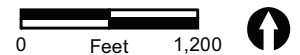
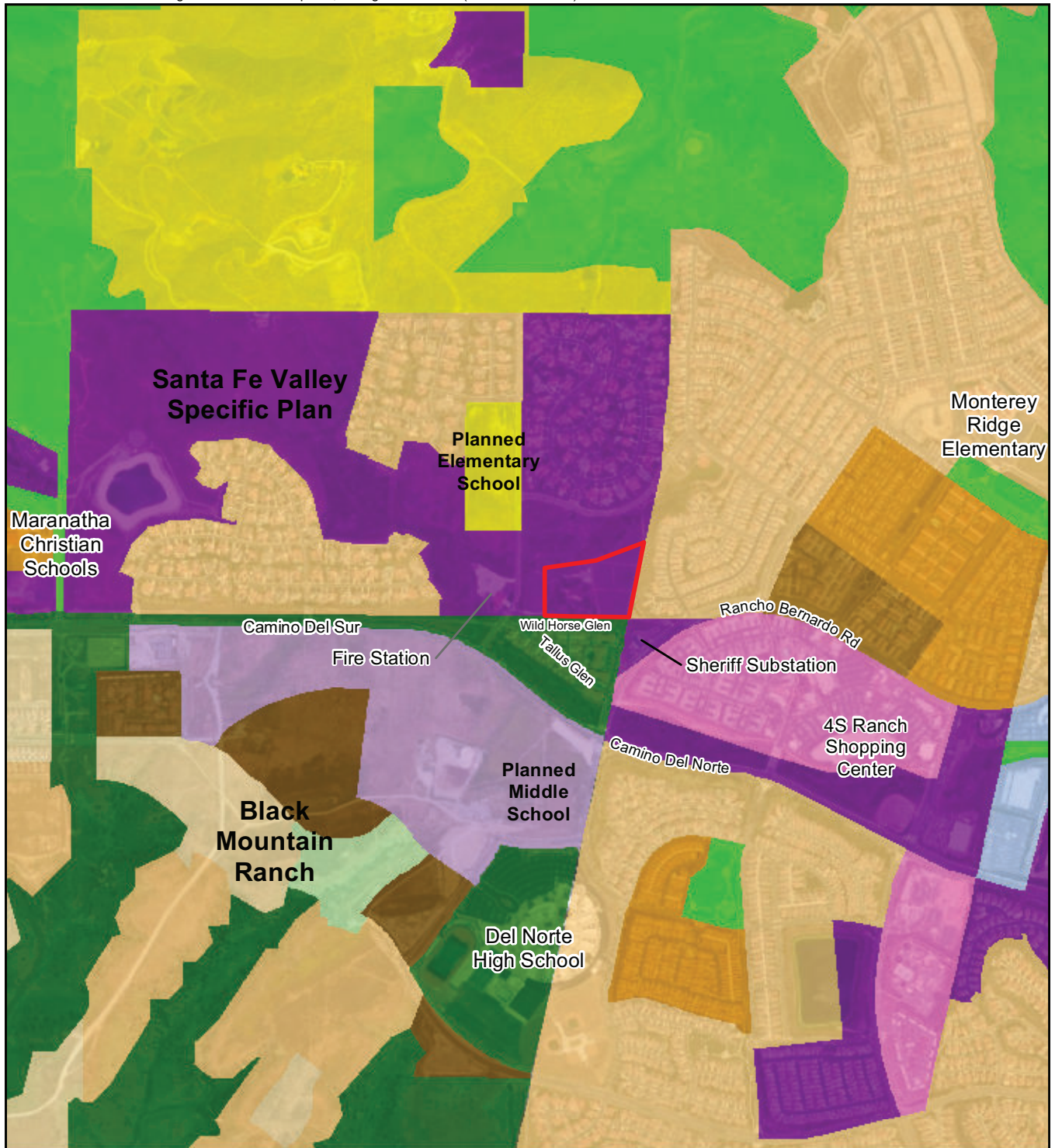


FIGURE 6

Zoning within 1 Mile of the Project Site





PHOTOGRAPH 1
View of Single- and Multi-Family Residential Buildings Along Tallus Glen

The apartments are located on a 5.6-acre property of four, three-story (40 feet in height) buildings with 24.1 percent coverage. South of Camino del Sur is the Design 39, K-8 school (opened in fall of 2014), which is a part of the North Village at BMR. The school is located on a 22.2-acre property with 14.1 percent coverage at a height of 52 feet. The North Village at BMR is currently undergoing development and is a major factor in the currently ongoing changes to the character of the area. It is discussed below in Section 1.3.2.1. South of the planned middle school is Del Norte High School, which is a part of the 4S Ranch Community. The high school is intended to accommodate approximately 2,250 students. The high school is located on a 63.3-acre property with coverage of 3.5 percent and a height of 57 feet. Residences located west of the schools are Fairbanks Commons (6.7 acres, 40 feet in height, and 27.9 percent coverage), Fairbanks Square (2.8 acres, 23 feet in height, and 40.9 percent coverage), and Northridge Road (2.8 acres, 24 feet in height, and 47.1 coverage).

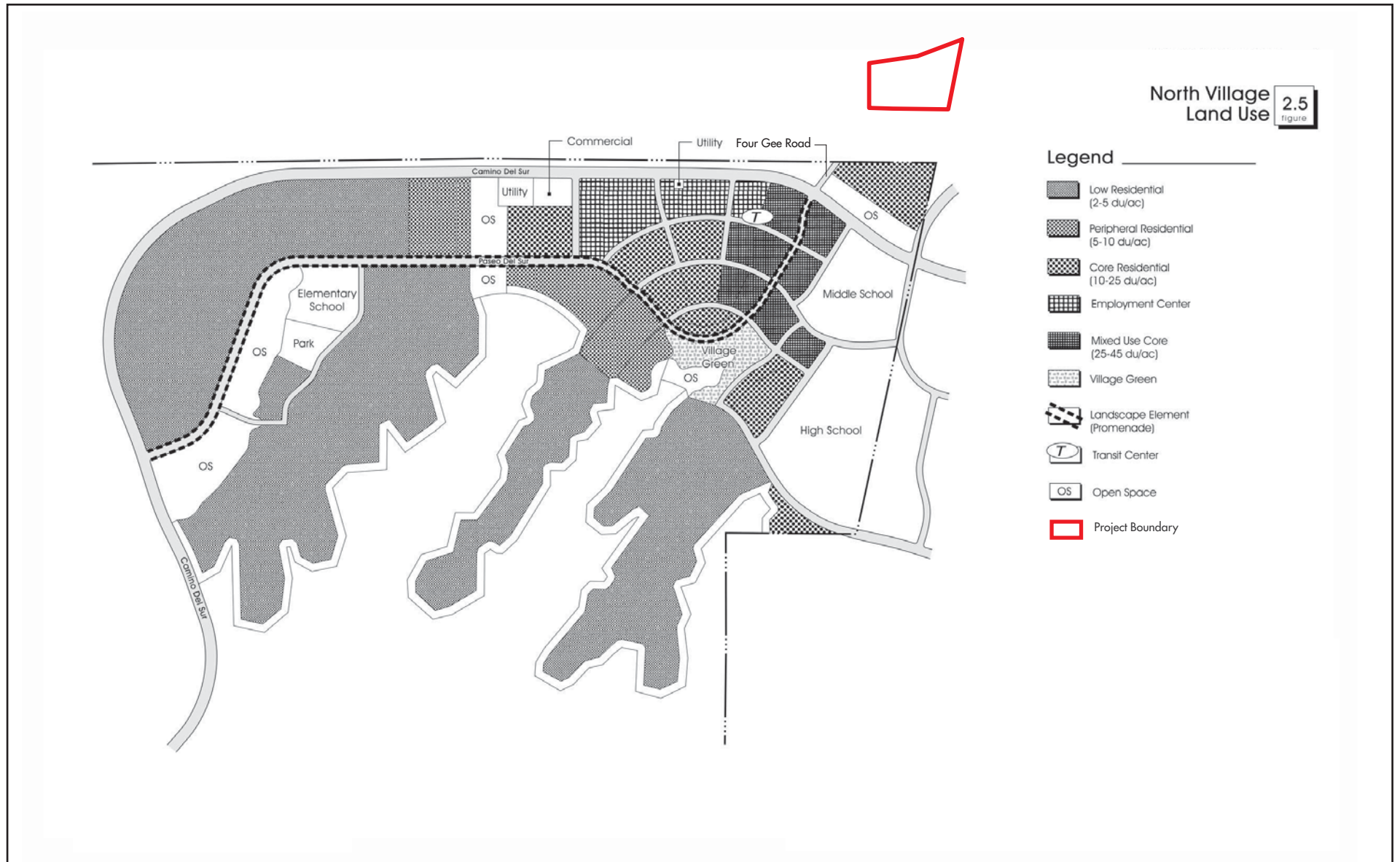
1.3.2 Southwest

To the southwest, across Camino del Sur, is a large undeveloped area, currently composed of open space and a recycling yard for construction waste. This area lies within the North Village at BMR. This portion of BMR was approved as the “urban core” of the North Village, which will contain mixed-use development, multi-family residential, employment, the village green, a transit center, and a middle school. The BMR urban core (“North Village”) is zoned for commercial and mixed uses (25–45 du/ac). BMR is described in greater detail below. A shopping center area (Target store) was constructed as part of the mixed-use development and is located on a 10.4-acre property with coverage of 30 percent and a height of 30 feet. South of the shopping area is Pasco del Sur apartment residences located on a 2.2-acre property with coverage of 31.7 percent, and a height of 28 feet.

1.3.2.1 North Village at Black Mountain Ranch

Figure 8 illustrates the BMR Subarea Plan North Village area land uses. The North Village is 500 feet from the proposed project and includes the highest densities within the BMR Subarea Plan and all other surrounding communities. As shown in Figure 8, the North Village features a mixed-use urban core with a “town center” style street system modified from conventional grid to “radial grid.” The North Village would be accessed from Four Gee Road (which becomes the “main street” of the North Village) and from several proposed new intersections along Camino del Sur. Radiating from the primary gateway at Four Gee Road and Camino del Sur are the “mixed use core” at 25–45 du/ac; “Core Residential” at 10–25 du/acre and Peripheral Residential at 5–10 du/ac. To the west, along Camino del Sur, is the proposed employment center.

Several of BMR’s major community facilities are located in this portion of BMR, nearest the proposed church site. These include the Design 39 K-8 school, Del Norte High School, and the transit center (see Figure 8), all of which lie within the City of San Diego.



Not to Scale



1.3.2.2 Camino del Sur

Camino del Sur has been widened to four lanes consistent with its configuration west of Bernardo Lakes Drive and east of Lone Quail Road/Rancho Bernardo Road. The widening was the responsibility of the North Village developer and was completed in 2012. This widening project completed the last remaining segment (approximately 0.8 mile) of the Camino del Sur widening effort.

