

## **CHAPTER 1.0 PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING**

### **1.1 Project Objectives**

The 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. Provide a consolidated location near existing and underserved populations to facilitate church attendance, the use of public transit, and walkability.
4. Enhance the religious, spiritual, and community-building activities, including Sunday school, through the design and character of the indoor and outdoor spaces.

### **1.2 Project Description**

#### **1.2.1 Project's Documentation History**

This document is a Draft Supplemental Environmental Impact Report (DSEIR) for the Chinese Bible Church of San Diego (Project). The DSEIR is provided in compliance with the California Environmental Quality Act (CEQA), and its purpose is to inform governmental decision makers and the public about potential significant environmental effects of the proposed activities. The lead agency for the DSEIR is the County of San Diego.

This is a Supplemental EIR (SEIR), as defined in CEQA Guidelines Section 15162. An SEIR is prepared when a prior EIR has been certified as complete and adequate under CEQA by the CEQA lead agency, but the design of the Project has undergone changes that have the potential to introduce environmental consequences not foreseen by the original EIR. CEQA Guidelines Section 15162 establishes the criteria to be followed for an SEIR when the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration (ND) due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the ND was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or ND;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In this case the County has determined that changes in the uses proposed could have effects that were not previously analyzed and require a subsequent analysis.

The project for which the EIR was prepared was a 3,163-acre area within the Santa Fe Valley Specific Plan Amendment area. It established a number of uses: approximately 1,404 acres of open permanent open space, 374 acres of golf course complex that included two golf courses, a driving range, clubhouse, and resort hotel; development of up to 1,200 residential dwelling units with densities ranging from one dwelling unit per six acres (1 DU/6AC) to 4 DU/AC; a congregate care facility; a neighborhood commercial center; community facilities, and supporting infrastructure.

The EIR that included the subject property, "Santa Fe Valley Specific Plan Draft Environmental Impact Report (Specific Plan 95-001; Rezone 95-008; Log 95-8-21)," dated August 1995, was certified by the Board of Supervisors on December 13, 1995. The certified EIR found significant effects to Biological Resources, Cultural Resources, Visual Quality/Aesthetics, Traffic/Circulation, Noise, Air Quality, Hydrology/Water Quality, Geology/Seismicity, Soils, and Paleontological Resources. These effects were determined to be mitigated or avoided to below a level of significance.

The previously certified EIR was relied on without modification for Specific Plan Amendment (SPA) 01-002, R01-002, P95-009W and P95-010W2 (Log No. 95-08-007D) which was approved on March 9, 2003. This project made a number of changes to Area II of the Specific Plan, notably relocating the golf course clubhouse from the Project site to a previously approved resort/hotel site and designating the Project site as Low-Medium Residential. The new designation allowed four dwelling units. However, the Project site was also allowed to be developed as Neighborhood Commercial (10,000 square feet) and active recreation facilities (soccer fields), for a period of five years following adoption of the Specific Plan Amendment. These uses were never proposed. A new Initial Study was prepared for SPA 01-002 that included technical reports for traffic, storm water, and parking capacity. With all land use changes proposed by this

SPA accounted for, overall traffic trips to and from Del Dios Highway were shown to decline by approximately 650 Average Daily Traffic (ADT). Thus, no new significant impacts were identified during this review.

An Addendum to the EIR was approved April 5, 2006 for Specific Plan Amendment 04-003, R05-003, and TM5393RPL3, and S04-052 (Log No. 95-08-021K) which transferred seven residential units from Planning Area II-16 to II-30. No new significant impacts were identified.

An Addendum to the EIR was approved November 1, 2006 for Specific Plan Amendment 03-002, R99-009, and TM5081RPL7 (Log No. 95-08-021B). This project subdivided 115 acres into 37 residential lots within Subareas V-2 and V-4 and portions of V-1, V-3, and V-5 of the Santa Fe Valley Specific Plan. No new significant impacts were identified.

The previously certified EIR was relied on without modification for Specific Plan Amendment 07-002 (Log No. 95-08-021DDD) which re-designated the entry at The Lakes Subdivision from a neighborhood entry to a community entry and allowed for the construction of a guardhouse and gates. No new significant impacts were identified. This SPA was approved on March 26, 2008.

Specific Plan Amendment 11-001 was approved July 17, 2013, allowing the reclassification of 7 lots from “attached residential” to “detached residential.” The project was exempted from CEQA under Section 1506(b)(3) because it did not result in any environmental impacts.

The SFVSP sets forth a comprehensive concept for the development of a residential community in northern San Diego County. The stated intent is to provide a flexible method of establishing the planning framework for development of the area while remaining consistent with the San Dieguito Community Plan 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 located within the 888-acre PA V in the northeastern portion of the SFVSP. PA V is further divided into subareas, and the Project is located in the southeast corner of the 71-acre Subarea V.6. Figure 1-1, Project Area Within PA V, depicts this location. Subarea V.6 is designated as “low medium density,” defined as one dwelling unit per 1 to 1.9 acres, which would allow up to a total of 67 dwelling units on the 71 acres throughout the subarea.

Parts of Subarea V.6 were developed in 1999. The Golem Tentative Subdivision Map (TM 5123; TM 5387) proposed to divide the 71 acres into 3 street lots, 2 open space lots (wetland preserve), and 67 residential lots. Sixty-three of the residential lots were developed under TM 5123, (also known as the Salviati project). The remainder parcel, which constitutes most of the Project site, was shown on TM 5123 as being subdivided into four lots (lots 66–69). However, that TM was not finalized, and the 9.09-acre Project site remains a single lot (APN 678-060-27-00). The Project comprises this remainder lot and an off-site lot of 0.3 acres adjacent to Four Gee Road which is to be used for site access. Total Project area is therefore 9.4 acres. Two residences are located on the 9.09-acre lot, only one of which is occupied. Both residences are to be demolished.

The smaller lot adjacent to Four Gee Road is vacant and is classified as open space on TM 5123.

### **1.2.2 Project's Component Parts**

The Project consists of the following permit applications:

1. Specific Plan Amendment (SPA) that would update the Santa Fe Valley Specific Plan (SFVSP) to allow for development of the Project site with a Major Use Permit (MUP)
2. Major Use Permit (MUP) (3300 10-037) is proposed to allow the use and regulate the ongoing operational activities associated with the proposed religious assembly campus. Figure 1-2, Site Plan with Phases, depicts the area to be regulated by the MUP
3. Open space easement vacation (VAC 3940 12-002) to accomplish two actions:
  - a. Remove approximately 0.19 acres (8,300 SF) of the lot adjacent to Four Gee Road from biological open space, to accommodate access for the Project.
  - b. Vacate a flowage or flooding easement of approximately 0.28 acres (12,000 SF) shown on maps 18105 and 13985 because they will no longer be needed after the site is developed.
4. A design exception request to allow some buildings and tower heights to exceed the height limit of the Project's zone.
5. Annexation into the RSFCSD for sewer service. The Project site is within the SFVCSD sphere of influence. RSFCSD has indicated in its service letter that it can serve the Project. The letter is in Appendix P. Annexation would require Local Agency Formation Commission (LAFCO) approval.

#### **1.2.2.1 Facilities**

The Project would construct five buildings in two phases to total 89,234 SF. The building functions will consist of Sanctuary/Administration (43,500 SF), Education (12,934 SF), Meeting Spaces (5,932 SF), Fellowship Hall (13,812 SF) and Learning Center (13,056 SF). These are represented as buildings A through E respectively on Figure 1-2, Site Plan with Phases. Phasing is discussed in more detail below.

#### **1.2.2.2 Design Details**

The Project has been designed to be consistent with applicable design regulations and policies included in the Santa Fe Valley Specific Plan Design Guidelines and the San Dieguito Community Plan. The proposed Spanish Colonial and Tuscan/Mediterranean architectural styles will be consistent with similar styles that are used throughout the 4S Ranch and other nearby neighborhoods. Design details in this style include articulations or "pop-outs" along walls to break up visual mass. Arches are employed to soften vertical line and add visual interest. Also typical of this style are plazas and broad walks,



some of which are covered. The style calls for the use of natural stone accents and earth-toned colors. Roof styles are typically red tile. These design features are reflected in the site design elevations, as shown in Figures 1-3 and 1-6. Building materials include barrel-tiled roofs, plastered wall surfaces, cultured stone articulations to frame arched windows and doors, cultured stone facings on columns, wrought iron fencing, trellised exterior walkways, and ramadas over sitting areas. The building design heights range from 29 feet, 6 inches, to 40 feet, with the exception of three tower elements, two of which are proposed at 48 feet and one which will be 53 feet in height. The Church is requesting a height exception for the higher walls of the sanctuary building and the towers. Figures 1-3 through 1-6 provide elevations from the north, east, south, and west, respectively, which illustrate these characteristics.

### **1.2.2.3 *Parking and Transportation***

Parking would be provided for 417 vehicles, exceeding the County requirement of 375 spaces. This would include 406 standard spaces and 11 handicap-accessible spaces. The County requires preferred parking for 34 high mpg and electric vehicles which will be provided. The parking area will be paved. Overflow parking will be provided in Phase II along the eastern site boundary. This surface will be decomposed granite (DG) in earth tone shades. Members and guests will be encouraged to reduce traffic, noise and emissions through increased use of public transportation, biking, walking, and carpooling. Church staff will assist in organizing public transportation and carpooling using internet and email resources. The Church will continue to operate a shuttle service for its congregation.

### **1.2.2.4 *Landscaping***

The Project will be extensively landscaped. Several landscaped zones are provided in each direction to provide screening, depth, and variety. The Project perimeter would be planted with trees and vines that will intertwine with proposed fencing. The eastern boundary of the church property will be landscaped with a combination of citrus grove, vegetable garden, trees, bushes, and vines. Landscaping adjacent to open space will consist of native vegetation and non-invasive planting to minimize interference with native plant communities in that area. All fuel management and landscaping shall be in conformance with the County's Consolidated Fire Code and District Ordinance 2011-01. These regulations restrict flammable vegetation and govern the maintenance of landscaping in fire-safe conditions. Additionally Section 4707.4 as adopted by the Rancho Santa Fe Fire Protection District requires that the Project submit Landscape Plans to be reviewed and approved by the District. Figure 1-7, Conceptual Landscape Plan, shows the extent of landscape coverage throughout the site. Figure 1-8, Conceptual Landscape Plan Detail, highlights selected architectural and landscaping features. The planting palette has been selected to provide a varied and fire-safe vegetative cover. Details area presented in Figure 1-9, Conceptual Landscape Plan Notes.

#### **1.2.2.5 Recreation**

Passive and active recreation is provided. A child's play lot and a volleyball or badminton court will be provided. Informal outdoor gatherings will take place in the courtyards between the buildings.

#### **1.2.2.6 Phasing**

Two phases are proposed. In Phase 1, four buildings totaling 65,410 SF will be constructed and 417 parking spaces will be provided. The main sanctuary would have seating for 1,000 people. In Phase II, a fifth building, the Learning Center (13,056 SF) would be added. The main sanctuary would be expanded by 10,768 SF, increasing its seating capacity to 1,500 people. An approximately 42-foot wide strip of land along the Project's eastern boundary would be converted from unused area to overflow parking on an earth-toned decomposed granite (DG) surface. The phasing concept is illustrated in Figure 1-2.

#### **1.2.2.7 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 services would be held between 9 AM and 10 PM. Additional activities include pastoral services, recreational fellowship, Bible study, as well as the operation of a book store and café, which will be open from 9:00 AM to 10:00 PM. Regular administrative and maintenance activities would also occur. Operational details are summarized in Chapter 3.1.4, Land Use and Planning. These operational limitations would be conditions of the MUP and monitored by the County of San Diego.

#### **1.2.2.8 Access**

Project site access would be provided by extension of an existing driveway off of Four Gee Road. Access to the vicinity is provided by two roadways. Rancho Bernardo Road is a four-lane major road with a posted speed limit of 25 miles per hour (MPH). It intersects with I-15 approximately 2.8 miles northeast of the Project site. Camino Del Norte is a four-lane major road with a posted speed limit of 50-55 MPH. It intersects with I-15 approximately 2.3 miles southeast of the site. Figure 3.1-10, Existing Circulation Network, provides an overview of area roadways in relation to the site.

#### **1.2.2.9 Grading**

Project grading would require approximately 32,000 cubic yards of balanced cut and fill to create the building area, parking, and access. Along the northern boundary, a retaining wall of a maximum height of twelve feet will be installed for a fill bank. This wall will be landscaped at its base with deer grass, and perennial drought tolerant shrubs such as toyon. The top of the wall will be planted with turf and will be bordered with Japanese aralia and crepe myrtle trees. Along the southern boundary, a retaining wall of a maximum of 12 feet will be installed for a cut bank. This wall will face the interior of the site. Approximately three feet of the wall will be visible from offsite because most of

the wall will be constructed below grade. The maximum height of manufactured slopes will be 13 feet along the north side of the Project entrance.

#### **1.2.2.10 Utilities and Services**

The Olivenhain Municipal Water District (OMWD) would provide potable water service to the Project, and has indicated it can serve the Project. The water main will enter the site at the main Project entrance. Non-potable water for irrigation will be provided by an off-site well to the north to which the Project has legal access. The well location is shown in Figure 1-2, Site Plan with Phases. Wastewater disposal will be provided by the RSFCSD via infrastructure available at the Project boundary. Service letters from OMWD and RSFCSD have been obtained and are included in Appendix P.