1.3.3 Southeast

Immediately southeast of the project site is a sheriff substation, which is zoned as Specific Plan (S88). The sheriff station is located on 1 acre with coverage of 19 percent, and a height of 30 feet. The area beyond the substation is within the 4S Ranch community. This portion of 4S Ranch is the Village which is primarily developed with multi-family residential uses but nearby uses include the 4S Commons town center containing mixed commercial land uses. The zoning for the commercial portion (4S Commons) is C34 (General Commercial/ Residential Use). The C34 Use Regulations are intended to create and enhance areas where a mixture of commercial uses and residential uses (typically multi-family dwellings) are desired. In 'special circumstances' C34 allows for Village Residential, Office Professional, Neighborhood Commercial, and Rural Commercial uses. Various applications of the C34 Use Regulations with appropriate development designators can create areas where a single structure may serve a principal commercial function and a secondary residential use, or where a separate residential or a commercial structure is appropriate. This mixed-use area is comprised of the 4S Commons Regional Shopping Center located on a 30.5-acre property with coverage of 23.7 percent at a height of 44 feet. Between the sheriff station and 4S Commons is the Reserve Apartments located on a 29.2-acre property, covering 23.5 percent at a height of 43 feet. In addition, south of the Reserve Apartments and Camino del Sur are other residences called Summerwood (5.8 acres, 47.8 percent coverage, and 24-foot height), and Ryland Heritage (8.9 acres, 22 percent coverage, and 24 feet in height).

The high density land uses within 4S Ranch Village to the east of the property would be compatible with civic uses such as a church. According to the General Plan, "The County of San Diego will continue to provide a diversity of choices for the type and character of community in which we live. These choices will include villages that contain a mix of housing types that are located near retail businesses, employment, schools, parklands, churches, and public institutions." (General Plan; p. 1-2). The General Plan also states "ideally, a village would reflect a development pattern that is characterized as compact, higher density development that is located within walking distance of commercial services, employment centers, civic uses, and transit." (GP page 3-7). Because this property is next to the 4S Ranch Village and the General Plan states that in Semi-Rural areas "Higher densities within the allowable range should be located near Village areas..." (GP page 3-8), this property is suitable for a civic use, such as a church.

1.3.4 West and Northwest

The area directly west of the site is part of a biological open space easement. The portion of the easement that will become part of the access road would need to be vacated. The access road will be directly across from the main driveway of the existing fire station, located on the west side of Four Gee Road (Photograph 2). The existing fire station is located on a 2.9-acre property with coverage of 9 percent, and a maximum height of 53 feet. Past Four Gee Road to the west and northwest is Planning Area IV of the SFVSP area. The large open space area along Four Gee Road to the north of the fire station is reserved for a park and an elementary school (Poway School District). North of the proposed school site is existing (approximately 12,000 sf) single-family estate residential development. Similarly, there is an existing (approximately 12,000 sf) single-family estate residential development along Camino del Sur to the west of the project site. The remaining portions of PA IV are undeveloped and designated as open space OS-I (sensitive resource preservation area) and OS-II (allows active and passive recreational uses).

The area in the immediate project vicinity to the west and northwest is zoned as Specific Plan (S88). Past that to the northwest, the planned elementary school and park area is zoned as Residential. Even further to the west and northwest, the single-family developments (Belatage Homes (28 percent coverage along Camino del Sur and Savenna Homes (23.9 percent coverage) to the northwest of the school site) are zoned for single-family development ("RS2" 2 lots/acre) at 0.5-acre per lot and 32 feet in height.

1.3.5 North

As described in the Section 1.2 above, the project site and the land uses to the north (13-acre wetland preserve and 63 single-family large-lot residences) are all a part of the Golem TM 5123 approved in 1999. The residences located north of the project site, beyond an open space preserve area, are separated by Campania Avenue. The zoning for the preserve area and the single-family residential (Salviati Homes) to the north (22.8 percent coverage and 27 feet in height) is S-88 (0.5-acre lot sizes).

1.3.6 East and Northeast

The area to the east and northeast of the project site lies within the 4S Ranch community. The 4S Ranch land uses within the vicinity of the project site primarily comprise single-family residential development, but at higher densities than the single-family estate residential development that lies to the north and northwest (Photograph 3). For example, the single-family units to the northeast are on approximately 5,000, and 6,000 sf lots (SilverCrest: 43.7 percent coverage and 28.9 feet in height; Travata: 34.7 percent coverage and 27 feet in height). The area further to the northeast also contains an active park and a utility station. The zoning for the



PHOTOGRAPH 2

View of the Fire Station Looking Southwest from the Project Site



PHOTOGRAPH 3
View of 4S Ranch Looking East from the Project Site

4S Ranch single-family residential area (Rosemary Lane) immediately to the east is RS (4,000 sf lots with 41.2 percent coverage and 27 feet in height). The properties to the east are large multi-family residences: Garden Walk (11.2-acre property, 39 percent coverage, and 30 feet in height), Bridgeport (9.5-acre property, 40.8 percent coverage, and 37 feet in height), and San Moritz (3.7-acre property, 44.8 percent coverage, and 28.6 feet in height).

Table 1 summarizes the surrounding land uses described above.

In summary, the Church, with a maximum height of 53 feet and 13.6 percent coverage on 9.1 acres is consistent with the surrounding land uses. Only the fire station to the west and the Del Norte High School to the south have a lower percentage of lot coverage. The project would not set a precedent with respect to height; the church would include towers that are a maximum of 53 feet in height. The fire tower to the west is also 53 feet in height, the Del Norte High School has a maximum height of 57 feet, and the Design39 School is 52 feet. There are eight other structures in the half-mile radius around the project site which are 40 feet or more in height and five of the multi-family projects within the half-mile radius are three-story structures.

TABLE 1
SUMMARY OF SURROUNDING LAND USES

	Property Name	Acreage (acres unless otherwise noted)	Coverage (percent)	Maximum Height (feet)
Project Site	Chinese Bible Church	9.1	13.6	53
South	La Viña	4.5	35.9	27
	Rancho del Norte Apartments	5.6	24.1	40
	Del Norte High School	63.3	3.5	57
	Fairbanks Square	2.8	40.9	23
	Northridge Road	2.8	47.1	24
	Fairbanks Commons	6.7	27.9	40
	Design39 School	22.2	14.1	52
Southwest	Pasco del Sur	2.2	31.7	28
	Target Store	10.4	30	30
Southeast	Summerwood	5.8	47.8	24
	Ryland Heritage	8.9	22	24
	4S Commons	30.5	23.7	44
	The Reserve Apartments	29.2	23.5	43
	Sheriff Station	1.0	19.0	30
West	Bela Etage	0.5	28.0	32
	Fire Station	2.9	9.0	53
Northwest	Savenna	0.5	23.9	32
North	Salviati	0.5	22.8	27
East	Bridgeport	9.5	40.8	37
	San Moritz	3.7	44.8	29
Northeast	Travata	6,000 square foot	34.7	27
	Rosemary Lane	4,000 square foot	41.2	27
	Silvercrest	5,000 square foot	43.7	29
	Garden Walk	11.2	39.0	30

1.4 General Plan/Community Plan/Specific Plan and Zoning

The County of San Diego General Plan Regional Categories Map shows the church property as "Semi-Rural." The project site is within the San Dieguito CPA, which is a low-density estate residential area surrounded by the rapidly urbanizing areas of North San Diego County. The CPA designates the project site as Specific Plan Area (SPA).

The SFVSP was prepared (amended 2006) in order to accommodate development of the SPA. The project site is within PA V–Subarea V.6 of the SFVSP and is subject to the policies and regulations of the SFVSP. This portion of the SPA is planned for low–medium density residential uses (1 unit per 1–1.9 acres). Specific Plan Amendment 14-001 is proposed to allow for a

religious assembly use in Subarea V, with the approval of a Major Use Permit (MUP). The religious assembly use would be allowed within approximately 9 acres, located within the southeastern most portion of Area V.6, specifically: north of the City of San Diego, east of Four Gee Road, south of Campania Avenue, and west of 4S Ranch.

The goal of the Community Design Guidelines is to establish consistent design expression among site planning, engineering, architectural, and landscaping components. Thus, the project is required to prepare site plans consistent with development standards developed for Santa Fe Valley, as described in the Conservation and Open Space Element and the Community Design element of the SFVSP (see compatibility discussions in Section 2.0). The site plan for the project is part of the MUP. The property is zoned Specific Plan (S88).

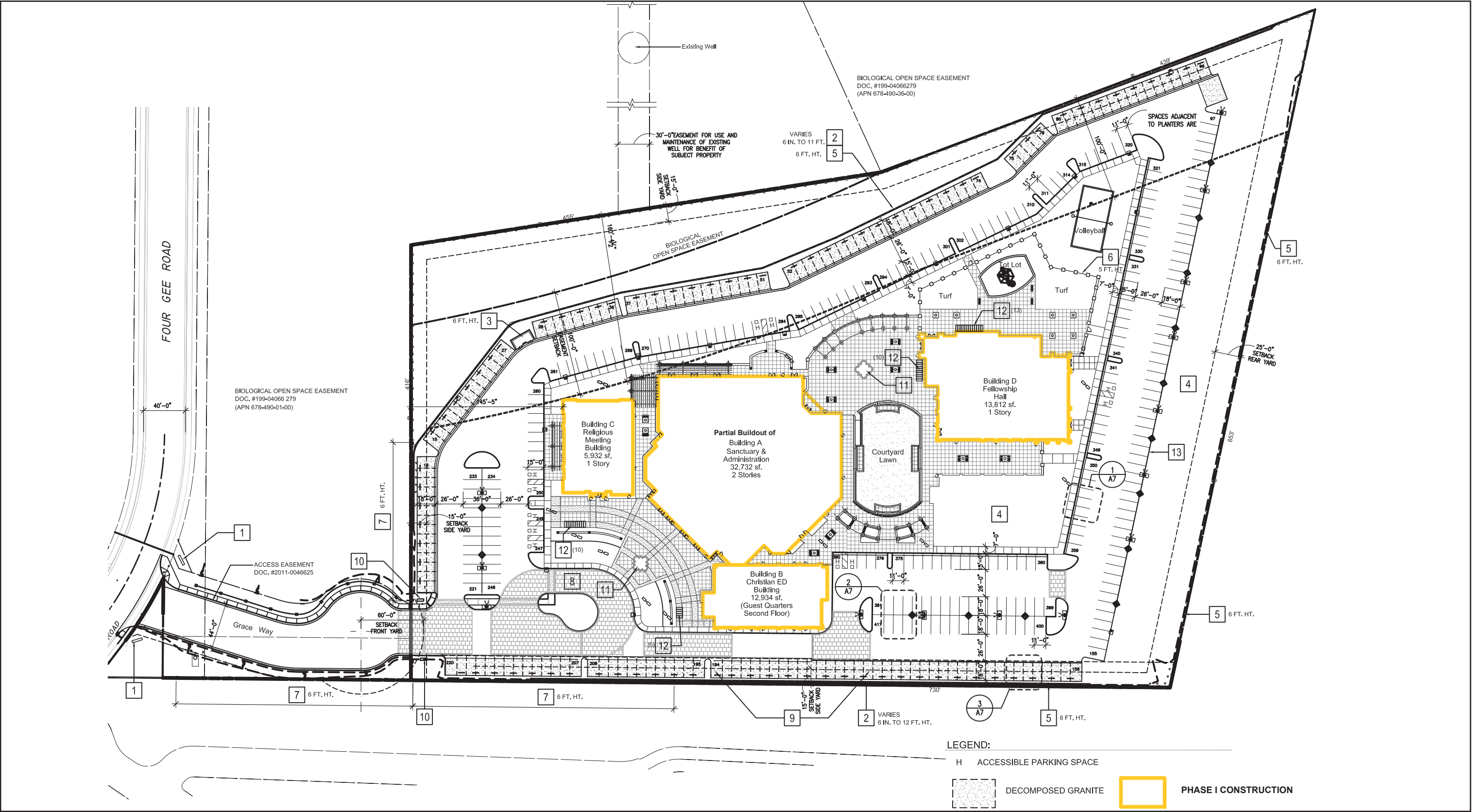
1.5 Project Objectives

The proposed project seeks to:

1. Provide a new church-owned campus of appropriate size and ancillary services to fulfill the religious mission of the church for worship, spiritual growth, fellowship, learning, training, community-building, and spiritual counseling for an existing and growing population of congregants.
2. Fulfill the religious mission of the Chinese Bible Church by training disciples to establish new churches and missions, regionally and worldwide.
3. Furnish kindergarten/preschool facilities for up to 150 students to provide a strong spiritual foundation to the children of the church and surrounding community.
4. Provide a consolidated location near existing and underserved populations to facilitate church attendance, the use of public transit, and walkability.
5. Enhance the religious, spiritual, and community-building activities, including Sunday school, through the design and character of the indoor and outdoor spaces.

1.6 Project Description

The project entails the development of a religious assembly facility and accessory uses on 9 acres in the SFVSP area. The project would include a main sanctuary and administration building (Building A), with ancillary education building (Building B), religious meeting building (Building C), fellowship hall (Building D), and fellowship learning center (Building E), recreation areas, and parking lots (Figures 9a-b). Interior building uses would include classrooms, offices, cafe, bookstore, kitchen/food preparation area, and pre-school/kindergarten.



KEYNOTES:

- | | | | |
|------------------------------------|---|--|---|
| 1 ENTRY MONUMENT SIGN, REFER TO A3 | 5 VINYL COATED CHAIN LINK FENCE | 9 CHURCH VEHICLE OFF HOUR AND OVERNIGHT PARKING, SCREENED WITH WALLS, FENCE AND LANDSCAPING. | 13 4" WIDE WHITE STRIPE AT FRONT OF PARKING STALLS THIS AISLE |
| 2 MASONRY RETAINING WALL | 6 WROUGHT IRON FENCE W/ STONE COLUMNS | 10 SMALL MONUMENT SIGN, REFER TO A3 | |
| 3 TRASH ENCLOSURE | 7 WROUGHT IRON FENCE W/ STONE COLUMNS | 11 FOUNTAIN | |
| 4 TEMPORARY TURF AREA | 8 VEHICLE LOADING PASSENGERS & SERVICE / DELIVERY VEHICLES LOADING / UNLOADING. | 12 BICYCLE RACK | |



FIGURE 9a
Site Plan – Phase I

The project would be constructed in two phases. Phase I (Figure 9a) would include the partial buildout of the main sanctuary and administration building (Building A) (32,732 sf), education building (Building B) (12,934 sf), religious meeting building (Building C) (5,932 sf), fellowship hall (Building D) (12,874 sf), and recreation areas, café, bible bookstore and parking lots. Phase II (Figure 9b) would include expanding the sanctuary building to 1,500 seats (Building A) (an additional 11,706 sf through the addition of a mezzanine), and constructing the fellowship learning center (Building E) (13,056 sf), which would accommodate additional space for fellowship recreation areas, kitchen/food preparation, additional offices, and preschool/kindergarten areas. Overall, 89,234 sf of church-related building space would be provided by the project (Table 2). The project has been designed to be compatible with the character of the surrounding area and SFVSP design guidelines, including the use of architectural design and landscaping features that reflect and compliment surrounding commercial, civic, and residential buildings. The building design heights are 29 feet 6 inches to 40 feet, except for some architectural elements including three towers of 53 feet, 48 feet and 48 feet plus other smaller tower elements less than 40 feet in height. Portions of the parking lot would be used for recreation and playground during non-peak hours. Water from an existing on-site well would be used for irrigation purposes on-site to reduce the reliance on imported water.

**TABLE 2
DEVELOPMENT SUMMARY**

Building	Use	Size (sf)
A	Sanctuary and Administration	43,500 (at Phase 2 buildout)
B	Christian Education	12,934
C	Religious Meeting Building	5,932
D	Fellowship Hall	13,812
E	Fellowship Learning Center	13,056
TOTAL	--	89,234

sf = square feet

1.7 Project Approvals

The project would require the approval of a Specific Plan Amendment, MUP, and Open Space Easement Vacation, as described below.

1.7.1 Specific Plan Amendment

The project requires an amendment to the SFVSP. The S88 Use Regulations will remain on the sewage treatment plant, fire station, group care, and neighborhood commercial sites and will be extended to the approximately 9-acre portion of the southeastern most portion of Subarea V.6 for religious assembly. With this Specific Plan Amendment, the development of buildings and facilities for religious assembly and associated activities with a MUP. The project conforms with the goals and policies of the SFVSP goals and policies because religious assembly is similar to

other community facilities such as educational facilities and commercial facilities, such as group care. Section 4.3 of this report reviews compliance with the applicable goals and policies of the SFVSP.

1.7.2 Major Use Permit

An MUP would be required for the project. A height waiver for the tower elements is requested as part of the MUP application. The design height ranges from 29 feet to 40 feet except for some architectural elements such as one 53-foot tower and other slightly smaller tower elements. The MUP process also allows for deviations to development standards of the applicable zone and designators, and is therefore, required for towers with heights in excess of the proposed height designator.

In accordance with Section 7358 of the Zoning Ordinance, before any use permit may be granted or modified, the County must make favorable findings concerning the following factors:

1. Harmony in scale, bulk, coverage, and density.
2. Availability of public facilities, services, and utilities.
3. The harmful effect, if any, upon desirable neighborhood character.
4. The generation of traffic and the capacity and physical character of surrounding streets.
5. The suitability of the site for the type and intensity of use or development which is proposed.
6. Project findings 1 through 5 and the project location will be consistent with the San Diego County General Plan.
7. The requirements of the California Environmental Quality Act (CEQA) have been complied with.

Section 2.0 below addresses the land use and planning aspects of the proposed project that are needed to make the MUP findings.

1.7.3 Open Space Easement Vacation

The proposed project would require the vacation of a small portion of the biological open space that is between Four Gee Road and the proposed parking lot, to either side of the existing access easement. The vacation of the biological open space easement would allow for the widening of the access easement to accommodate the project driveway and entrance features.

The project driveway would be improved to create a four-way signal-controlled intersection opposite existing Rancho Santa Fe Fire Station No. 2. The Traffic Impact Assessment prepared for the proposed project found Four Gee Road, Camino del Norte, and Rancho Bernardo Road capable of providing the necessary capacity for project-generated traffic without having an adverse effect on the capacity or physical character of surrounding streets.

2.0 Compatibility Analysis

2.1 Physical Compatibility with Surrounding Area

2.1.1 Bulk and Scale

The size of the proposed learning centers, fellowship hall, and Christian education, and religious meeting buildings would be within the range of commercial and institutional buildings along Camino del Norte and in the developments to the north and south of the project site. Specifically, proposed buildings would be in the range of about 44,000 sf (at Phase 2 buildout) for the sanctuary/administration building (Building A); approximately 13,000 sf for the education building (Building B), approximately 6,000 sf for the religious meeting building (Building C), approximately 13,000 sf for the fellowship hall (Building D), and approximately 13,000 sf for the learning center (i.e., classroom) (Building E). Existing buildings in the project area include the Jerome's store with approximately 384,000 sf and numerous industrial buildings varying between approximately 95,000 sf and 30,000 sf. Commercial buildings along Camino del Norte vary considerably in size, ranging from approximately 34,500 sf for a fitness center to 10,000 to 15,000 sf for buildings in the small commercial center at Camino del Norte and Dove Canyon Road. Building sizes in the large commercial center located north of Camino del Norte range between approximately 7,000 sf to over 124,000 sf. Overall, the larger of the proposed buildings fall well within the range of existing medium-sized commercial buildings in the surrounding community.

Residential units in the surrounding community also range considerably in size. Many multi-family structures are in the 13,000 to 14,000 sf range, a size similar to the proposed learning center and education buildings.

The project site is located north of the City of San Diego and is separated from the City's jurisdiction by Camino del Norte/Camino del Sur, a 4-lane collector road that provides access to a variety of land use types and densities. The proposed project would support nearby County Villages, located north and northeast of the surrounding residential communities to provide a greater choice to those living in the community.

The General Plan Regional Categories Map designates the project site as "Semi-Rural," and it is adjacent to 4S Ranch, which is designated as "Village." The General Plan's Guiding Principles for Land Use state that "Ideally, a Village would reflect a development pattern that is characterized as compact, higher density development that is located within walking distance of commercial services, employment centers, civic uses, and transit." The proposed project is consistent with the bulk and scale of the adjacent Village residential and commercial areas. As is described in Section 2.1.3 and Table 3, there are a number of buildings of similar bulk and scale as the proposed project in the surrounding community.

2.1.2 Height

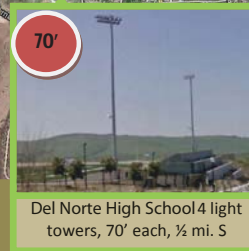
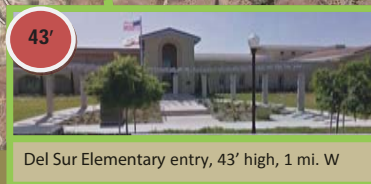
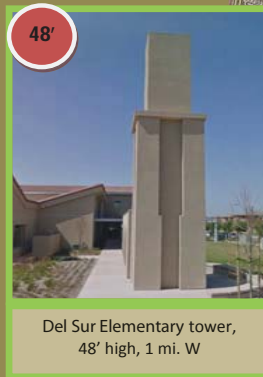
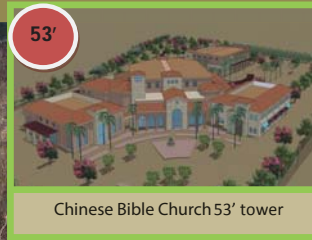
Three of the proposed buildings would be two stories (Building A, Main Sanctuary; Building B, Christian Education Building; and Building E, Fellowship Learning Center), with the other two buildings (Building C, Religious Meeting Building and Building D, Fellowship Hall) being one story (see Figures 9a and 9b). The main sanctuary building includes two architectural features (towers) that would equate in height to a three-story building. The MUP may authorize a waiver of the height requirements for the proposed towers.