Fire service would be provided by the RSFFPD. The District's Fire Station No. 2 is located directly across the street from the proposed main entrance at Four Gee Road. This station also includes the fire district's Firefighter Training Facility, which includes a four story approximately 57-foot tall training tower and a classroom. A service letter from the district is included in Appendix P.

Gas and electric service will be provided by San Diego Gas and Electric (SDGE) and are available at the site boundary. Phone, cable, and data services will be provided by Time Warner, AT&T, or other established providers in the area. Solid waste removal will be provided by Waste Management of San Diego.

#### **1.2.2.11 Sustainability**

The Project will include design features to reduce energy use. Solar energy will be used to supplement the electrical needs of the facility. An electric car hook-up parking space will be provided and specially marked parking spaces will be provided for high mileages vehicles. The energy efficiency and air quality standards of California Title 24 current at the time of construction will be met or exceeded.

#### **1.2.2.12 Trails**

There are no existing or proposed public trails on the Project site. One sidewalk and trail parallels Campania Avenue about 250 feet north of the site. One informal trail has been created offsite that parallels the site's southern boundary. A proposed trail known as the 4S Ranch Trail (Number 61 on the "San Dieguito Community Trails and Pathways Plan" of the San Diego County Community Trails Master Plan map) is shown entering the area east of the site approximately at Rancho Bernardo Road. It connects to the San Dieguito River Park/Coast to Crest Trail (Number B on the San Diego County Community Trails Master Plan) near Del Dios Highway approximately 1.3 miles northwest of the Project site. 4S Ranch Trail is noted on the Trails Plan to be located in 4S Ranch. At its closest location, it would be placed at the foot of the 4S Ranch homes located east of the site. However, the trail is also shown entering the street system of that neighborhood farther east, so its specific location is not known at this time. A conservative approach is to assume the trail will pass by the Project site on the east. There is also a trail/pathway easement along Four Gee Road west of the site. There is

no trail in that location, but a sidewalk currently parallels Four Gee Road and passes by the site in a north/south fashion

### **1.2.3 Technical, Economic, Environmental Characteristics**

#### **1.2.3.1 *Technical Characteristics***

The property is currently zoned S88 as a residential area in the Santa Fe Valley Specific Plan of the San Dieguito Community Plan Area (SDCPA). The current G designator on the site allows heights up to 35 feet and two stories. Under the MUP, additional height may be permitted. An exception request is proposed to allow for some higher building walls and three tower elements. The height exception would allow the sanctuary walls to be 40 feet and two stories. Towers would consist of one that is 53 feet in height and two that are 48 feet in height.

#### **1.2.3.2 *Economic Characteristics***

The Project is an undertaking of three church congregations that have come together to pool their economic resources so they can realize a facility that will meet the long-term spiritual needs of all congregants. It is with the Project objectives in mind that the congregations have made the considerable investment in the proposed Project objectives and design.

#### **1.2.3.3 *Environmental Characteristics***

The Project site is developed with two residences, an entry road and large parking area, lawn, several stands of trees, a fallow field, and fencing. Topographically the site is relatively flat, ranging from a high point of 516 feet Above Mean Sea Level (AMSL) in the south-central part of the site, to a low of 485 feet at the northcentral boundary. Vegetation is dense around the residences, consisting of eucalyptus trees, palms, and bushes. Some trees and brush are found near the periphery, on the north, west, and south. The on-site vegetation is not maintained and presents a “ragged” image when viewed at close range.

The site is located in a developed area. Immediately north is a quadrilateral area of open space ranging in width from 635 to 470 feet west to east. This area borders the Project to the north. Beyond the open space are Campania Avenue and a walled community known as Salviati Homes. A 4S Ranch single-family residential neighborhood borders the site on the east, with the rear of the houses facing toward the site. Single and multi-family residences are located along the southern boundary. An open space area approximately 210 feet wide is located west of the site, beyond which is located the Rancho Santa Fe Fire Department Station Number 2. An undeveloped field is located just north of the fire station which has been designated as a school site. Additional neighborhoods, large commercial centers, and a high school are located beyond and contiguous with the uses identified above. Figure S-2, Aerial Photograph, shows the extent of land uses in the vicinity.

The Project design includes alterations to most of the site, and will include five buildings, parking, and extensive landscaping. Therefore aesthetics are an important issue that is evaluated in Chapter 2.1.

The Project site supports limited sensitive biological resources, specifically Non-native Grassland (NNG). The site is adjacent to an open space area dedicated as part of TM 5123 and Tentative Parcel Map (TPM) 20340. The open space includes an unnamed drainage, riparian habitats, and scattered eucalyptus trees. The Project design includes an open space buffer of 100 feet and a fence along the Project development boundary on the north and west. Chapter 2.2 evaluates potential biological impacts and proposes mitigation to address impacts.

Cultural resources could occur on the site, and as such potential impacts are evaluated. Chapter 2.3 summarizes the cultural resource findings for the site.

The Project is located in an area vulnerable to fire risk. A fire risk assessment, fire protection plan, and hazards assessment are provided in Chapter 2.4.

Potential noise impacts from increased traffic, as well as construction, could create noise impacts to existing and proposed residents as well as to breeding birds. These potential effects and mitigation are discussed in Chapter 2.5.

A range of environmental variables were analyzed and found not to be significantly impacted by the Project. These are air quality, greenhouse gases, hydrology/water quality, land use planning, public services, traffic, as well as utilities and service systems. These are discussed in detail in Chapter 3.1.

Several environmental variables were evaluated as part of the preparation for the DSEIR, and were found to not be significantly impacted by the Project. These are agriculture/forest resources, geology, minerals, paleontology, population/housing, and recreation. They are briefly discussed in Chapter 3.2.

Cumulative impacts are evaluated for each environmental variable. A list of cumulative projects is provided in Table 1-1, Projects in Cumulative Impact Study Area. These are shown on an area map in Figure 1-11, Cumulative Projects in Study Area. Please refer to the environmental subject analysis in Chapter 2 and 3.1 for specific cumulative impact discussions.

### **1.3 Project Location**

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 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. The reader is referred to Figure S-2, USGS Quadrangle Map. Generally, the site is west of Interstate 15, north of Camino Del Norte, and east of Four Gee Road.

### **1.4 Environmental Setting**

There are residential and non-residential land uses on all sides of the Project site. These are discussed below, beginning in the north and proceeding clockwise. Figure S-

3, Aerial Photograph, is provided to assist in following the discussion. Figure 1-10, Surrounding Land Uses, provides a graphic view of land uses in the area.

The land use to the immediate north consists of a 13-acre wetland preserve. Campania Avenue separates the open space from 63 single-family large-lot residences, known as Salviati Homes. Both are part of the Golem TM 5123 approved in 1999. The zoning for the preserve area and the single-family residential to the north is S-88 (Specific Plan, 0.5-acre lot sizes).

The areas to the east and northeast lie within the 4S Ranch community. Land uses comprise single-family residential development, but at higher densities than the single-family estate residential development that lies to the north and northwest. For example, the single-family residences immediately to the east are on approximately 4,000 square-foot lots and those along Campania Avenue farther to the northeast are on approximately 6,250 square-foot lots. There is also a public park and a utility station in this area. The zoning for the 4S Ranch single-family residential area immediately to the east is RS (4,000 SF lots).

Immediately southeast of the Project site is a sheriff substation, which is zoned Specific Plan (S88). The area beyond the substation is within the 4S Ranch community which is developed with multi-family residential homes. It includes the 4S Commons which includes several commercial land uses such as a supermarket, restaurants, and drug store. The zoning for the commercial portion 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.

Immediately to the south are four multi-family buildings and small-lot (approximately 4,000 SF) single-family residential units which are a part of the Black Mountain Ranch (BMR) development. This triangle-shaped parcel is zoned for residential use (AR-1-1; BMR Plan "Core Residential" 10–25 DU/AC) by the City of San Diego.

Further south and beyond Camino Del Sur/Camino Del Norte is North Village, which includes the highest densities within the BMR Master Plan and all other surrounding communities. Figure S-3, Aerial Photograph, and Figure 1-10, Surrounding Land Uses, illustrate the North Village land uses. North Village features a mixed-use urban core known as Del Sur Town Center. The North Village is accessed from Four Gee Road, which becomes the main street, 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 (CC-3-5); "Core Residential" at 10–25 DU/AC (RM-2-6) and Peripheral Residential at 5–10 DU/AC (RM-1-3).

Uses in this area include a new kindergarten through eighth grade (K-8) school (part of the planned North Village), the Del Norte High School (4S Ranch Community), a proposed employment center, and a transit center. The high school is intended to accommodate approximately 2,250 students.

To the southwest, across Camino del Sur, is the "urban core" of the North Village, which contains mixed-use development, multi-family residential, employment, the village

green, a transit center, and a middle school. This area is zoned CC-3-5 (BMR Plan "Mixed Use Core" 25–45 du/ac) by the City of San Diego.

The area immediately west of the site is an approximately 220-foot wide open space strip, part of an approximately 13-acre biological open space easement. The portion of the easement that will become part of the access road will be vacated with the Project. Beyond this is Four Gee Road, a two-lane road. Station 2 of the Rancho Santa Fe Fire Protection District is across from the main Project driveway on the west side of Four Gee Road. 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 north of the fire station is reserved for a park and an elementary school. North of the proposed school site and farther west are existing approximately 12,000 square-foot single-family estate residential developments. The remaining portions of the planning area are undeveloped and designated as open space OS-I (sensitive resource preservation area) and OS-II (allowing active and passive recreational uses).

## 1.5 Intended Uses of the DSEIR

This DSEIR is an informational document which will inform public agency decision-makers and the public of the significant environmental effects of the Project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the Project. This is a Draft Supplemental EIR because the Project cannot entirely rely on the earlier certified EIR for accurate and complete disclosure of potential environmental impacts or mitigation. It is a project DSEIR because it examines the environmental impacts specific only to the Project and the required discretionary actions are for site-specific approvals. As indicated under State CEQA Guidelines, Section 15161, the analysis for a project level EIR shall focus primarily on the changes in the environment that would result from the development within the project area, including planning, construction, and operation. The decision-makers will consider the information presented in this DSEIR before taking action on the Project.

### 1.5.1 Matrix of Approvals and Permits

The DSEIR will be used for the following approvals:

Discretionary / Ministerial Approval/Permits	Approving Agency
Specific Plan Amendment Major Use Permit Landscape Plans Grading Permit Improvement Plans Exception Request for Height Regulations Building Plans County Right-of-Way Permits Construction Permits Encroachment Permits	County of San Diego

Air Quality Permit to Construct Air Quality Permit to Operate – Title V Permit	Air Pollution Control District
Streambed Alteration (1603 permit), if required	California Department of Fish and Wildlife
Discharge, dredging, or fill in water body, if required	U.S. Army Corp of Engineers
National Pollutant Discharge Elimination System General Construction Storm Water Permit Clean Water Act Section 401 Water Quality Certification, if required	Regional Water Quality Control Board
Water District Approval	Olivenhain Municipal Water District
Sewer District Annexation and Approval	Rancho Santa Fe Community Services District Local Agency Formation Commission
Fire District Approval	Rancho Santa Fe Fire Protection District

### 1.5.2 Related Environmental Review and Consultation Requirements

The County of San Diego will consult with the U.S. Fish and Wildlife and the California Department of Fish and Wildlife as related to the vacation of the open space and the protections to be provided to existing open space to the north.

### 1.6 Project Inconsistencies with Applicable Regional and General Plans

A number of plans, regulations, and ordinances apply to this Project and were considered during the applicant's design of the Project. In particular, the County of San Diego's General Plan, the San Dieguito Community Plan (SDCP) and the SFVSP were reviewed for all applicable designations, goals, policies, and conditions. Other plans



and regulations also were reviewed, including the County Zoning Ordinance, the Regional Water Quality Control Board (RWQCB)'s San Diego Basin Plan, federal Clean Water Act (CWA), National Pollution Discharge Elimination System (NPDES), San Diego Municipal Storm Water Permit, Regional Air Quality Strategy (RAQS), State Implementation Plans (SIPs), Natural Communities Conservation Program (NCCP), County Light Pollution Code (LPC), and Congestion Management Plan (CMP). The Project's compliance with these plans and ordinances is evaluated throughout the DSEIR, which includes discussion in Chapters 2.0 and 3.0.

In summary, the Project would be consistent with the above named plans and ordinances. A Specific Plan Amendment is proposed that would eliminate the potential land use policy inconsistencies. Similarly, approval of an exception request would result in Project compliance with the County Zoning Ordinance.