As shown on Figure 10, the surrounding community is composed predominately of two-story buildings. Most of the multi-family residential buildings are two or three stories (ranging from approximately 40-45 feet in height), and the single-family dwellings are also predominately two-story. In Photographs 4 and 5 several three-story buildings can be seen looking east and southeast from the edge of the project site. In addition, existing commercial and institutional buildings are mostly two-story, as are the care center to the east and the middle and high schools. The fire station directly to the west of the project site is approximately four stories (53 feet) in height (Photograph 6). A 70-foot-high tower was approved for the Maranatha Chapel MUP and the four light towers for the Del Norte High School, while not buildings, are also 70 feet tall. The tower at Del Sur Elementary is 48 feet high, the Ralph's building in 4S Commons has a tower that is 44 feet high, and the administration building at Del Norte High School is 57 feet high.

2.1.3 Lot Size and Coverage

The lot size of the project is well within the parameters of previously approved projects in the neighborhood. The project's lot size is approximately 396,000 sf (9.09 acres), not including the open space. As shown on Figure 11 and Table 3 below, lot sizes for large multi-story buildings within a mile of the project site range from approximately 105,000 sf for the Rancho del Norte apartments to the south to almost 3 million sf for the Del Norte High School with building footprints ranging from 54,000 sf for the project to 364,560 sf for the Jerome's Warehouse. Table 2 also shows that site coverage percentages range from 3.5 to 47 percent, with the project, at 13.6 percent, lying within the lower end of that range. The proposed Chinese Bible Church is located on a 9.4-acre lot with 13.6 percent coverage. For comparison, the residential properties to the north (Salvati), northeast (Travata), and east (San Moritz) have coverage of 22.8, 34.7, and 44.8 percent, respectively. To the southeast, the coverage is from 19 to 47.8 percent. To the south, the coverage is from 3.5 to 47.1 percent. To the southwest, the coverage is from 30 to 31.7 percent. The areas to the west and northwest have coverage of 9 to 28 percent.

Tallest Buildings and Towers 1 Mile from the Church



Some heights are estimates. Jan 9, 2013

FIGURE 10
Tallest Buildings and Towers within 1 Mile of the Project Site



PHOTOGRAPH 4
View of Three-Story Buildings Along Tallus Glen



PHOTOGRAPH 5
View of Three-Story Buildings Southeast of Project Site



PHOTOGRAPH 6
View of Multi-Story Building to the West of the Project Site

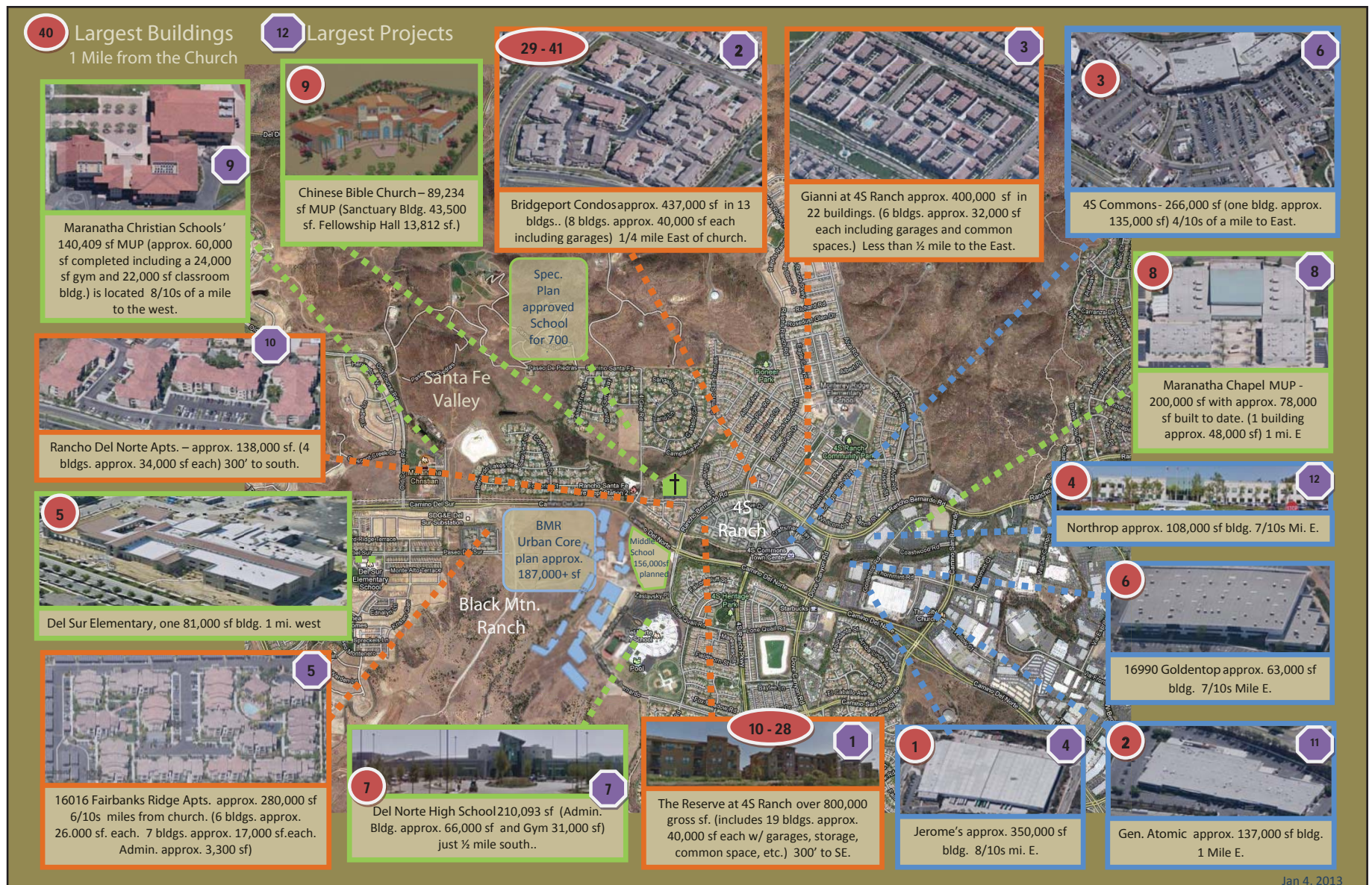


FIGURE 11

Largest Buildings and Projects within 1 Mile of the Project Site

**TABLE 3
SITE COVERAGE COMPARISON**

Development	Building Size (Total sf)	Building Footprint (sf)	Lot Size (Approximate sf)	Site Coverage
1. Chinese Bible Church	89,234	54,020	396,000	13.6%
2. Jerome's Warehouse	364,560	364,560	775,500	47.0%
3. 4S Commons	135,744	135,744	575,140	23.6%
4. Del Norte High School	210,093	97,000	2,755,897	3.5%
5. Del Sur Elementary	129,602	64,801	664,850	9.7%
6. Rancho del Norte Apartments	138,000	46,000	105,000	43.8%
7. The Reserve at 4S Ranch Apartments	893,000	298,718	1,269,829	23.5%
8. Bridgeport Condos	437,000	168,684	413,000	40.8%
9. Gianni at 4S Ranch	400,000	200,000	540,000	37%
10. Northrop	108,000	54,000	274,000	19.7%
11. 16990 Goldentop	63,000	35,000	205,500	17%
12. General Atomic	137,000	68,500	490,000	14%
13. 16016 Fairbanks Ridge Apartments	280,000	95,000	426,000	22%
14. Maranatha Christian Schools	140,409	71,000	823,000	8.6%
15. Maranatha Chapel	200,000	78,000	470,000	16.6%

sf = square feet.

2.1.4 Grading and Landform Alteration

Grading and landform modification for the project would be similar to existing developments in the neighborhood, thus matching the character of the adjacent properties and avoiding a potential harmful effect upon neighborhood character. The vast majority of lots have been graded basically level for existing development, altering natural land contours. Small to moderate drainages have been filled, and hills have been flattened to utilize the parcels most efficiently. The residential developments north of Camino del Norte have been graded in large pads that step up the slope. Thus, the project's grading to roughly a single elevation would be similar to the developed landform in the surrounding area. Furthermore, the elevation of the project site would be lower than that of surrounding development, thus reducing the perceived bulk and scale of the proposed project buildings.

2.1.5 Architectural Design

The proposed project has been designed to be consistent with the Community Design Element found in Chapter 7 of the SFVSP. The Community Design Element contains policies to protect existing scenic resources, ensure continued visual compatibility, and promote a cohesive community design theme. The guidelines are to be considered in the review of discretionary permits for development projects within the SPA, including use permits. It is an objective to ensure a distinctive image through high-quality architectural and landscape design in Santa Fe Valley. Furthermore, there are additional guidelines applicable to the proposed project addressing pedestrian circulation, parking lots, walls and fences, site lighting, signage, and landscaping, all of which have been carefully considered in project design. For example, the

parking lots, walkways, and courtyards have been designed to promote pedestrian movement and to reduce the impersonal expansiveness of large space. Pedestrian-scaled courtyards or plazas are encouraged as community focal points, and the five proposed buildings are constructed around a central courtyard lawn area, with landscaped parking areas on the project perimeter.

The proposed two-story sanctuary/administrative building (Building A) would be situated in the center of the project site, with single-story buildings between it and Camino del Norte. The sanctuary would have only two levels, but with architectural features (towers), the proposed height would equate to a three-story building. Because of its location and the fact that would include two towers, the sanctuary/administrative building would be the most visually prominent building on-site. The main architectural elements of the sanctuary/administration building include low-pitched hipped roofs with boxed eaves that it would extend only a short distance from the walls (Figures 12a-b). Windows would be grouped and rectangular in shape on the second floor, with many arched windows on the first floor. There would be an open beam arcade with fieldstone-faced pillars on the west side and tower-like structures on the south and north façades. The exterior finish would be predominately stucco painted in earth tones, with the towers faced in fieldstone. The general impression of the building would be one of an asymmetrical layout of multiple levels tied together with vertical elements such as towers. The design of the sanctuary/administrative building would be continued in each of the four additional buildings to create a cohesive and consistent campus design.

Several existing commercial and institutional buildings in the surrounding area exhibit similar architectural features. Buildings in both commercial centers at Camino del Norte/Dove Canyon Road and 4S Ranch Parkway/Rancho Bernardo Road have low-pitched roofs, groupings of rectangular windows, tower-like façade extensions over main doors, and stucco exterior finishes with fieldstone wall sections. Most stucco façades are painted in earth tones. Both centers also have open beam arcades supported by fieldstone-faced pillars. The primary school at Paseo del Sur and Paseo Montanero has shallow-pitched roofs and boxed eaves with a tower-like front entrance. Windows are grouped. A segment of the first floor has an arched arcade and there is an open beam arcade in front of the main entrance. The two-story duplexes along Paseo del Sur have low-hipped roofs with boxed eaves, grouped rectangular windows, and tower-like front façade sections. Many have a combination of stucco and fieldstone exterior finishes. Other residential developments in the neighborhood exhibit various combinations of the architectural elements on the sanctuary/administration building. The Rancho Santa Fe Fire Station No. 2, located opposite the project driveway on Four Gee Road, features a stucco finish on exterior building and wall surfaces with a tile roof on a building of varied heights equating to both single-story and two-story connected wings.