### **1.7 List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area**

Section 15130(a) of the State CEQA Guidelines state that an EIR shall discuss cumulative impacts of a project when the project's impacts, even though individually limited, are cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past project, the effects of other current projects, and the effects of probable future projects. Cumulative impacts involve individual effects which may increase in scope or intensity when considered together. Such impacts typically involve a number of local projects, and can result from individually incremental effects when these collectively increase in magnitude over time. Section 15130(b) of the State CEQA Guidelines states in part:

*The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute rather than the attributes of other projects which do not contribute to the cumulative impacts.*

CEQA Guidelines Section 15130 allows for the use of two alternative methods to determine the scope of projects to analyze cumulative impacts. The evaluation of cumulative effects may be based on a list of past, present, and probable future projects producing related or cumulative impacts. It can also be based upon a summary of projections contained in the adopted general plan or related planning documents. The cumulative analysis conducted for this DSEIR is based on the list method in order to account for construction in the area that has actually occurred, is under construction, or is in the project processing phase of consideration. This method is effective for stand along projects like this one, where the cumulative effects are confined to a somewhat limited area, and where environmental effects can be quite specific. In contrast, the build-out method relies on projecting changes over very large areas and is more useful for larger environmental assessments such as a General Plan update. Cumulative

projects were researched at the County of San Diego Planning & Development Services Department (PDS).

The identification of a suitable cumulative project area is dependent on the specific environmental issue areas that need to be addressed. For the purposes of this DSEIR, the environmental issue areas that would be addressed include: aesthetics, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use and planning, noise, paleontological resources, traffic/transportation, utilities, service systems, and energy use and conservation. Cumulative impacts were assessed in connection with the previously certified EIR. Additional cumulative effects were assessed in 2013 under SPA 11-001. The current DSEIR updates the cumulative impact assessment by including projects that have been initiated since that assessment. Projects are listed in Table 1-1, Projects in Cumulative Impact Study Area. Their locations are indicated in the accompanying Figure 1-11, Cumulative Projects in Study Area.

## **1.8 Growth Inducing Impacts**

Growth inducement considers whether or not a “project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment (CEQA Guidelines Section 15126.2(d)).” The CEQA Guidelines further state that “[i]t must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment” (Section 15126.2[d]). As described above, the Project would include five buildings and extensive landscaping, and uses such as worship services, education, fellowship services that would provide rooms for visiting congregants, a small café, and bookstore. The infrastructure necessary to support the development would include improvements to Four Gee Road, and extension of utilities and services to the site.

This DSEIR evaluates the Project’s influence on growth in the region as a result of five aspects of growth: economic growth, providing public facilities, construction, extending public utilities, and land use policy changes.

### **1.8.1 Growth Inducement due to Economic and Population Growth**

The Project will not foster economic or population growth beyond what is currently anticipated for the region. The economic impact of construction dollars will be distributed over a broad area because the modern economy is highly mobile and orders for goods, services, and labor can be placed with firms far-removed from the local economy. Economic benefits will occur over a period of many months, so the economic impact will not be noticeable. No residences are proposed and people who will use the site generally already live in the area. Therefore there will not be a major increase of economic activity due to a new population base being established in the region.

The Project would provide religious services to the general public. However, the Project is a joint effort of three already existing churches in the region. One is located at Maranatha Christian School approximately a mile west of the site. A second is located in Rancho Bernardo, approximately 3.0 miles east. A third is located at a commercial center approximately 1.5 miles from the site. The Project combines and augments the

church-related service already available to these congregations. These church locations will be closed after the church in this new location is opened. Therefore the Project does not predominantly represent a new service in the area that could increase development pressures, but rather is a re-location of already existing service. The Project will not induce growth because it is serving a population that already exists in the region.

The church is not a commercial enterprise, and as such would not generate significant additional economic activity. The book store and café will serve only the needs of church attendees and are not intended to provide commercial services to the general public. Therefore they will not have a significant commercial impact on the community.

### **1.8.2 Growth Inducement due to Provision of Public Facilities/Services**

The Project does not propose new public facilities in the area, such as fire stations or water treatment facilities. It does not remove obstacles to growth because no new public facilities are triggered by the Project. Fire protection and public safety services are provided from existing facilities already available in the area. No new residences are proposed; therefore schools and library services will not be impacted.

### **1.8.3 Growth Inducement due to Roadway Construction/Improvements**

Intersection improvements are designed to mitigate Project safety impacts and do not significantly increase the capacity of the local roadway system beyond Project needs. These include minor improvements to Four Gee Road and the Project entry, and Four Gee Road at Camino Del Sur. These road improvements will address Project safety impacts and improve safety. They are not intended to provide additional roadway capacity.

### **1.8.4 Growth Inducement due to Extension of Public Utilities**

The Project will use utilities already available in the vicinity. The OMWD would provide potable water. Wastewater disposal will be provided by the RSFCSD via infrastructure available at the Project boundary. Gas and electric service will be provided by San Diego Gas and Electric (SDGE) and are available at the site boundary. Phone, cable, and data services will be provided by Time Warner, AT&T, or other established providers in the area. Solid waste removal will be provided by Waste Management of San Diego. No extensive utility lines will be required that could foster growth. Utility extensions will be sized only to serve the Project.

### **1.8.5 Growth Inducement due to Land Use Policy Changes**

Changes to the planned uses in the area that would promote growth beyond what has already been anticipated are not proposed. No land use policies are being changed as a result of the Project. The Project is consistent with the General Plan. The proposed use is permitted under current zoning with the approval of a MUP.

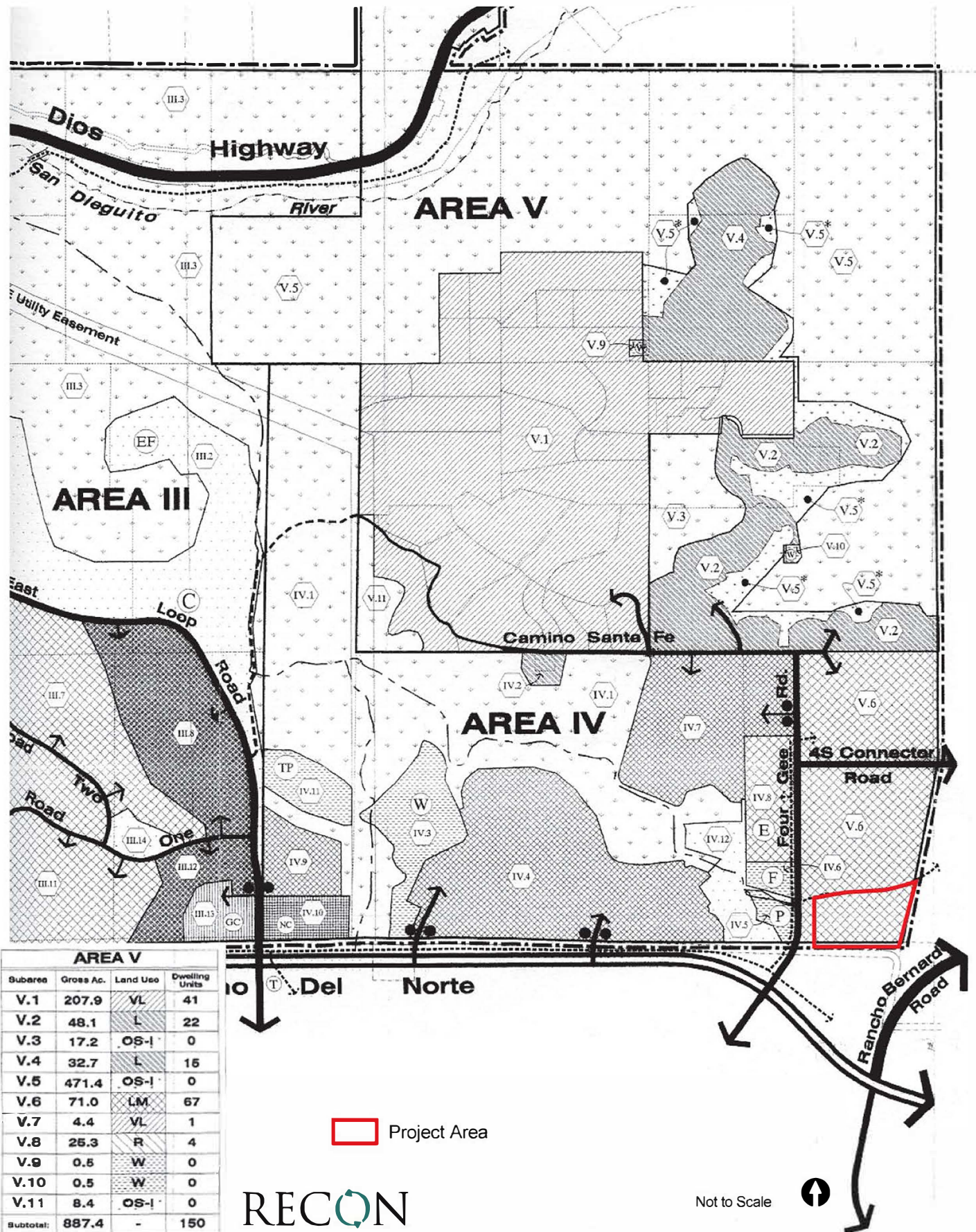
### **1.8.6 Conclusion**

The Project will not foster economic or population growth over and above what is currently expected for the region. The Project will not result in a substantial increase in economic growth. Its scale is small when compared to the built environment in the region. The economic impact of construction dollars will be distributed over a broad area because the modern economy is highly mobile and orders for goods, services, and labor can be placed with firms far-removed from the local economy. The economic impact of new residents will be minimal because the facility is a church and not a commercial enterprise that might engender additional economic activity.

Population growth over what is expected in the region will not occur as a result of the Project. No new residences are proposed. The Project site has been selected because it is near congregations already residing in the area. It does not therefore encourage an influx of new residents.

The Project does not remove obstacles to growth. It will use public services and utilities already available in the vicinity. Water and wastewater systems will be sized to serve only the Project. Road and intersection improvements are designed to serve the Project and mitigate Project impacts and do not significantly increase the capacity of the local roadway system beyond Project needs. The Project is consistent with the General Plan. It does not propose changes to the planned uses in the area that would promote growth beyond what has already been anticipated. For these reasons the Project is not growth inducing.







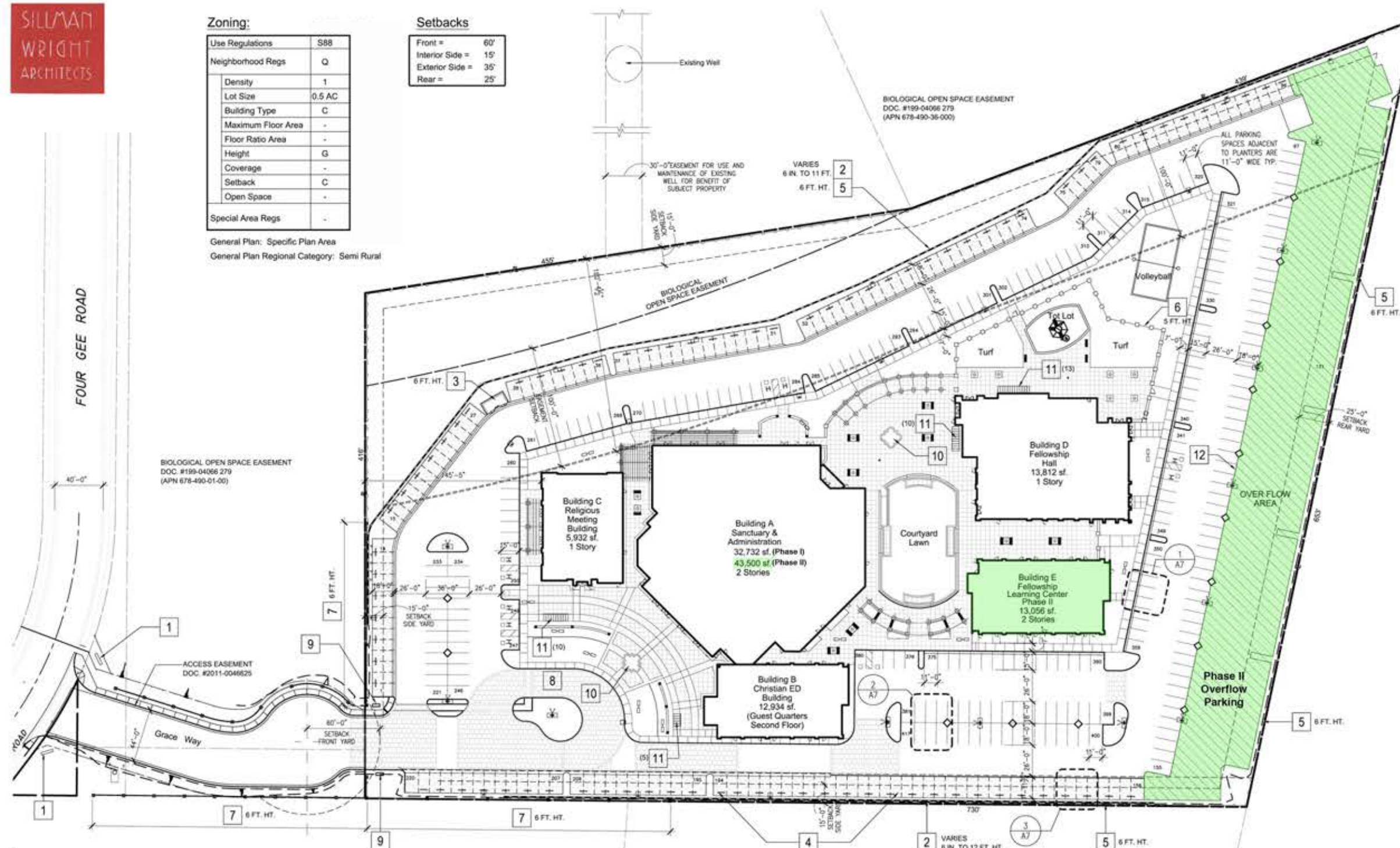
# Zoning:

Use Regulations	S88
Neighborhood Regs	Q
Density	1
Lot Size	0.5 AC
Building Type	C
Maximum Floor Area	-
Floor Ratio Area	-
Height	G
Coverage	-
Setback	C
Open Space	-
Special Area Regs	-

General Plan: Specific Plan Area  
General Plan Regional Category: Semi Rural

# Setbacks

Front =	60'
Interior Side =	15'
Exterior Side =	35'
Rear =	25'



Phase I Development  
 Phase II Changes

**Phase II Site Plan**  
Scale: 1" = 40'-0"

# KEYNOTES:

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

# LEGEND:

- |                            |                                   |
|----------------------------|-----------------------------------|
| H ACCESSIBLE PARKING SPACE | DECOMPOSED GRANITE                |
| DECOMPOSED GRANITE         | DECOMPOSED GRANITE OVER FLOW AREA |

# RESUME:

## LEGAL DESCRIPTION:

REMAINDER PARCEL OF PARCEL MAP 18105, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 4, 1998.