This assessment of existing commercial, residential, and civic development in the project area was conducted to ensure continued visual compatibility for the proposed project, and to promote a cohesive and consistent community design theme, consistent with the guidelines contained in the SFVSP.



3 East Elevation



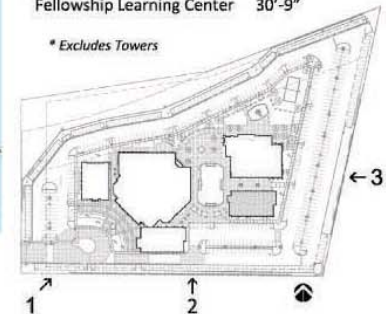
2 South Elevation



1 Southwest Elevation

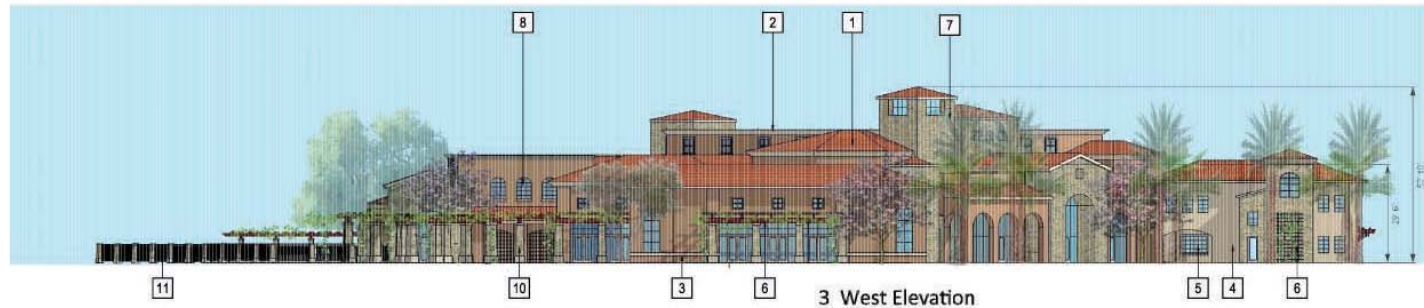
Average Building Heights	
Sanctuary & Admin	40'-0"
Religious Mtg Bldg	29'-6"
Christian Ed Bldg	29'-6"
Fellowship Hall	32'-5"
Fellowship Learning Center	30'-9"

* Excludes Towers



Not to Scale





KEYNOTES:

- | | |
|--------------------|---------------------------|
| 1 BARREL TILE ROOF | 8 ALUMINUM FRAMED WINDOWS |
| 2 PLASTER CORNICE | 9 FABRIC AWNINGS |
| 3 PLASTER TRIM | 10 CULTURED STONE COLUMNS |
| 4 PLASTER | 11 WROUGHT IRON FENCE |
| 5 LOW-E GLASS | |
| 6 METAL TRELLIS | |
| 7 CULTURED STONE | |



Average Building Heights

Sanctuary & Admin	40'-0"
Religious Mtg Bldg	29'-6"
Christian Ed Bldg	29'-6"
Fellowship Hall	32'-5"
Fellowship Learning Center	30'-9"

* Excludes Towers



Not to Scale



The proposed education building, learning centers, fellowship hall, and meeting building would exhibit a more horizontal orientation, with flat roofs and evenly placed windows predominating. Rooflines would have molded copings. Architectural details such as arched windows, arched arcades, and towers with hipped roofs would be smaller and situated only on single corners or at main entrances. Exterior finishes would be predominately stucco, with fieldstone facings limited to towers or arcades.

These architectural elements are also very common in the surrounding community. The fieldstone towers with hipped roofs, although not dominant features, reflect the architecture described above. Portions of the buildings in the commercial center at Camino del Norte/Dove Canyon Road have flat roof lines with molded copings, and entrances are often emphasized with fieldstone. The elementary school at Paseo del Sur and Paseo Montanero has long, flat roofs and arched arcades.

The site design for the church incorporates buffers from the adjacent uses on all four sides. The proposed church includes a 51-foot 4-inch tower (measured from average roof height), but the buildings would be setback from the property perimeter with vine fences, trees, and trellises that partially screen the view from surrounding properties.

For comparison, to the east and northeast, there are dense two-story single-family subdivisions and three-story multi-family residences that vary between 27 and 37 feet, with minimal road setbacks. To the southeast is the village core consisting of large regional shopping structures and a parking center in addition to three-story multi-family and two-story single-family residences that measure 24 to 44 feet in height with minimal street setbacks. To the south are two public schools that measure between 52 and 57 feet in height, and three-story multi-family residences between 24 and 40 feet in height. To the southwest is a large shopping retail center and associated parking lot as well as two-story multi-family residences with minimal road setbacks and structures that range between 28 and 30 feet. To the west and northwest are two-story residences (32 feet in height) and civic areas that include a fire station, planned park, and future school site. The fire station includes a 53-foot tower.

2.1.6 Landscaping/Design Features

Existing landscaping throughout the vicinity of the project site consists of a variety of groundcover, shrubs of various heights, and trees predominately of medium height. The size of the trees is at least partially due to their relatively recent planting. As time goes by, some will increase substantially in height. Landscape palates are mainly composed of non-native plants popular for the last 10–15 years. Most landscaping in the neighborhood is primarily located along the perimeter of the developments, partially screening them from adjacent road traffic and vice versa.

The conceptual landscape palate proposed for the project contains similar ground cover, shrubs, and trees. The project perimeter will be heavily planted with trees and vined fences and parking paved with natural colored decomposed granite (“DG”) to have a rural feel. The eastern

end of the church property will be a combination of citrus grove, vegetable garden, DG paving, trees and plantings to enhance the rural character of the site.

2.2 Land Use Compatibility

2.2.1 Land Use Overview

Uses proposed by the project would be similar to other existing uses in the neighborhood. There are four existing schools within approximately one mile of the project: two elementary schools; a high school; and a private Christian school, in addition to a planned elementary school immediately to the northwest, and a K-8 school under construction north of the Del Norte High School. All of these schools will be operating at the same approximate times in the morning for drop off and afternoon for pick up as the project's proposed school. Traffic generated due to operation of the proposed pre-school/kindergarten will be comparable to that at the six existing and planned schools within a mile of the project site.

Six potential church sites also were designated under the 4S Ranch Specific Plan; however, none have been implemented. The project would provide civic uses for the village in addition to the Santa Fe Valley community.

2.2.2 Operations

Implementation of the project is intended to occur in two phases. Phase I would include the construction of four buildings totaling 65,410 sf, including the main sanctuary (Building A), fellowship hall (Building D), the Christian education building (Building B), and the religious meeting building (Building C). The fellowship hall, Christian education building, and religious meeting building would be used to house classrooms, offices, a café, bookstore, kitchen/food preparation area, and preschool/kindergarten. Phase II would add the Fellowship Learning Center (Building E) and the remainder of the sanctuary (addition of a mezzanine internal to the Phase I building) and would total 23,824 sf. Upon completion of Phase II, the project site would consist of a total 89,234 sf of building space and 417 parking spaces plus overflow.

The normal operating hours of the church would be as follows:

**TABLE 4
CHURCH OPERATING HOURS**

Day	Time	Activity
Monday through Friday	6 A.M. to 6 <u>P.M.</u>	Preschool/kindergarten (Phase 1 up to 50 children, buildout will have a capacity of 150 children)
	8 A.M. to 6 <u>P.M.</u>	Pastoral offices
	10 A.M. to 3 <u>P.M.</u>	Recreation, fellowship, church-related activities
	6 <u>P.M.</u> to 10 <u>P.M.</u>	
	6 A.M. to 10 <u>P.M.</u>	Church café and bible bookstore
Saturday and Sunday	9 A.M. to 10 <u>P.M.</u>	Church café and bible bookstore
		Recreation, fellowship, church-related activities
	6 <u>P.M.</u> to 10 <u>P.M.</u>	Worship, prayer, bible study, church-related activities
Sunday	9 A.M. to 10:10 <u>A.M.</u>	Main worship
	10:45 <u>A.M.</u> to 12 <u>P.M.</u>	
	12:30 <u>P.M.</u> to 1:45 <u>P.M.</u>	

Special nighttime activities would be held by the church occasionally, which include prayer meetings, chaperoned restricted-access overnight events for teenagers, and other normal church-related meetings. These special nighttime activities would be held indoors to reduce noise and lighting in order to comply with the County standards by using minimal outdoor lighting as needed for security and holding these church-related activities indoors between the hours of 10:00 P.M. and 8:30 A.M. The seating capacity for the church would be 1,500 seats and the parking capacity would be 521 parking spaces. The maximum building capacities for each building would be established by the Fire Marshall.

The proposed Sanctuary building is anticipated to include a church bell. The exact specifications and operation schedule of the bell have not yet been determined. It is anticipated that the church bell will only operate during daytime hours, and will therefore be required to meet the single family residential hourly-average noise limit of 50 A-weighted decibels (dBA).

No formal activities or amplification of sound are planned to take place outdoors. Any events that could potentially occur outdoors are anticipated to take place during daytime hours, and would therefore need to meet the daytime noise limit of 50 dBA, enforced by both the County of San Diego and the City of San Diego, at all surrounding residential property lines. In addition, if any outdoor events are proposed to include more than 500 people or will extend after the hours of 7 p.m., the noise impacts of the specific event must be evaluated to determine design features and mitigation measures required to comply with the applicable noise regulations at that time.

Outdoor use and events would not be prohibited. In order to ensure noise from outdoor events remains in compliance with applicable noise regulations, a condition of approval would be implemented as follows: If any outdoor events are proposed to include more than 500 people, or will extend after the hours of 7 p.m., the noise impacts of the specific event must be evaluated to determine design features and mitigation measures required to comply with the applicable noise regulations at that time. Furthermore, if an outdoor audio system is to be used, the church would use updated sound equipment that directs sound to designated areas. The church would also have speakers face exterior buildings to help contain the sound in the areas around the buildings and would not exceed maximum sound levels at the property lines.

2.2.2.1 Weekend Activities

The greatest amount of activity would occur on the weekends. As introduced in the preceding paragraph, activities anticipated to occur during the weekend include three time slots for the main worship (9:15 A.M., 10:45 A.M., and 12:30 P.M.); recreation fellowship; and other normal church-related activities such as bible study and prayer groups. In addition, the church café and bible bookstore would be open on the weekends from 9:00 A.M. to 10:00 P.M.

A traffic impact study (TIS) was prepared by KOA to determine the traffic impacts resulting from the proposed project. The TIS shows that the church congregation would generate 2,775 trips on Sundays with 925 trips at the Sunday peak hour at buildout (1,500 seats and 521 parking spaces). Attendance during Sunday service times would generate traffic at a different time than other uses.