TENTATIVE PARCEL MAP NO.: 5123RPL  
ASSESSOR'S PARCEL NO.: 678-060-2700 & 678-422-03-00

GENERAL PLAN REGIONAL CATEGORY: SEMI RURAL  
COMMUNITY/ SUBREGIONAL PLAN AREA: SAN DIEGITO  
LAND USE DESIGNATION: SPA SANTA FE VALLEY SPECIFIC PLAN  
ASSOCIATED PERMITS: MAJOR USE PERMIT & OPEN SPACE EASEMENT VACATION  
WATER SOURCE/WATER DIST.: OLIVENHAIN MUNICIPAL WATER DISTRICT  
SEWER DISTRICT: RANCHO SANTA FE COMMUNITY SERVICE DISTRICT  
FIRE DISTRICT: RANCHO SANTA FE FIRE PROTECTION DISTRICT  
SCHOOL DISTRICT: POWAY UNIFIED SCHOOL DISTRICT  
EXISTING ZONING: PARCEL 1: S-88

## APPLICANT:

CHINESE BIBLE CHURCH OF SAN DIEGO  
12335 World Trade Dr #2  
San Diego, CA 92128-3783  
TEL: (619) 675-8777  
FAX: (619) 675-8778  
CONTACT: Gloria Lee  
gloria.lee@cbcsd.com

## OWNER:

CHINESE BIBLE CHURCH OF SAN DIEGO  
12335 World Trade Dr #2  
San Diego, CA 92128-3783  
TEL: (619) 675-8777  
FAX: (619) 675-8778  
CONTACT: Gloria Lee  
gloria.lee@cbcsd.com

## SITE AREA:

GROSS AREA:	393,403 SF (9.03 AC)
PRIVATE ROAD EASEMENT:	30,900 SF (0.71 AC)
NET AREA (EXCLUSIVE OF ROAD EASEMENT):	362,413 SF (8.32 AC)

## PHASE I BUILDING AREA:

BUILDING A: SANCTUARY & ADMINISTRATION	5,866 SF
SECOND FLOOR:	26,866 SF
FIRST FLOOR:	26,866 SF
TOTAL:	32,732 SF
BUILDING B: CHRISTIAN ED BUILDING	6,633 SF
SECOND FLOOR:	6,301 SF
FIRST FLOOR:	6,301 SF
TOTAL:	12,934 SF
BUILDING C: RELIGIOUS MEETING BUILDING	5,932 SF
FIRST FLOOR:	5,932 SF
TOTAL:	5,932 SF
BUILDING D: FELLOWSHIP HALL	13,812 SF
FIRST FLOOR:	13,812 SF
TOTAL:	13,812 SF
TOTAL PHASE I BUILDING AREA:	65,410 SF

## PHASE II BUILDING AREA:

BUILDING A: SANCTUARY & ADMINISTRATION	10,768 SF
SECOND FLOOR:	10,768 SF
TOTAL:	10,768 SF
BUILDING E: FELLOWSHIP LEARNING CENTER	6,386 SF
SECOND FLOOR:	6,670 SF
FIRST FLOOR:	6,670 SF
TOTAL:	13,056 SF

TOTAL BUILDING AREA:	23,824 SF
PHASE I	65,410 SF
PHASE II	23,824 SF
TOTAL PHASE II BUILDING AREA:	89,234 SF
(BASEMENT AREA MAY BE ADDED IN THE FUTURE)	

## PARKING:

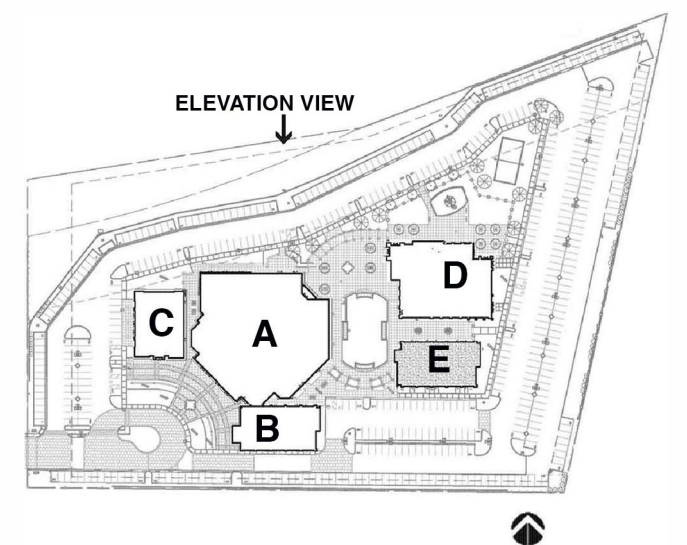
CHURCH PARKING REQUIRED:	
CHURCH SEATING CAPACITY:	1,500 SEATS
PARKING RATIO:	4:1
PARKING REQUIRED:	364 SPACES
STANDARD:	11 SPACES
ACCESSIBLE:	379 SPACES
TOTAL PARKING REQUIRED:	
PARKING PROVIDED:	
STANDARD:	406 SPACES
ACCESSIBLE:	11 SPACES
TOTAL PARKING PROVIDED:	417 SPACES
OVER FLOW AREA (DECOMPOSED GRANITE):	
TOTAL S.F. AREA:	38,836 S.F.

Project Site Plan with Phases

Figure 1.2



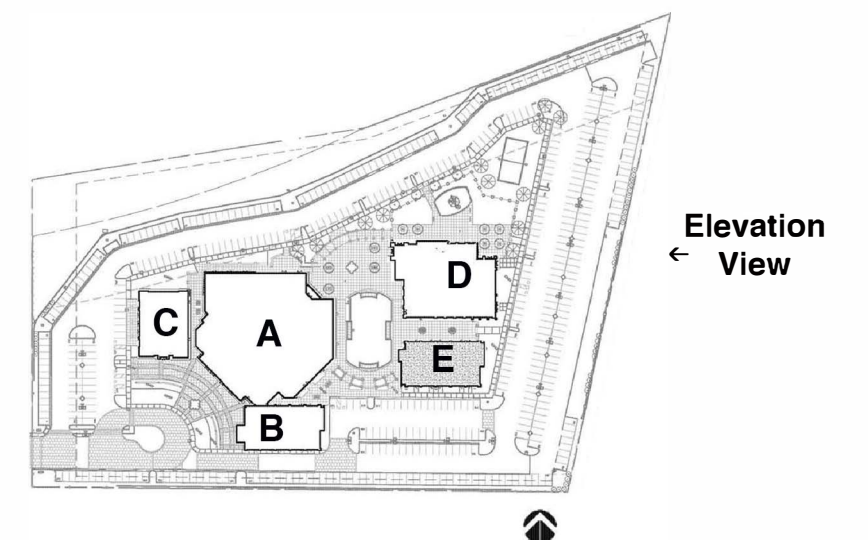
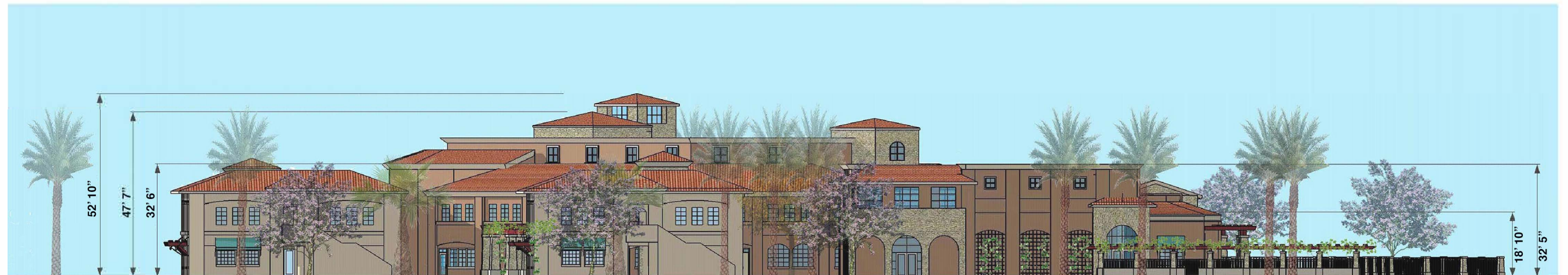
Average Building Heights*	
Sanctuary & Admin	40'-0"
Religious Mtg Bldg	29'-6"
Christian Ed Bldg	29'-6"
Fellowship Hall	32'-5"
* Excludes Towers	



North Elevation

Figure 1-3

Average Building Heights*	
Sanctuary & Admin	40'-0"
Religious Mtg Bldg	29'-6"
Christian Ed Bldg	29'-6"
Fellowship Hall	32'-5"
* Excludes Towers	

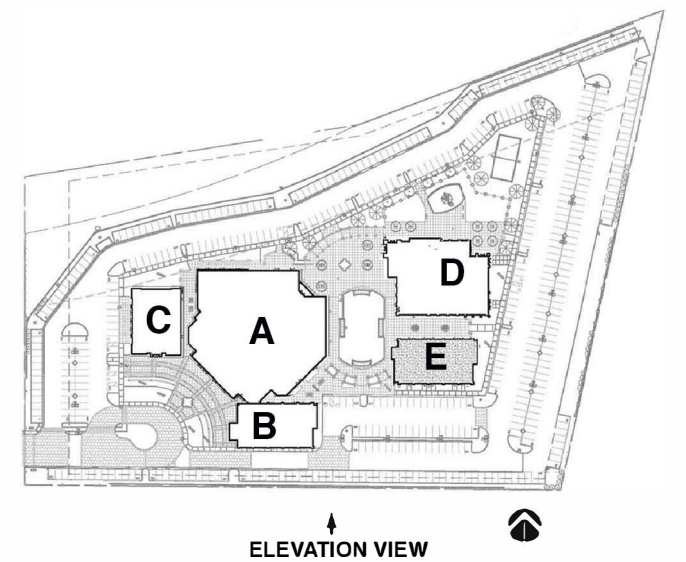


East Elevation

Figure 1-4



Average Building Heights*	
Sanctuary & Admin	40'-0"
Religious Mtg Bldg	29'-6"
Christian Ed Bldg	29'-6"
Fellowship Hall	32'-5"
* Excludes Towers	