The project has been planned with adequate parking to ensure on-site accommodations which would reduce on-street parking and the potential for impacts to adjacent neighbors. The proposed use, while an intensification of the existing use on the project site, would be similar to other religious facilities in the project area where most traffic is generated during weekend events and services. This is also similar to the neighboring commercial centers where weekend traffic is heaviest.

2.2.2.2 Weekday Activities

As discussed in Section 2.2.2, proposed weekday activities (daytime (6:00 A.M.–6:00 P.M.)) include fellowship, recreation, and other normal church-related activities. During the daytime, the pastoral offices would be open and the preschool/kindergarten would be in operation with up to 150 children present at buildout. During the weekday evenings (6:00 P.M.–10:00 P.M.) events such as nighttime worship, bible study meetings and/or classes, and recreational fellowship activities are anticipated. The church café and bible bookstore would also be open during the evening hours. In total, weekday activities are anticipated to generate 1,142 trips daily, with approximately two-thirds of those (750 trips) resulting from the pre-school/daycare pickups and dropoffs. The TIS estimates a total of 148 A.M. and 166 P.M. peak hour trips during the weekdays.

Proposed school activities would be similar to the existing four schools as well as the two additional schools proposed to be located south of Camino del Sur and just west of the project site. Off-peak traffic in and out of the project site would be similar to the existing commercial shopping center, as well as the activity anticipated with construction of the proposed high-density, mixed-use village core associated with BMR, located southeast of the project site.

2.2.2.3 Special Events

A full schedule of special events and holidays anticipated by the church is detailed in Attachment 1. These include special events related to holidays including New Year's Eve and the Chinese New Year, Thanksgiving, Christmas, and Good Friday, as well as a Women's Celebration, Harvest Fair, Service Fair, and Youth Expo. Other events that would occur on a semi-regular basis would be small and large weddings, community outreach events, and miscellaneous special events during both the weekdays and weekend. The church would also serve as a local polling station. As discussed in the TIS and illustrated in Attachment 1, all anticipated special events, other than typical church holidays, including non-church community events, would be performed outside of peak hours (weekdays 7–9 A.M. and 4–6 P.M.) and outside of typical church and school daily operation schedules.

Overall, the project design and operations would not change the character of the neighborhood. The project would be within an area with mixed-density residential uses, nearby commercial centers and other civic facilities, including a fire and police station. Operation of the proposed church, at buildout, would not alter the community character or result in land use compatibility issues within the neighborhood. The project would be located in a neighborhood that consists not only of existing large-lot residential units but also of existing multi-family residential units, denser single-family units, large commercial developments and civic uses. In addition, the planned future character of the community will be composed of vibrant urbanized mixed uses; employment opportunities; and civic, residential, and commercial uses. The MUP would allow long-term facility operations as described above by prescribing conditions on the project which would assure that the proposed use and operations is maintained as intended.

3.0 Project Design Measures

To assure that specific findings can be met, the project has been designed to avoid land use compatibility impacts associated with grading, entry treatments, pedestrian circulation, parking lots, architecture, walls and fences, site lighting, signs, landscaping noise, aesthetics and traffic, and to be consistent with the Community Design Element found in Chapter 7 of the SFVSP. The Community Design Element contains policies to protect existing scenic resources, ensure continued visual compatibility, and promote a cohesive community design theme. The SFVSP promotes the creation of a visually unified and attractive community that preserves and enhances the natural sources, and maintains the unique visual features of the area.

Grading

The project site would be graded to a level development area, similar to surrounding development. Due to the lower elevation of the project site than the surrounding area and the use of landscaping, fencing, and walls, the graded area and subject development would be less visible than many of the surrounding development areas. Therefore, the proposed project would also be consistent with the SFVSP.

Entry Treatments

The project entrance would be by way of a driveway from an intersection with Four Gee Road, across from an existing fire station. An attractive entrance is proposed that would pass through a biological open space easement. The 44-foot-wide project driveway would lead to decorative pavers and landscaping within the proposed parking lot. There would be attractive entry treatments to the proposed project site and the proposed project would provide an attractive entry to the SFVSP area. Therefore, the proposed project would also be consistent with the SFVSP.

Pedestrian Circulation

A sidewalk is proposed on the north side of the project driveway from Four Gee Road to connect the project site to the surrounding community and to encourage pedestrians to enter the project site. Once on the project site, perimeter sidewalks lead to central courtyards, lawns, and plazas, all of which promote pedestrian and bicycle circulation while relegating the parking of motor vehicles to the project periphery. Common open space areas link the sidewalks to the building areas. Therefore, the proposed project would also be consistent with the SFVSP.

Parking Lots

The proposed parking areas, which are located on the project periphery, would be screened by walls and landscaping. This includes planting with shade and ornamental trees. In addition, a landscaped buffer would be used to provide shade for the parking lots and to delineate vehicular and pedestrian circulation patterns. Therefore, the proposed project would also be consistent with the SFVSP.

Architecture

As is discussed in Section 2.1.5, the proposed project architecture includes low-pitched hipped roofs with boxed eaves that it would extend only a short distance from the walls. Windows would be grouped and rectangular in shape on the second floor, with many arched windows on the first floor. There would be an open beam arcade with fieldstone-faced pillars on the west side and tower-like structures on the south and north façades. The exterior finish would be predominately stucco painted in earth tones, with the towers faced in fieldstone. The general impression of the building would be one of an asymmetrical layout of multiple levels tied together with vertical elements such as towers. The design of the sanctuary/administrative

building would be continued in each of the four additional buildings to create a cohesive and consistent campus design. This architectural design is similar to that used in nearby commercial centers, residential development, and a local school. The proposed project was designed to ensure continued visual compatibility for the proposed project, and to promote a cohesive and consistent community design theme, consistent with the guidelines contained in the SFVSP. Therefore, the proposed project would also be consistent with the SFVSP.

Walls/Fences

The proposed walls and fences have been designed in conformance with the SFVSP Community Design Element, which calls for earth tones and off-white colors and the avoidance of the monotonous, horizontal form of continuous walls. The use of landscaping, pilasters or plan offsets is encouraged. The majority of the project perimeter would feature a 6-foot-tall vinyl coated chain-link fence. Fencing along the project driveway and parking lot at the project entrance would be 6-foot-tall wrought iron with stone columns. All fencing would be of open construction, allowing the public visual access to the project site and guests to the site visual access to adjacent biological open space and development areas. Therefore, the proposed project would also be consistent with the SFVSP.

Site Lighting

The project includes landscaped buffers separating the development from adjacent single-story development to reduce spillover effects. Also, the project has been designed to comply with the County's Light Pollution Ordinance through reduced hours and type of lighting. A study was conducted for dark skies and glare to determine whether the proposed project meets the Guidelines listed in Section 4 of the Guidelines Determining Significance – Dark Skies and Glare (Photometric Study; 2013). The study concluded that the project would conform to all governmental requirements related to dark skies or glare and to the San Diego County Light Pollution Ordinance. Therefore, the proposed project would also be consistent with the SFVSP.

Signs

All proposed signage would be designed and installed in conformance with the SFVSP. The SFVSP Community Design Element states that signs should be limited to that needed for adequate identification, should be constructed to high-quality durable materials, and should be designed to coordinate with project architecture. Monument signs as low to the ground as feasible are preferred and wall signs are allowed. Several types of signs are strongly discouraged, such as roof signs, pole signs, and rotating, revolving, flashing, or moving signs. The proposed project would utilize two low monument signs at the project entrance at Four Gee Road, one on each side of the entrance, each positioned at a 45 degree angle to the roadway and driveway. Therefore, the proposed project would also be consistent with the SFVSP.

Landscaping

Proposed landscaping features the use of drought-tolerant native and historical species designed to complement the overall native landscape setting of the SPA. The planting of invasive species would be avoided. Transition areas would be provided to make the transition from the landscaped church campus to the adjacent biological open space located to the north and west. Therefore, the proposed project would also be consistent with the SFVSP.

Noise

The Church's hours of operation have been limited to 8:00 A.M. to 10:00 P.M. to reduce potential nighttime noise impacts to surrounding properties. Landscaped buffers also would serve to reduce noise impacts on adjacent development.

Aesthetics

As discussed in Section 2.1.5 of this report, the project would be required to, and does, comply with both the San Dieguito Community Plan and SFVSP Design Guidelines. And as is discussed under the sections above, conformance to these recommendations would assure that the architecture, landscaping, signage and lighting associated with the proposed project would be consistent with the surrounding development. Therefore, the proposed project would also be consistent with the SFVSP.

Traffic

The pre-school/Kindergarten would operate from 6:00 A.M. to 6:00 P.M. HOWEVER, all anticipated special events, other than typical church holidays, including non-church community events, would be performed during off peak hours and outside typical church and school daily operation schedules. Peak traffic hours include Monday thru Friday 7:00 A.M. to 9:00 A.M. and 4:00 P.M. to 6:00 P.M.

As discussed in the TIA, the project's main access point would be from Four Gee Road which operates at an acceptable LOS under all conditions. However, due to the project access proximity to the adjacent Rancho Santa Fe fire station, the project is proposing, as a project feature, to signalize and interconnect its access point at Four Gee Road with the intersection of Four Gee Road and Camino Del Sur. As part of the project, the applicant will install a traffic signal for the project entrance that can be interconnected with the intersection of Four Gee Road and Camino Del Sur. Interconnecting the two signals could allow for traffic to travel more smoothly and quickly with maximum green-light time, through the corridor. This essentially gets the greatest number of vehicles through the system with the fewest stops and/or travel time.

The interconnected traffic signals will assist pedestrians and bicyclists use by controlling the movement of vehicles at intersections, thereby allowing for orderly flow of pedestrians and bicycles to also access the project and surrounding streets. In addition, the proposed traffic signals would promote pedestrian and bicyclist safety to and from the site and surrounding

properties, a feature that currently does not exist. The proposed circulation on-site encourages pedestrians to easily access parking and the various structures as well as Four Gee Road (Site Circulation Patterns, Sheet No. A14). The general flow of on-site automobiles are in a counter-clockwise direction, encouraging pedestrian and bicycle safety. Bicycle accommodations are also proposed by providing a bike rack located adjacent to proposed Building B (Phase II Overall Site Plan, Sheet No. A2, note 11).

4.0 Land Use Plan Consistency

4.1 SANDAG: Designing for Smart Growth

Designing for Smart Growth, Creating Great Places in the San Diego Region was accepted by the SANDAG Board of Directors on June 26, 2009. Chapter 7 of the publication addresses civic uses. While this is not a County document and does not set County policy, it does provide guidance for all SANDAG member agencies in San Diego County and contains recommendations that are applicable to the proposed project. Specifically, the following design polices relative to civic structures are advocated in the SANDAG report:

- Incorporate opportunities for community gathering into a variety of civic buildings, especially civic buildings that are located within neighborhoods.
- Incorporate limited types of retail, such as cafes, into civic buildings that have numerous visitors.
- Locate public open spaces adjacent to civic buildings to promote community gatherings and emphasize the importance of civic buildings.
- Civic buildings should incorporate principles of universal design so that all members of the community can access services.
- Use building articulation or other architectural design solutions to identify the primary entrance to a civic building.
- Provide a single point of entry that is accessible for everyone regardless of their level of mobility.
- Orient the primary entrance of a civic building towards a public street or plan.