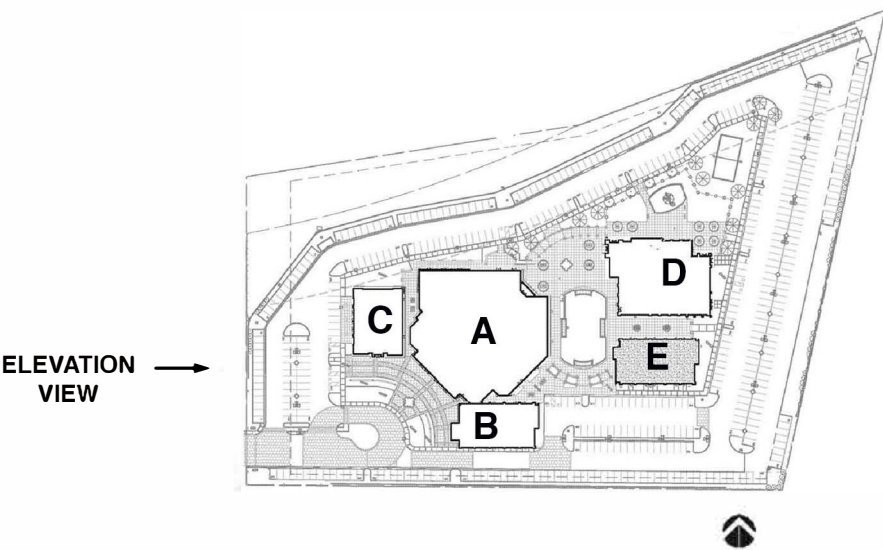
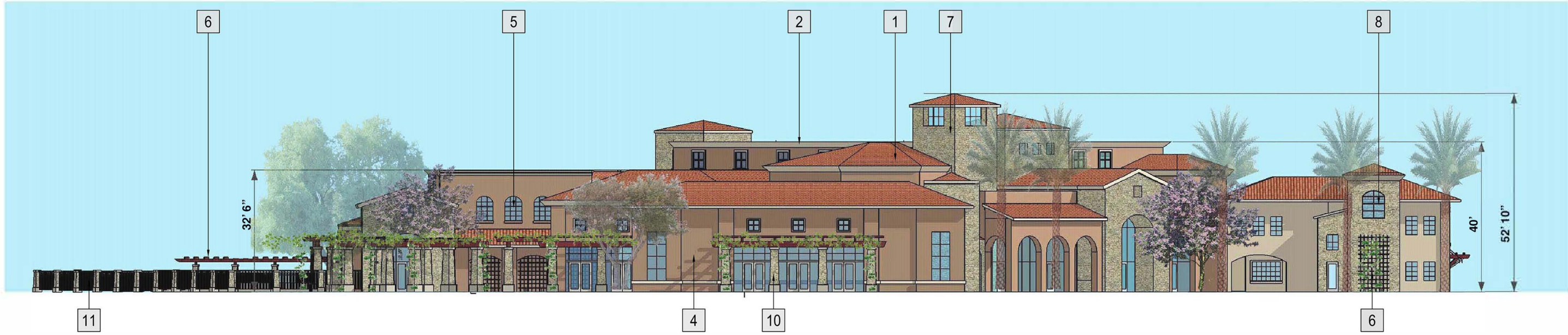


South Elevation

Figure 1-5

Average Building Heights*	
Sanctuary & Admin	40'-0"
Religious Mtg Bldg	29'-6"
Christian Ed Bldg	29'-6"
Fellowship Hall	32'-5"
* Excludes Towers	

- |   |                  |    |                         |
|---|------------------|----|-------------------------|
| 1 | Barrel tile roof | 8  | Aluminum framed windows |
| 2 | Plaster cornice  | 9  | Fabric awnings          |
| 3 | Plaster trim     | 10 | Cultured stone column   |
| 4 | Plaster          | 11 | Wrought iron fence      |
| 5 | Clock            |    |                         |
| 6 | Metal trellis    |    |                         |
| 7 | Cultured stone   |    |                         |



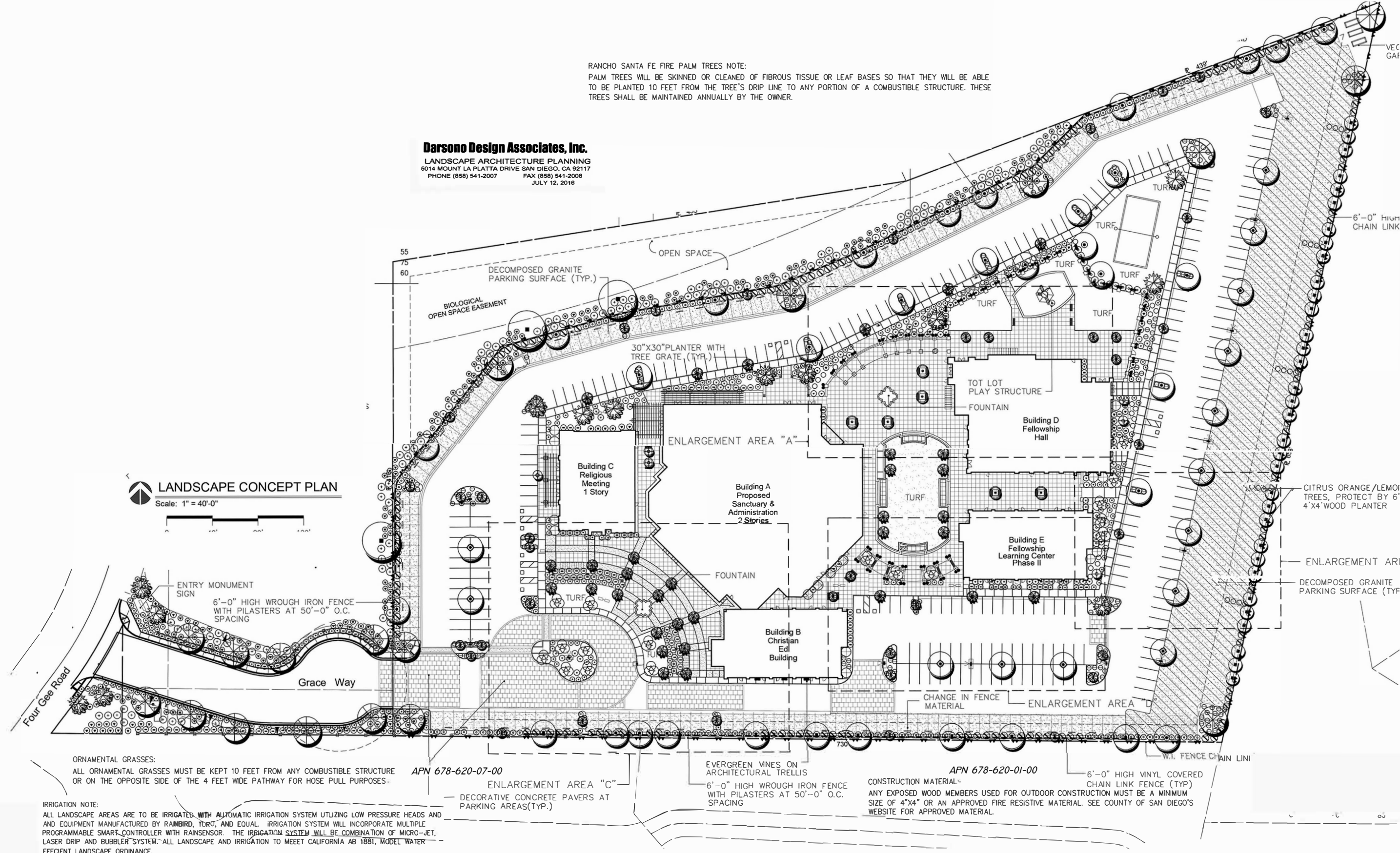
West Elevation

Figure 1-6



RANCHO SANTA FE FIRE PALM TREES NOTE:  
PALM TREES WILL BE SKINNED OR CLEANED OF FIBROUS TISSUE OR LEAF BASES SO THAT THEY WILL BE ABLE TO BE PLANTED 10 FEET FROM THE TREE'S DRIP LINE TO ANY PORTION OF A COMBUSTIBLE STRUCTURE. THESE TREES SHALL BE MAINTAINED ANNUALLY BY THE OWNER.

**Darsono Design Associates, Inc.**  
LANDSCAPE ARCHITECTURE PLANNING  
5014 MOUNT LA PLATTA DRIVE SAN DIEGO, CA 92117  
PHONE (858) 541-2007 FAX (858) 541-2008  
JULY 12, 2016



**LANDSCAPE CONCEPT PLAN**  
Scale: 1" = 40'-0"

ORNAMENTAL GRASSES:  
ALL ORNAMENTAL GRASSES MUST BE KEPT 10 FEET FROM ANY COMBUSTIBLE STRUCTURE OR ON THE OPPOSITE SIDE OF THE 4 FEET WIDE PATHWAY FOR HOSE PULL PURPOSES.

IRRIGATION NOTE:  
ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM UTILIZING LOW PRESSURE HEADS AND AND EQUIPMENT MANUFACTURED BY RAINBIRD, TORO, AND EQUAL. IRRIGATION SYSTEM WILL INCORPORATE MULTIPLE PROGRAMMABLE SMART CONTROLLER WITH RAINSENSOR. THE IRRIGATION SYSTEM WILL BE COMBINATION OF MICRO-JET, LASER DRIP AND BUBBLER SYSTEM. ALL LANDSCAPE AND IRRIGATION TO MEET CALIFORNIA AB 1881, MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

APN 678-620-07-00  
ENLARGEMENT AREA "C"  
DECORATIVE CONCRETE PAVERS AT PARKING AREAS(TYP.)

EVERGREEN VINES ON ARCHITECTURAL TRELLIS  
6'-0" HIGH WROUGH IRON FENCE WITH PILASTERS AT 50'-0" O.C. SPACING

APN 678-620-01-00  
CONSTRUCTION MATERIAL:  
ANY EXPOSED WOOD MEMBERS USED FOR OUTDOOR CONSTRUCTION MUST BE A MINIMUM SIZE OF 4"X4" OR AN APPROVED FIRE RESISTIVE MATERIAL. SEE COUNTY OF SAN DIEGO'S WEBSITE FOR APPROVED MATERIAL.

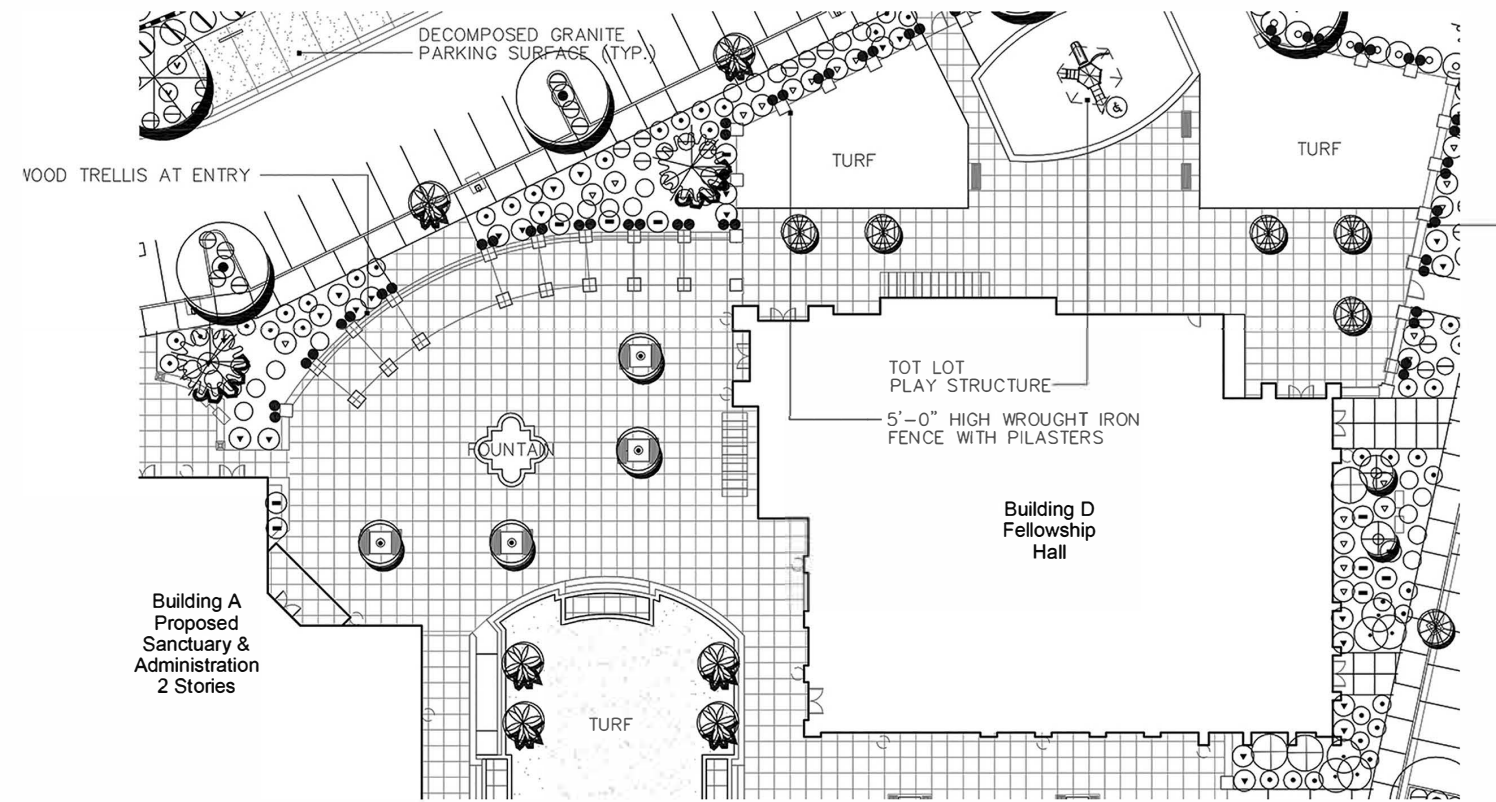
6'-0" HIGH VINYL COVERED CHAIN LINK FENCE (TYP.)



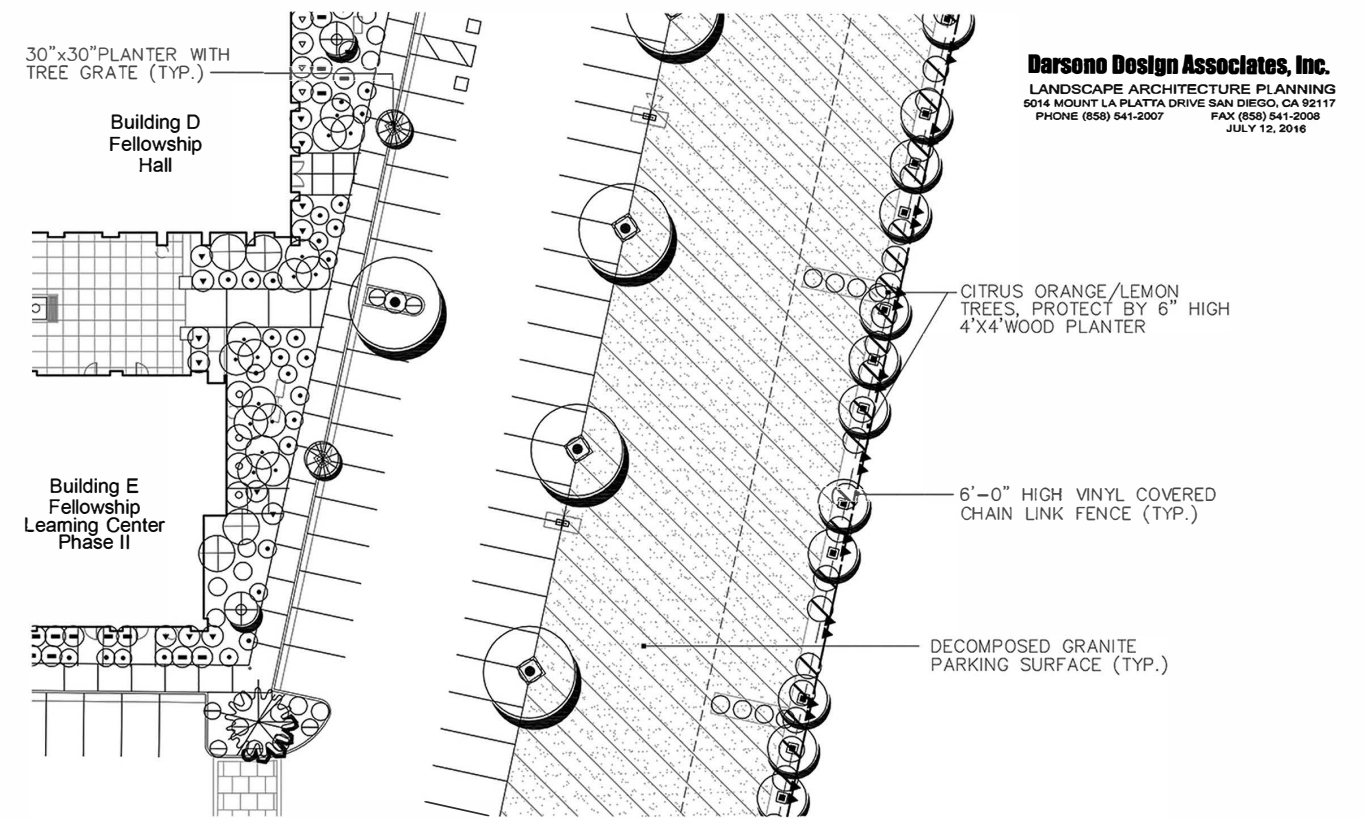
Conceptual Landscape Plan

Figure 1-7

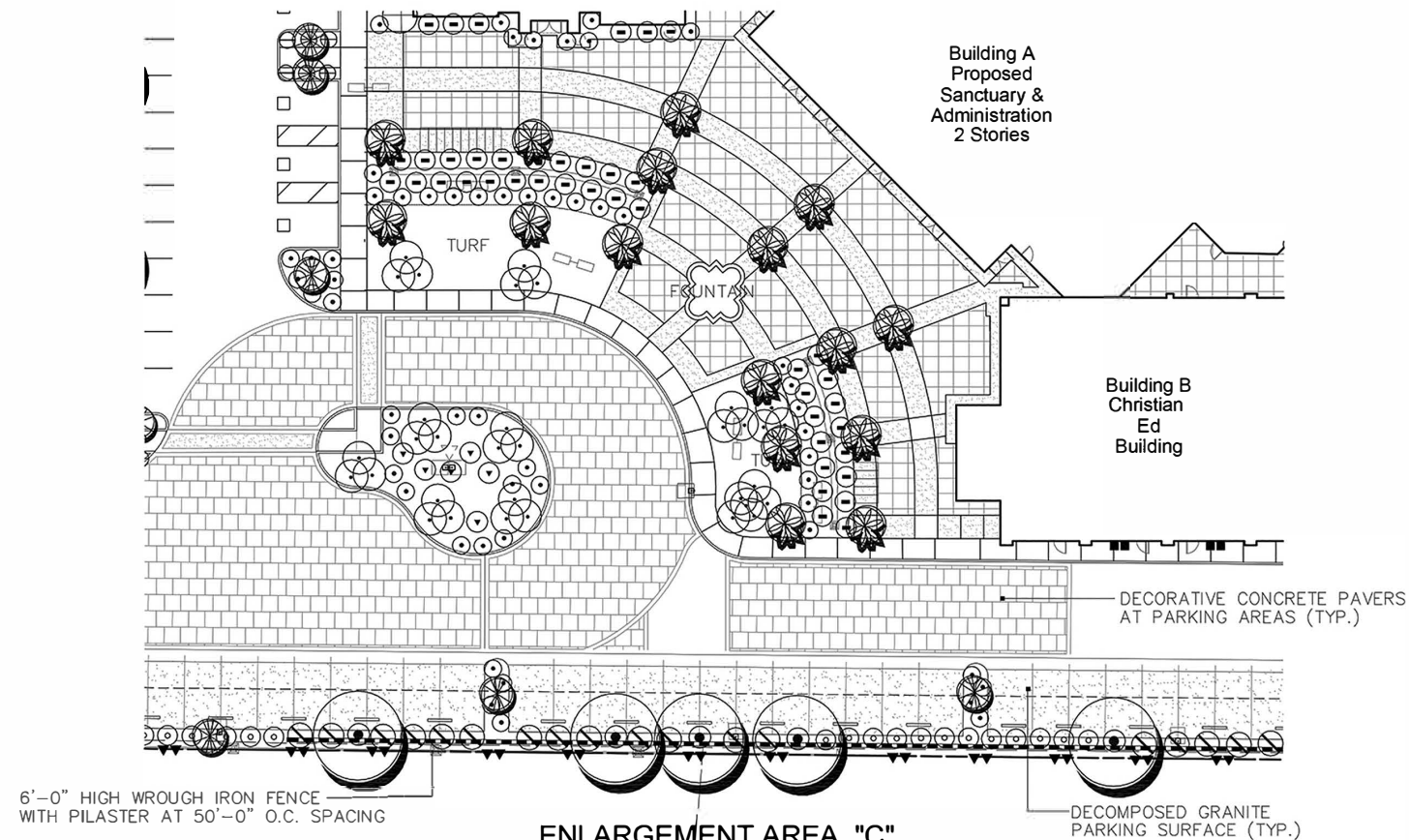




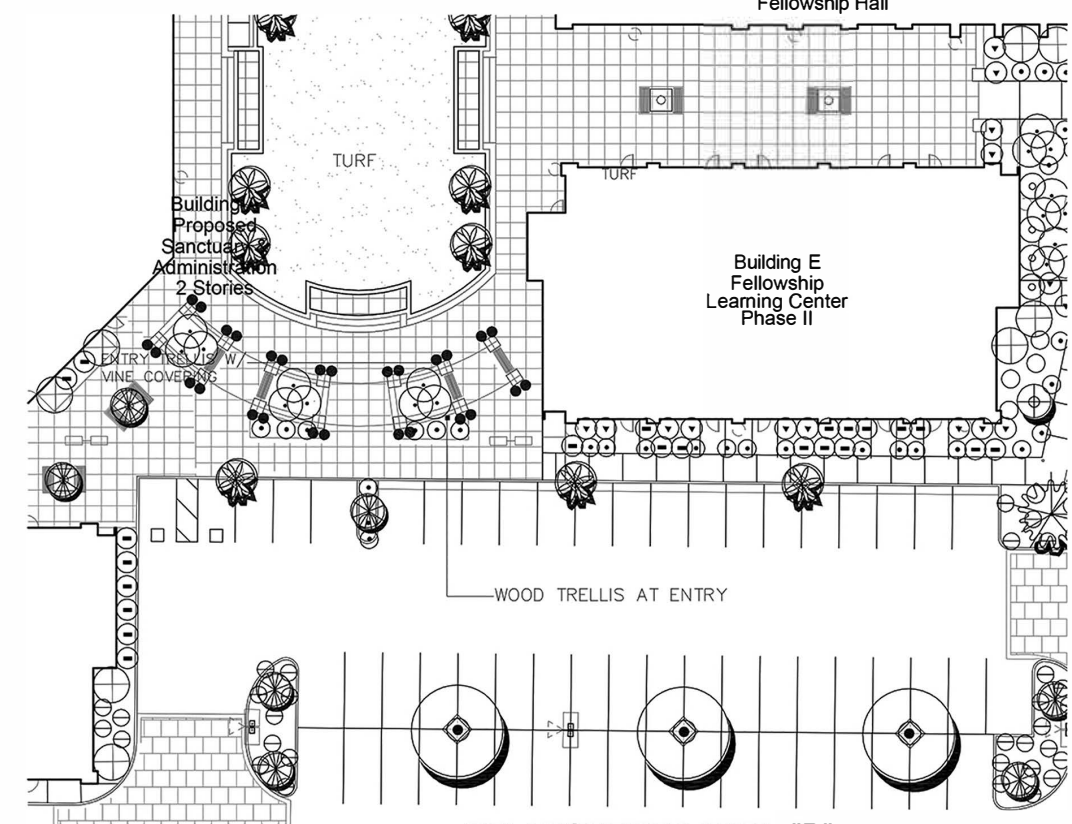
ENLARGEMENT AREA "A"



ENLARGEMENT AREA "B"



ENLARGEMENT AREA "C"






























ENLARGEMENT AREA "D"

RANCHO SANTA FE FIRE PALM TREES NOTE:  
PALM TREES WILL BE SKINNED OR CLEANED OF FIBROUS TISSUE OR LEAF BASES SO THAT THEY WILL BE ABLE TO BE PLANTED 10 FEET FROM THE TREE'S DRIP LINE TO ANY PORTION OF A COMBUSTIBLE STRUCTURE. THESE TREES SHALL BE MAINTAINED ANNUALLY BY THE OWNER.

**Darsono Design Associates, Inc.**  
LANDSCAPE ARCHITECTURE PLANNING  
5014 MOUNT LA PLATTA DRIVE SAN DIEGO, CA 92117  
PHONE (858) 541-2007 FAX (858) 541-2008  
JULY 12, 2016



PLANT LIST / LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUAN.
TREES SUCH AS:					
	ARCHTOPHOENIX CUNNINGHAMIANA	KING PALM	48"BOX/MULTIPLES	SPECIMEN	38
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	48"BOX/MULTIPLES	30' FROM STRUCTURE	12
	CITRUS TREE	ORANGE AND LEMON	24"BOX	SELECTED BY OWNER	33
	LAGEROSTROEMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE	36"BOX	LOW BRANCHING	31
	MAGNOLIA GRANDIFLORA 'ST. MARY'	MAGNOLIA TREE	36"BOX	LOW BRANCHING	12
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	36"BOX	LOW BRANCHING	9
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24"BOX/15GAL	STANDARD	3
	RHAPHIOLEPIS INDICA "MAJESTIC BEAUTY"	INDIAN HAWTHORN	24"BOX	STANDARD TREE FORM	2
	RHUS LANCEA	AFRICAN SUMAC	24"BOX	STANDARD	49
	SCHINUS MOLLE	CALIFORNIA PEPPER	36"BOX	30' FROM STRUCTURE	18
SHRUBS SUCH AS:					
	AGAVE ATTENUATA	AGAVE	15 GALLON	SELECT VARIETY	48
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH SHRUB	5 GALLON	-----	210
	ESCALLONIA FRADESII	ESCALLONIA	5 GALLON	-----	95
	FATSIA JAPONICA	JAPANESE ARALIA	24"BOX	----	58
	FESTUCA GLAUCA	COMMON BLUE GRASS	5 GALLON	10' FROM STRUCTURE	480
	HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	WHITE FLOWERS	120
	LANTANA MONTEVIDENS	PURPLE TRAILING LANTAN	1 GALLON	-----	280
	LIGUSTRUM JAPONICA 'TEXANUM'	TEXAS PRIVET	5 GALLON	-----	80
	MUHLENBERGIA RIDENS	DEER GRASS	1 GALLON	10' FROM STRUCTURE	525
	PENNISETUM ORIENTALE	FOUNTAIN GRASS	5 GALLON	10' FROM STRUCTURE	160
	PHORMIUM TENAX 'SUNDOWNER'	NEW ZEALAND FLAX	5 GALLON	-----	95
	RHAPHIOLEPIS INDICA 'JACK EVANS'	INDIAN HAWTHORN	15 GALLON	-----	85
	SALVIA 'DARA'S CHOICE'	SAGE	5 GALLON	-----	125
	XYLOSMA CONGESTUM 'COMPACTA'	DWARF XYLOSMA	5 GALLON	-----	95
VINES SUCH AS:					
	BOUGAINVILLEA 'ROYAL RED'	BOUGAINVILLEA	5 GALLON	-----	55
	FICUS REPENS	CREEPING FIG	5 GALLON	-----	75
	TRACEOSPERMUM JASMINOIDES	STAR JASMINE	5 GALLON	-----	60