The church design is consistent with these recommendations for smart growth and creating great places, including providing a fully accessible facility and landmark towers and other unique design features which identify the primary entrance (and significant uses such as courtyard, fountains, secondary entries, etc.).

While the SANDAG report does not expressly include religious assembly within their definition of civic use, the County's definition is broader:

Civic use types include the performance of utility, educational, recreational, cultural, medical, protective, government, and other uses which are strongly vested with public or social importance. They also include certain uses accessory to the above, as specified in Section 6150, Accessory Use Regulations.

Even though the County has a broader definition of civic uses than that provided in the SANDAG report, the County implicitly values civic buildings “that demonstrate significant levels of investment and care communicate that a community values civic life and encourages people to become an active part of the greater community” (SANDAG 2007).

The County desires religious assembly to also include the same values and ideals for civic buildings as described in Chapter 7 of the SANDAG report. For example, both the County and SANDAG recognize that as the hearts of neighborhoods, civic buildings reflect community character and values while creating gathering places that encourage civic participation and interaction among community members.

4.2 General Plan

The project would constitute a “civic use” under the use regulations defined in the County of San Diego Zoning Ordinance (e.g., religious assembly, child care, civic assembly). The project’s use for religious assembly would be consistent with the County General Plan by placing civic uses near the neighboring 4S Ranch village, as detailed below. The General Plan recognizes the importance of such civic uses being placed near a village (compact, higher density development walking distance of commercial services, employment centers, civic uses, and transit). Specifically, the project is consistent with the General Plan as follows:

Guiding Principles

General Plan (Chapter 2) Ten Guiding Principles:

1. *Support a reasonable share of projected regional population growth.*

As noted in the County’s General Plan “The County of San Diego will continue to provide a diversity of choices for the type and character of community in which we live. These choices will include villages that contain a mix of housing types that are located near retail businesses, employment, schools, parklands, churches, and public institutions.” (GP p.2-4). The church and the preschool are civic uses that will support the community and the projected regional population by providing jobs and services in close proximity to the County’s planned “Village.”

2. *Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.*

The project proposes a civic use that will support the existing surrounding community. Since it is located within close proximity to the central area or core of the “Village,” a reduced commute and/or increased use of alternative transportation to and from the site is encouraged; therefore, promoting a development pattern that is accommodating and close.

3. *Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.*

The proposed church is consistent with the design, form and architectural characteristics of the structures surrounding the property. The proposed civic use will provide support to the existing community that is intended to strengthen the livelihood of its residents.

4. *Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County’s character and ecological importance.*

Previously dedicated open space is located on and adjacent to the site. The existing open space preserve will remain. The project proposes to replace the existing development and row crops, with new structures, and associate parking and landscaping. The proposed structures are designed away from the existing open space and provide an adequate wetland buffer. The access road will impact non-native grassland habitat that will be mitigated off-site. In addition, the Landscape Plan stipulates that exotic plant species that are listed on the California Invasive Plant list would not be included.

5. *Ensure that development accounts for physical constraints and the natural hazards of the land.*

The proposed project will be graded similarly to existing development in the neighborhood. In addition, a defensible space will be provided through site design because the proposed parking and driveways will be located around all buildings.

6. *Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.*

The project’s use for religious assembly would be consistent with the County’s General Plan by placing civic uses near the neighboring villages. By placing the support services or civic uses nearby, the transportation network is more closely connected, thus encouraging alternative forms of transportation (walking, bussing, and biking).

7. *Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.*

As stated previously, the project proposes a civic use that will support the existing surrounding community. Since it is located adjacent to 4S Ranch village and within close proximity to the central area or core of the "Village," a reduced automobile commute and/or increased use of public transit, walking, and bicycling to and from the site is encouraged. This will result in less consumption of gasoline, air pollution, and greenhouse gas emissions.

8. *Preserve agriculture as an integral component of the region's economy, character, and open space network.*

The project proposes a civic use on a large parcel adjacent to village uses and would serve as an appropriate transitional use between dense urban development and commercial uses within 4S Ranch and the surrounding area. Therefore, the project would not retain agriculture, but is nevertheless an appropriate land use at this location.

9. *Minimize public costs of infrastructure and services and correlate their timing with new development.*

The project proposes to provide civic services to the surrounding residences. Since the project is within close proximity to surrounding existing development, the project would have minimal new infrastructure demands. Public infrastructure costs (new traffic lights) will be incurred by the developer. No new public roads are proposed.

10. *Recognize community and stakeholder interests while striving for consensus. In summary, the Guiding Principles provide for the development of land uses, investment in infrastructure and public services, and conservation of natural resources that enable the County's residents and businesses to enjoy a more sustainable environment, economy, and well-being and health.*

The project representatives continue to follow the processes outlined and recommended by County staff. Project process involves notifying and meeting with various stakeholders including various community groups and design review boards, and communicating directly with individuals to address any questions and concerns. The project has made many changes in order to accommodate the issues expressed.

Land Use Framework/Community Development Model

The General Plan Community Development Model asserts that "*The Semi-Rural category may effectively serve as an edge to the Village, as well as a transition to the lowest-density category.*"

The project is consistent with this concept in that it provides a lower intensity civic use adjacent to higher density residential and commercial village uses, thereby serving as an appropriate transitional land use. Table 5 below provides a consistency analysis for all applicable General Plan land use policies.

**TABLE 5
GENERAL PLAN CONSISTENCY ANALYSIS**

Policy Number	Policy	Consistency Analysis
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.	<p>The proposed structures are outside of the 60 CNEL contour, outdoor use areas will be exposed to noise levels below 65 CNEL, and interior noise levels should not exceed 45 CNEL for any buildings in the development. No mitigation is deemed necessary to maintain compliant interior noise levels.</p> <p>Temporary construction noise must be mitigated using a noise barrier with a height of at least 7.5 feet and a width of at least 200 feet to be placed between the construction activity and the residential property line.</p> <p>The overall use of the site, including the school and off-peak activities, would be greater than what currently exists, but would generally be compatible with the other existing (and proposed) local schools, shopping center, urban core, and multi-family residential developments.</p> <p>Outdoor use and events would not be prohibited. In order to ensure noise from outdoor events remains in compliance with applicable noise regulations, a condition of approval would be implemented as follows: If any outdoor events are proposed to include more than 500 people, or will extend after the hours of 7 p.m., the noise impacts of the specific event must be evaluated to determine design features and mitigation measures required to comply with the applicable noise regulations at that time. Furthermore, if an outdoor audio system is to be used, the church would use updated sound equipment that directs sound to designated areas. The church would also have speakers face exterior buildings to help contain the sound in the areas around the buildings and would not exceed maximum sound levels at the property lines.</p>

TABLE 5
GENERAL PLAN CONSISTENCY ANALYSIS

Policy Number	Policy	Consistency Analysis
LU-3.1	Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.	The proposed project is not a residential land use, but is proposed on land that is designated for residential development. As a church, the proposed project is an acceptable use in this area with a MUP. The proposed project would serve to provide a mixture of land uses that would accommodate various building types and styles adding to the diversity of the community and providing needed services ancillary to residential uses.
LU-5.2	Sustainable Planning and Design. Incorporate into new development sustainable planning and design.	<p>The project proposes a civic use that will support the existing surrounding community. Since it is located within close proximity to the central area or core of the "Village," a reduced commute and/or increased use of alternative transportation to and from the site is encouraged; therefore, promoting a development pattern that is accommodating and close.</p> <p>The project would place civic uses on a approximately 9 acre parcel adjacent to village uses. Additionally, the project would serve as an appropriate transitional use between dense urban development and commercial uses within 4S Ranch and the surrounding area. Therefore, the project is an appropriate land use at this location.</p>
LU-5.4	Planning Support. Undertake planning efforts that promote infill and redevelopment of uses that accommodate walking and biking within communities.	The proposed project consists of the infill of a vacant parcel on the edge of a rapidly developing community. Connection to existing bicycle lanes and sidewalks will be provided as will facilities for the parking of bicycles on the project site, thus encouraging walking and biking to the project site from the surrounding community.
LU-6.5	Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development 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.	A Stormwater Management Plan has been prepared for this project to comply with this policy and meets current standards.

TABLE 5
GENERAL PLAN CONSISTENCY ANALYSIS

Policy Number	Policy	Consistency Analysis
LU-6.6	Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.	<p>The project site design protects and preserves the natural features of the previously dedicated open space to the north and to the west of the project, except for the driveway easement. It will also maintain the existing vistas on-site.</p> <p>The existing trees located outside of the previously dedicated open space on-site are ornamental and in association with the existing residence, therefore no indigenous trees would be removed on-site.</p>
LU-6.7	Open Space Network. Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.	<p>The project does not propose any new open space.</p> <p>The existing open space was intended to preserve the wetland and surrounding habitat in association with the northern drainage. This area is part of the Santa Fe Valley Specific Plan open space network.</p> <p>A wetland buffer will separate the proposed development from the existing open space. In addition, a masonry retaining wall and vinyl coated chain link fence will help prevent human and animal encroachment into the open space.</p>
LU-6.8	Oversight of Open Space. Require that open space associated with future development that is intended to be preserved in perpetuity either be: (1) retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or (2) transferred into public ownership of an agency that manages preserved open space. The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County.	<p>The existing open space was previously dedicated to the County through the Golem Tentative Subdivision Map (Parcel Map 18105, TM #5123;PM #5387). The project does not propose any open space.</p> <p>A wetland buffer will separate the proposed development from the existing open space. In addition, a masonry retaining wall and vinyl coated chain link fence will help prevent human and animal encroachment into the open space.</p>

TABLE 5
GENERAL PLAN CONSISTENCY ANALYSIS

Policy Number	Policy	Consistency Analysis
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 characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.	The majority of the site has been previously disturbed. Proposed grading will be limited to areas outside of the existing open space and with current County standards in order to conform to the natural topography, while still allowing development. The project engineer has completed a slope analysis to determine grading conformance and has confirmed that all grading is in conformance with the County's Grading Ordinance and Resource Protection Ordinance.
LU-13.1	Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.	<p>The project will use the existing well for landscape irrigation. In addition, specific water conservation measures are mandated for new ground-up construction per the Global Climate Change Analysis (RECON 2015). Such conservation measures are: 20 percent mandatory reduction in indoor water use relative to specified baseline levels, 50 percent construction/demolition waste diverted from landfills, mandatory inspections of energy systems to ensure optimal working efficiency, and requirements for low-pollutant emitting exterior and interior finish materials such as paints, carpets, vinyl flooring, and particleboards.</p> <p>Municipal water service would be provided by the Olivenhain Municipal Water District (OMWD). OMWD has provided a Project Facility Availability statement dated January 15, 2016 confirming the ability of the District to provide sewer service to the project site.</p>
LU-14.2	Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.	Project is within Rancho Santa Fe Community Services District and is eligible to apply to LAFCO to connect to the existing sewer in the street. The Rancho Santa Fe Community Services District has provided a Project Facility Availability statement dated November 23, 2015 confirming the ability of the District to provide sewer service to the project site.