FUEL MODIFICATIONS:

- MAINTAIN AN EFFECTIVE FUEL MODIFICATION ZONE BY REMOVING, CLEARING AAY OR MODIFYING COMBUSTIBLE VEGETATION AND OTHER FLAMMABLE MATERIALS FROM AREA WITHIN 100 FEET FROM COMBUSTIBLE BUILDINGS OR STRUCTURES. WHILE THESE STANDARDS WILL PROVIDE A HIGH LEVEL OF PROTECTION TO STRUCTURES BUILT IN THE WILDLAND/URBAN INTERFACE ZONE, THERE IS NO GUARANTEE OR ASSURANCE THAT COMPLIANCE WITH THESE STANDARDS WILL PREVENT DAMAGE OR DESTRUCTION OF STRUCTURES BY FIRE IN ALL CASES.
- A. A MINIMUM FUEL MODIFICATION AROUND THE COMBUSTIBLE STRUCTURE IS 100 FEET. ALL ZONE DIMENSIONS ARE MEASURED ON A HORIZONTAL PLANE PROJECTING OUTWARD FROM A COMBUSTIBLE STRUCTURE. A FUEL MODIFICATION AREA IS DIVIDED INTO TWO, 50-FOOT WIDE ZONES:
1. THE FIRST ZONE INCLUDES THE AREA FROM THE BUILDING TO A POINT 50 FEET AWAY. THIS ZONE MUST BE MODIFIED AND PLANTED WITH DROUGHT-TOLERANT, FIRE RESISTIVE PLANTS (SEE SECTION D, BELOW, FOR ADDITIONAL REQUIREMENTS). GRASS AND OTHER VEGETATION LOCATED MORE THAN 50 FEET FROM THE BUILDINGS OR STRUCTURES AND LESS THAN 6 INCHES (457 mm) IN HEIGHT ABOVE THE GROUND NEED NOT BE REMOVED WHERE NECESSARY TO STABILIZED THE SOIL AND PREVENT EROSION. IRRIGATION IS REQUIRED.
  2. THE SECOND ZONE OR THINING ZONE IS THE AREA BETWEEN 50 TO 100 FEET FROM THE BUILDING IN THIS ZONE THE NATIVE VEGETATION MAY REMAIN, BUT ALL NATIVE, UNBROKEN VEGETATION MUST BE THINNED OUT BY 50 PERCENT CANOPY COVER. ALL DEAD AND DYING VEGETATION IN ADDITION TO UNDESIRABLE PLANTS AND WEEDS AS LISTED IN THE WILDLAND/URBAN INTERFACE DEVELOPMENT STANDARD MUST BE REMOVED. IRRIGATION IS OPTIONAL.
- B. ALL ACCESS ROADWAYS REQUIRE A MINIMUM 30-FOOT WIDE FUEL MODIFICATION ZONE ON BOTH SIDES OF THE ROAD OR DRIVEWAY. THIS FUEL MODIFICATION ZONE CAN BE EITHER THINNED OUT TO AN ACCEPTABLE LEVEL OR COMPLETELY REPLANTED WITH ORNAMENTAL VEGETATION THAT IS PERMANENTLY IRRIGATED.
- C. OFFSITE FUEL MODIFICATION REQUIREMENTS. WHERE THE 100 FEET REQUIRED FUEL MODIFICATION EXTENDS ONTO NEIGHBORHOOD PROPERTY(S). OWNER SHALL OBTAIN WRITTEN PERMISSION FROM THE NEIGHBOR(S). THIS LETTER(S) SHALL STATE THE RESPONSIBILITIES OF ALL PARTIES RELATIVE TO THE ESTABLISHMENT AND MAINTENANCE OF THE FUEL MODIFICATION AREA. THIS AGREEMENT SHALL BE RECORDED WITH THE COUNTY RECORDER'S OFFICE AND A COPY PROVIDED TO THE FIRE DISTRICT BEFORE FINAL INSPECTION
- D. ALL FUEL MODIFICATION WORK SHALL BE COMPLETED BEFORE FINAL INSPECTION.



Concept Landscape Plan Notes

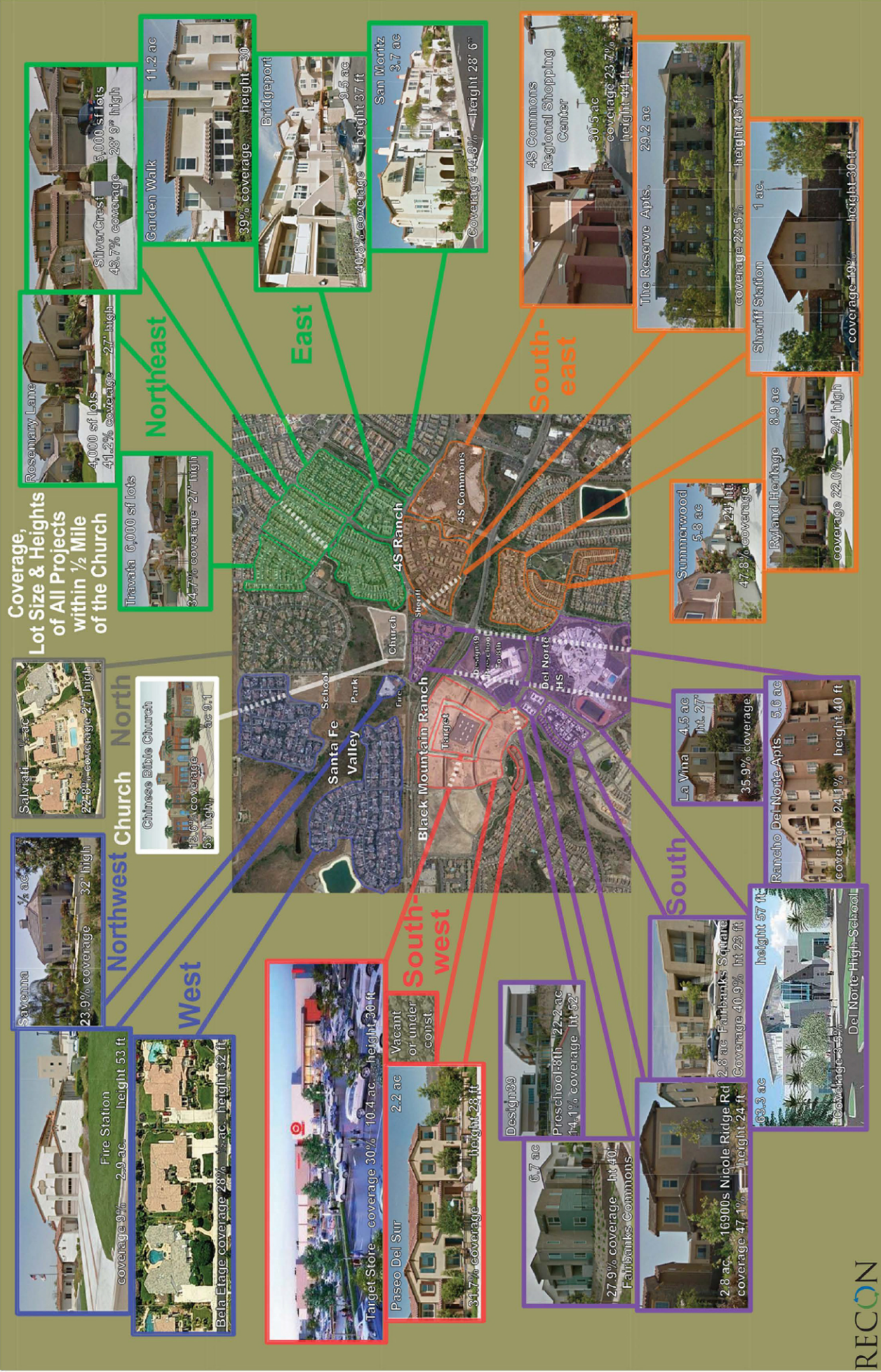
Figure 1-9

GROUNDCOVERS	SUCH AS:			QUAN.
SHRUB AREAS	3" DEEP WOOD MULCH	MULCH	PROVIDE SAMPLE FOR APPROVAL	
	D.G. PARKING SURFACE	D.G. WITH SOIL STABILIZER	-----	
TURF	SODDED TURF	MARATHON SOD	FROM SOUTHLAND FARMS	

RANCHO SANTA FE FIRE PROTECTION DISTRICT NOTES:

1. INDIVIDUAL DRIVEWAY DIMENSIONS: FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET, EXCEPT FOR SINGLE-FAMILY RESIDENTIAL DRIVEWAY; SERVING NO MORE THAN TWO SINGLE-FAMILY DWELLING, SHALL HAVE A MINIMUM OF 16 FEET OF UNOBSTRUCTED IMPROVED WIDTH. ALL FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NO LESS THAN 13 FEET 6 INCHES.
2. KEY BOXES AND SWITCHES: WHEN ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS UNDULY DIFFICULT BECAUSE OF SECURED OPENING S OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE SAVING OR FIREFIGHTING PURPOSE, THE CHIEF IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION. (KNOX KEY/SWITCH BOX APPLICATION IS AVAILABLE AT FRONT DESK)
3. EUCALYPTUS FORESTS AND WOODLANDS: ALL FOREST AND WOODLANDS SHALL BE KEPT IN A HEALTHY STATE AND MAINTAINED AS DESCRIBED BELOW:
  1. THE FOREST OR WOODLANDS SHALL BE FREE OF ALL DEAD, DYING OR DISEASED TREES (EXCLUDING TREE STUMPS NO HIGHER THAN SIX INCHES ABOVE THE GROUND). DEAD, DYING OR DISEASED TREES SHALL INSECT INFESTED TREES, NO LONGER LIVING, IN THE LAST STAGES OF GROWTH OR INFECTED BY A PATHOGEN OF ANY TYPE.
  2. IF COMBUSTIBLE VEGETATION IS LOCATED UNDERNEATH A TREE'S DRIPLINE, THE LOWEST BRANCH SHOULD BE AT LEAST THREE TIMES AS HIGH AS THE UNDERSTORY BRUSH OR GRASSES, OR TEN FEET, WHICHEVER IS GREATER. THIS WILL REDUCE THE BUILD-UP OF 'LADDER" FUELS.
  3. FIREWOOD SHALL BE NEATLY STACKED AND SHALL HAVE A MINIMUM OF 30 FEET OF CLEARANCE (NO VEGETATION) AROUND THE ENTIRE FIREWOOD STORAGE AREA.
  4. DEBRIS AND TRIMMINGS PRODUCED BY THE REMOVAL PROCESS SHALL BE REMOVED FROM SITE, OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY CHIPPING MACHINE AND EVENLY DISPERSED TO MAXIMUM DEPTH OF SIX INCHES.
4. LANDSCAPE REQUIREMENTS: ALL PLANT MATERIALS USED SHALL BE FROM WILDLAND/URBAN INTERFACE DEVELOPMENT STANDARDS PLANT PALETTE, WHICH CAN BE FOUND ON THE FIRE DISTIRCTS WEB SITE. THE ADDITION OF PLANT MATERIALS TO THE APPROVED LIST WILL BE AT THE DISCRETION OF THE FIRE DISTRICT. LANDSCAPE PLANS SHALL BE IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
  1. ALL NON-FIRE RESISTIVE TREES, INCLUDING CONIFERS (e.g. JUNIPERS, AND CYPRESS), PEPPER TREES, EUCALYPTUS SPECIES, CERTAIN PALMS WITH FIBROUS TISSUES, BAMBOO SPECIES, AND ACACIA SPECIES, SHALL BE PLANTED AND MAINTAINED SO THAT THE TREE'S DRIP LINE AT MATURITY IS A MINIMUM 30 FEET FROM ANY COMBUSTIBLE STRUCTURE. ALL FIRE RESISTIVE TREE SPECIES SHALL BE PLANTED AND MAINTAINED AT A MINIMUM OF 10 FEET FROM THE TREE'S DRIP LINE TO ANY COMBUSTIBLE STRUCTURE.
  2. FOR STREETScape PLANTINGS, ALL NON-FIRE RESISTIVE TREES SHALL BE PLANTED SOTHAT THE CENTER OF THE TREE TRUNK IS 20 FEET FROM EDGE OF CURB; FIRE RESISTIVE TREES CAN BE PLANTED 10 FEET FROM EDGE OF CURB TO CENTER OF TREE TRUNK. CARE SHOULD BE GIVEN TO THE TYPE OF TREE SELECTED THAT WILL NOT ENCROACH INTO THE ROADWAY, NOR PRODUCE A CLOSED CANOPY EFFECT.
  3. LIMIT PLANTING OF LARGE UNBROKEN MASSES ESPECIALLY TREES AND LARGE SHRUBS. GROUPS SHOULD BE TWO TO TREE TREES MAXIMUM, WITH MATURE FOLIAGE OF ANY GROUP SEPARATED HORIZONTALLY BE AT LEAST 10 FEET. IF PLANTER ON LESS THAN 20 PERCENT SLOPE AND 20 FEET, IF PLANTED ON 21 TO 40 PERCENT SLOPE, AND 30 FEET, IF PLANTED ON GREATER THAN 41 PERCENT.