TABLE 5
GENERAL PLAN CONSISTENCY ANALYSIS

Policy Number	Policy	Consistency Analysis
LU-17.2	Compatibility of Schools with Adjoining Uses. Encourage school districts to minimize conflicts between schools and adjacent land uses through appropriate siting and adequate mitigation, addressing such issues as student drop-off/pick up locations, parking access, and security.	The project proposes to introduce a pre-school/kindergarten that will not conflict with surrounding land uses because the property will provide sufficient parking for student drop-off/pick-up locations. In addition, the proposed facility entrance and parking will be fronting along the internal roads and driveways within the facility and parking would be prohibited on the roads adjacent to the project site. The school hours will not conflict with church operations. Therefore, there is no conflict with parking usage and overall parking logistics and usage.
LU-17.3	Priority School Locations. Encourage school districts to locate schools within Village or Rural Village areas wherever possible and site and design them in a manner that provides the maximum opportunity for students to walk or bicycle to school.	The proposed project will provide kindergarten/pre-school services in a residential community. Parking facilities for bicycles will be provided on the project site. Sidewalks connecting the project site to surrounding roadways would encourage pedestrian use.
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.	The project would be compatible with surrounding land uses by providing services to the nearby residential developments. The project also proposes to offer meeting and community gatherings regardless of religious affiliation.
LU-18.2	Co-Location of Civic Uses. Encourage the co-location of civic uses such as County library facilities, community centers, parks, and schools. To encourage access by all segments of the population, civic uses should be accessible by transit whenever possible.	The project would co-locate civic uses with the variety of services on-site: church, preschool/kindergarten, and cafe.

4.3 San Dieguito Community Plan

Community Plans are policy plans specifically created to address the issues, characteristics, and visions of communities within the County. The San Dieguito Community Plan designates the project site as a Specific Plan Area with an assigned residential density of 0.4 dwelling units per acre. The SFVSP establishes goals and policies that are consistent with the General Plan and Community Plan. The adopted SFVSP, which governs land use at the project site, is discussed in detail below.

4.4 Santa Fe Valley Specific Plan

The project would be consistent with the SFVSP as follows:

1. p 2-10. "The southeast portion of Area V consists of a gentle south-facing slope adjoining the proposed medium density residential development in the 45 Ranch SPA. Most of this area is currently used for agricultural activity. Constraint to development is biological sensitivity, particularly freshwater marsh. Most of this portion of Area V is highly suitable for development."

The project site is located in a portion of Planning Area V, which was identified as "suitable for development".

2. "Project Objectives" p 2-15:
 - a. *"Provide for land uses that establish a sense of community in Santa Fe Valley consistent with the character of adjoining existing and planned communities."*

Churches provide a gathering point for members and guests for spiritual, educational, and social interactions. Church communities identify and serve the needs of the larger communities in which they are located. The proposed church and pre-school/kindergarten would help to meet an unmet demand for a religious gathering point and pre-school and kindergarten classes for both church members and non-members alike. The proposed project would help form a more complete community in the project area by reducing the need for community members to look outside their community for both church and pre-school/kindergarten needs.

- b. *"Provide recreational and educational opportunities in close proximity to residential uses, accessible by public roads and trails."*

In addition to the church, the project would provide a pre-school/kindergarten and on-site recreational facilities. The project would be located in close proximity to residential development within 4S Ranch and the facilities would be accessible by public roads.

3. "Objective LU-3": *Provide complementary and ancillary uses to support the permitted residential land use in the SPA:*

As is noted above, the proposed project would help meet a need for spiritual, educational, and social needs in the surrounding community through the construction of a campus for worship, fellowship, and pre-school/kindergarten learning opportunities. These uses would be complementary and ancillary to the permitted residential land use in the SPA as there is no land specifically designated for church use in the SPA and much residential land use has been developed or is proposed for development.

5.0 Precedent Setting

One factor to consider in making a land use compatibility determination is whether approval of the project would set a precedent for similar projects, which when taken cumulatively, would result in a change in the community character. The existing vicinity of the project site includes both single-family and multi-family residential uses, commercial shopping centers, and civic uses. Future planned uses include two additional schools and the high-density, mixed-use village core of North Village at BMR. In addition, other civic uses surrounding the property have structures similar in height to the structures proposed (40 feet in height allowance, equivalent to three-stories). Eight structures within one half-mile radius are 40 feet or more in height and five multi-family projects are three-story buildings. The SFVSP is largely developed and the lands surrounding the project site are either developed, approved for future development, or preserved in open space. The lack of available land would preclude a foreseeable precedent that could be set by the approval of this project. Notwithstanding the availability of land, any future proposal would be required to undergo a discretionary review process, and would need to make similar findings for the approval of a MUP.

6.0 Conclusions

As indicated in the above analysis and summarized below, approval of the project would not alter the community character of the project area. The project is compatible with the community character of the surrounding neighborhood in terms of use, design, bulk and scale.

The project area is defined by residential uses along with existing and planned mixed-use, civic, employment, and commercial uses. Single-family residential areas vary from larger lots, which are further from the project site, to smaller and multi-family lots located in closer proximity to the project site. Additionally, the high-density urban core of the North Village at BMR has been approved for development northwest of the project site. Other civic uses in the vicinity include multiple churches, four existing and two proposed schools, a fire house, and a police substation. The physical characteristics of the project (building size, height, lot size, architectural design, landscaping, and grading) would be compatible with the surrounding neighborhood. Additionally, the church has buffers between itself and other uses on all four sides that are compatible with the existing open space and the site grading would place the buildings at a lower elevation than surrounding development, reducing the perceived bulk and scale. The proposed church includes a 51-foot 4-inch tower (measured from average roof height), but the buildings would be setback from the property perimeter with vine fences, trees, and trellises that screen the view from surrounding properties.

As discussed in Section 4.0, the project is able to demonstrate consistency with the ten guiding principles of the General Plan as well as the goals and policies of the San Dieguito Community Plan and Santa Fe Valley Specific Plan. Some of these features include:

- Avoidance of the existing open space with an appropriate wetland buffer that is compatible with site design and uses.
- Proper fencing in order to protect sensitive biological open space from potential human and pet encroachment.
- The facility would serve as a community gathering place for uses other than religious assembly, i.e., voter polling location, preschool functions, and various community events.
- The project would provide a co-location of services (church, pre-school/kindergarten, and café).
- The proposed project will provide kindergarten/pre-school services to the nearby residential properties, many that will be less than a mile away. The relative proximity will encourage pedestrian and bicycle usage.
- Proposed pre-school/kindergarten functions would not conflict with church operations and time. Therefore, parking usage and timing would not coincide.
- Project parking and building entrances do not front along busy roadways and are positioned internally within the property boundaries.
- Architectural styles that would be compatible with surrounding areas and Specific Plan guidelines.
- Buildings that would be located around a central courtyard and connect with covered walkways.
- Fencing that would be covered with vines to soften the visual effect.
- Structures are setback the maximum practical distance from the property perimeter and surrounding uses.
- Multiple layers of trees and vegetation around the perimeter of the property and surrounding buildings in order to provide shade and act as a natural screen.
- A large number of shade trees provided in the parking lots to screen vehicles from the surrounding view and help reduce greenhouse gas emissions.
- The use of aesthetically pleasing tower elements to provide a sense of place and consistency with nearby commercial retail centers.
- The grading places buildings at a lower elevation which is far below the surrounding properties to reduce perceived bulk and scale.

The site currently supports two single-family residences, and therefore the project would create a use that would be more intense than existing conditions. However, the church and preschool/kindergarten would generally be compatible with nearby existing and proposed uses.

The church and preschool are civic uses in support of the projected regional population growth and are uses consistent with the County's General Plan. As described in the General Plan, the County will continue to provide a diversity of choices for the type and character of community. These choices will include villages that are located near retail business, employment, schools, parklands, churches, and public institutions.

ATTACHMENT 1

Chinese Bible Church of San Diego List of Typical Holidays and Special Events

Chinese Bible Church of San Diego
List of Typical Holidays and Special Events
 (Events beyond weekly schedule)

	<u># of Days</u>	<u>When</u>	<u>Events per Year</u>	<u>Beginning Times</u>	<u>Ending Times</u>	<u>Notes:</u>
<u>Holidays</u>						
New Years Eve	1	Jan	1	7:30 PM	10:30 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
New Years	1	Jan	1	10:00 AM	9:00 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Chinese New Year Eve	1	Jan or Feb	1	7:30 PM	10:30 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Spring Festival	5	Jan or Feb	1	10:00 AM	9:00 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Chinese New Year celebration	1	Jan or Feb	1	10:00 AM	9:00 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Women's Celebration	5	Mar or April	1	10:00 AM	9:00 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Good Friday	1	Spring	1	10:00 AM	2:30 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Youth Expo	5	Summer	1	10:00 AM	9:00 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Christmas Festival	3	Winter	1	10:00 AM	9:00 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Harvest Fair	3	Fall	1	10:00 AM	9:00 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Worship Celebration	4	Aug or Sept	1	10:00 AM	9:00 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Men's Conference	5	Sept or Oct	1	10:00 AM	9:00 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Christmas	1	Dec	1	10:00 AM	9:00 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Service Fair	1	Fall	1	10:00 AM	9:00 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Thanksgiving	3	Nov	1	10:00 AM	9:00 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
<u>Other Events</u>						
			<u>Events per Quarter</u>			
Small Weddings, Funerals and ceremonies	2	Jan to Dec *	10 to 25	10:00 AM	9:00 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Large Weddings, Funerals and ceremonies	2	Jan to Dec *	1 to 3	9:30 AM	9:00 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Weekend Special Events	1 to 2	Jan to Dec	2 to 4	10:00 AM	10:30 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Weekend Night Events	1 to 3	Jan to Dec	1 to 4	7:00 PM	9:00 AM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Weekday Special Events	1 to 5	Jan to Dec	1 to 3	10:00 AM	10:30 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Weekday Night Events	1 to 3	Jan to Dec	2 to 5	7:00 PM	9:00 AM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Other Outdoor Special Entertainment Events	1 to 4	Jan to Dec	1 to 3	10:00 AM	10:30 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Community Outreach Events	1 to 3	Jan to Dec	1 to 3	7:00 PM	10:30 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
Polling Station	1	Jan to Dec	1 to 2	7:00 AM	8:30 PM	All events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.

Notes

* Usually Weekend Days

- All special events will coordinate with normal weekly events to avoid any peak traffic impacts and comply with County codes including noise and lighting.
- All special events will be off peak hours avoiding traffic M-F 7 am to 9 am and 4 pm to 6 pm.
- Dates and Events may vary over time based on normal changes in religious practices and congregation needs.