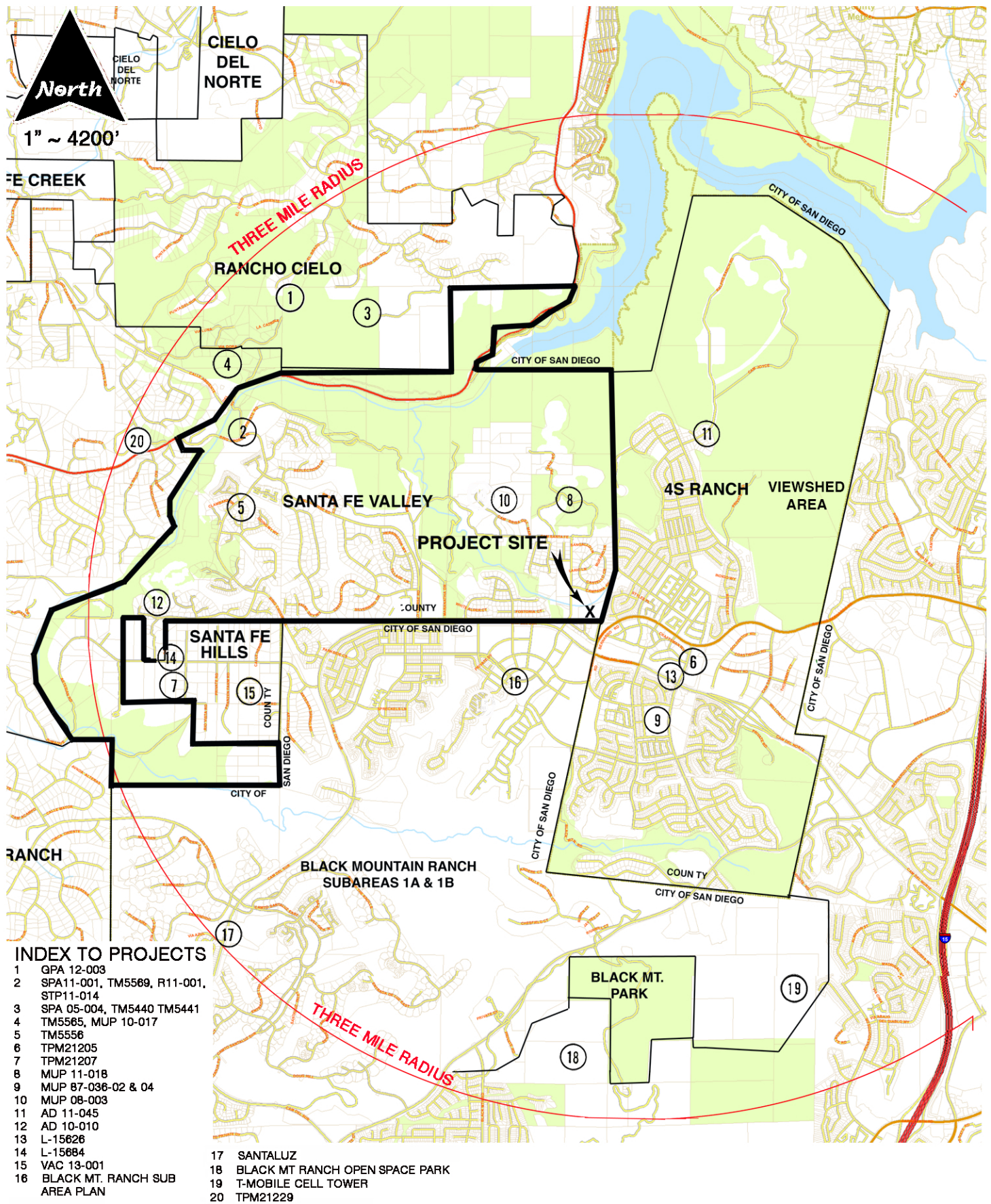




Surrounding Land Uses

Figure1-10





Map Number	Project	Environmental Impacts	Mitigation
1	GPA 12-003 SPA 05-004, Corrects inconsistencies in specific plan text for Rancho Cielo. Overall density of 0.27 and build out limit of 715 DU are maintained. Ref EK -4-28	Previous EIR (ER 80-8-120, certified 12-9-81) and Supplemental EIR (ER 84-8-3, certified 8-08-84) were found to provide adequate environmental analysis and mitigation.	None
2	SPA 11-001, TM5569, R 11-001, STP 11-014. SPA 11-001, Santa Fe Valley SPA, 2011-3813-11-004, TM 5569, Rezone 11-001, STP 11-014. ER 95-08-007K. 8011 Del Dios Highway. Proposed 13 DU on site zoned for 3 DU. Transfers 10 DU from Subarea II-32 to II-31. No net increase in DU. Total area of 8.05 acres, of which 4 will remain landscaped manufactured slopes, and 3.49 acres will be developed. Approved July 17, 2013, Ref 30520, 30847	Potential grading effects. Fire safety and biology studied. Very high risk fire zone, travel time for fire service 2 minutes. Limited building zone for fire protection. No significant biological effects. Screening from Del Dios with landscaping proposed.	Paleontological monitoring during grading.
3	SPA 05-004, Rancho Cielo SPA, TM 5440 and 5441. EA 3910-86-06-026B. 23.06 acres. 11 condos in village. 7284 Camino de Arriba. Deletes water reclamation facilities, changes classification of 4 parcels, eliminates MUP requirement that is no longer relevant.	Noise, fire study	Noise: No change to pervious report conclusions needed Previous fire study still valid.
4	TM 5565, Cielo Village LLC, MUP 10-017, 2010-3100-5565, Recorded March 9, 2011. APN 265-493-09-00, 18023 Calle Ambiente. Condominium conversion to subdivide an existing commercial/office complex into 5 parcels. No physical changes proposed. Requested processing under CEQA Guidelines 15301(k) for existing commercial buildings where no changes occur. Ref 30416	Exempt per CEQA Guidelines sections 15301 (k) and 15061(b)(3)	None
5	TM 5556, Starwood Santa Fe Valley, ER 95-08-021, 8 lots on 20.3 acres, 2 acre minimum lot size. Artesia Road south of Top O The Morning Way. Ref e file	Biology report found significant impacts to 0.1 ac Diegan Coastal Sage Scrub, 2.7 ac Coyote Brush Scrub, 0.2 acres of Southern Mixed Chaparral, and 17.0 acres of Non-native Grassland. Raptor foraging impacts noted. Cultural resources and paleontological impacts studied. Fire Protection Plan required. Mitigated Negative Declaration Log 10-08-007.	Biology: Mitigation offsite in approved conservation bank. Voluntary cactus salvage. Temporary fencing during construction. Cultural resource and paleontological monitoring and reporting during construction.



Map Number	Project	Environmental Impacts	Mitigation
6	TPM 21205, Dove Canyon and Rancho Bernardo Road. Two parcel subdivision on 2.81 acre lot.	CEQA Section 15162 (reliance on TM 5291). Reviewed for biology, drainage, sight distance. No significant effects.	None
7	TPM 21207, 2 parcels on 25.17 acres Artesian Rd at Rio Vista. Minimum lot size 4.09 acres	Possible geologic hazards, impacts to sensitive species, aesthetics effects. Section 15162 (reliance on Santa Fe Valley SP and previous EIR).	Project is still in process
8	MUP 11-018, FOUR GEE WATER TANK MAJOR USE PERMIT CELL, 5/03/11, 17299 Four Gee Road, Ref 30527	Notice of Exemption	NA*
9	MUP Mod, 87-036-02, -04, 4S Ranch Water Reclamation Plant, MUP W2, 16116 Cayenne Creek Rd, Ref 14480, 14508, 4208, 4389, 14501	Notice of Exemption	NA
10	MUP 08-003, Kreitzer, AT&T wireless telecom facility, 9/28/11, Ref 30533	Notice of Exemption	NA
11	AD 11-045, Mission Ranch, Maxine Lane e of Alva Rd, 4 guest homes of 600 s f on 4 lots. 17848 Ralphs Ranch Rd, Ref 30510, SDPGM 3/1/12, 11/01/12	Notice of Exemption	NA
12	AD 10-010, Smith Site Plan D Designator, S-09-020, 7554 Top O the Morning Way, Ref 30415	Notice of Exemption	NA
13	L-15626, 4S Medical Plaza, 16918 Dove Canyon Road, 10/11/11, Ref 30727, 30503. Associated with GPA 96-01. 40,000 sq foot medical building	Grading effects	Supervised grading. Stormwater monitoring, treatment control Best Management Practices
14	L-15684, Bagley, PDS2012-2700-15684, Mit Neg Dec associated with TPM 17341, Artesian Rd./Top O Crosby, Ref 30728, 30731	Mitigated Negative Declaration	Off-site mitigation for NNG -or- RMP, paleo monitoring.
15	Vacation 13-001, 20.52 ac project area in Santa Fe Meadows. Vacate 10.23 ac of open space and 3.93 ac of brush management zone that were originally dedicated for TM 5116. That TM was never built and expired. The open space in no longer needed to mitigate impacts. Ref 30924	No change in previous impacts	None

Map Number	Project	Environmental Impacts	Mitigation
16	Black Mountain Ranch Subarea Plan. Addendum 142244 to EIR 96-7902. Project included Community Plan Amendment, Vesting Tentative Map, Planned Development Permit, Site Development Permit, easement and street vacation, MHPA boundary line adjustment for fire station, and rezone. Project area is 967.5 acres and proposes 1,433 residential units, 515,000 s f of commercial. Retail space, 300 room hotel. 277.5 acres of open space, five parks. At the time of drafting, 50 percent of the plan area had been constructed under the previous EIR. This addendum covered the remaining 50%.	The addendum notes that the previously adopted EIR covers all aspects of the project except proposed modifications, which moved more commercial square footage into the area, moved hotel site and split location of 500 senior residences into two development areas of 200 and 300 units. The previously planned golf course graded and to be reclassified as "resource open space". Areas examined were traffic/circulation (additional signalization, no new impacts); biology (impacts to 1.77 acres of non-native grassland); cultural resources, land form alteration/visual effects, geology, water quality (no new effects); water supply (reduced effect); noise, paleontology, and air quality (no new effects); greenhouse gasses (no thresholds at the time but addendum notes smart growth policies and requirements such as use of photo-voltaic installations, use of solar heating, Leadership in Energy and Environmental Design (LEED) certifications for design efficiencies; solid waste and human health/ public safety, public services (no new impacts); land use (fire station relocation encroaches into habitat planning area but not significantly;	Effects to Non-native grassland addressed with preservation of 1.7 acres of Coastal sage scrub, and 0.7 acres of Native grassland. Additional intersections shifted from signed to light controlled. Continued use of sensitive grading, archaeological treatments, landscaping, fencing and lighting controls for land form alteration and visual effects. No new significant effects but addendum identified previously unmitigated effects related to land use, traffic, land form alteration/ visual effects, air quality, and cumulative impacts to land use, traffic, biology, hydrology/water quality, land form alteration/visual effects, air quality, and natural resources.
17	Community Plan Amendment, Conditional Use Permit, Santaluz Assisted Living Facility, Addendum LDR 99-1161 to EIR 96-7902. Covers 61.88 acres in South Village, part of Subarea 1 Planning Area. Covers commercial, single and multi- family residential	No new significant impacts but additional measures adopted for hydrology/water quality and paleontological resources	Hydrology: measures to reduce erosion, sedimentation and runoff including hydroseeding, groundcover during grading, best management practices, detention Paleontology: Monitor on site during grading.
18	Black Mountain Ranch Open Space Park Resource Management Plan, approved by City Council 4-29-14. Closes 11.9 miles of trails, adds 3.45 miles of trails and maintains 14.32 miles of existing trails. The area consists of 1,552 acres between Black Mountain Road to the north and west and Carmel Mountain Road to the south and east.	Impacts to biology and land use.	Land Use: Show Multiple Habitat Planning Area boundary on all construction document, Direct development area drainage away from MHPA. Biology: Noise controls during breeding season. Fencing at MHPA boundary. Grading controls during California Gnatcatcher season, Conserve 7.43 acres Tier II, IIIa and IIIb habitats, purchase 2.78 acres habitat off site.
19	T-Mobile cell tower with 30' monopine and 12 antennas. PTS 221417 is located at the Rancho Penasquitos Water Tower near Avandia Maria.	Planning Group requested more landscaping. Facility must conform to procedures covering site plans, landscaping, and technical specifications outlined in City Bulletin 536, "Wireless Communication Facilities"	NA
20	TPM 21229, 16.7 acres into 4 parcels, with remainder parcel of 2.24 acres. Two acre minimum lot size is consistent with zoning. Projected to also require GPA, MUP, Boundary Adjustment, amendment of agriculture preserve, and annexation for sewer service.	Initial study indicated following factors unknown: geologic hazards, traffic congestion, biology, aesthetics, hazards such as fire safety.	Project is still in process

\*NA-Does not apply