

S.0 SUMMARY

S.1 Project Synopsis

This Draft Supplemental Environmental Impact Report (DSEIR) pertains to the 9.4-acre project known as “Chinese Bible Church of San Diego” (the Project), located in the San Dieguito Community Plan area in north central San Diego County. The Project proposes a church complex on 9.09 acres, with an additional 0.3 acres on an adjoining lot to be used for access. Access would be provided via Grace Way, a proposed private road which connects to Four Gee Road. Figure S-1, Regional Vicinity Map, shows the location of the Project in the County of San Diego.

This document is a Supplemental EIR (SEIR), as defined in the California Environmental Quality Act (CEQA) Guidelines Section 15162. A SEIR is prepared when a prior EIR has been certified as complete and adequate under CEQA by the CEQA lead agency (in this case, the County of San Diego), but the design of the Project undergoes changes that have the potential to introduce environmental consequences not foreseen by the original EIR. The SEIR therefore provides that additional analysis.

The prior EIR analyzed a 3,163-acre multi-ownership area within the Santa Fe Valley Specific Plan (SFVSP) area, titled “Santa Fe Valley Specific Plan, Draft Environmental Impact Report (Specific Plan 95-001; Rezone 95-008; Log 95-8-21),” and dated August 1995. This Specific Plan established a number of uses, including a 374-acre golf course with resort hotel, up to 1,200 residential dwelling units with densities ranging from one dwelling unit per six acres (1 DU/6 AC) to 4 DU/AC, a congregate care facility, a neighborhood commercial center, community facilities, supporting infrastructure, and 1,404 acres of permanent resource open space.

The Project site is located within the 888-acre Planning Area V in the northeastern portion of the SFVSP area. The site is part of sub-area 6. Designated as “low medium density,” the sub-area allowed up to a total of 67 dwelling units on the 71 acres. Sixty-three residential lots were developed as part of the Salvati project. A subsequent subdivision, Tentative Map (TM) 5123, was proposed to subdivide the remaining four lots on 9.09 acres, but that TM was not finalized and the site remains a single lot (APN 678-060-27-00). The Project site comprises this remainder lot and an off-site lot adjacent to Four Gee Road to be used for access purposes.

The County General Plan regional category for the site is Semi Rural (SR). It is in the San Dieguito Community Plan Area (SDCPA), and has a land use designation of SPA (Specific Plan Area [Santa Fe Valley Specific Plan]). The proposed use is allowed in the SR category with approval of a Major Use Permit (MUP). The Project proposes to develop a church campus in two phases.

The current application consists of a Specific Plan Amendment (SPA) to update the Specific Plan, a MUP to govern the ongoing activities of the facility, an open space easement vacation (VAC) of 0.3 acres to accommodate the main entry and to vacate a flowage or flooding easement of 0.28 acres, and an exception request to current zoning to allow for additional building heights for a building and three tower elements.

Annexation into the Rancho Santa Fe Community Service District (RSFCSD) for sewer service is also proposed.

The property would receive potable water service from the Olivenhain Municipal Water District (OMWD), sewer services from the RSFCSD, and fire service from the Rancho Santa Fe Fire Protection District (RSFFPD). No school services would be required because no residential component is proposed.

The Project cannot rely on the earlier certified EIR for comprehensive disclosure with regard to potential environmental impacts or mitigation because proposed uses go beyond the scope of the previous environmental assessment. The current document provides details from the 1995 EIR for analytical and comparative purposes where appropriate, while providing the necessary additional analysis of the Project design. The technical subsections within Chapters 2, 3.1, and 3.2 of this DSEIR include introductory summaries describing how the previous EIR's findings compare or are relevant to the current analysis.

S.1.1 Description, Location, and Setting

The Project would construct five buildings in two phases totaling 89,234 SF of usable space. The buildings would consist of a sanctuary/administration building (43,500 SF), education building (12,934 SF), meeting building (5,932 SF), fellowship hall (13,812 SF) and learning center (13,056 SF). Parking would be provided for 417 vehicles, including 406 standard spaces and 11 handicap-accessible spaces.

Project facilities would operate from 8 AM to 10 PM seven days a week. Ongoing activities during the week would consist primarily of administrative activities, pastoral services, recreational fellowship, Bible study, as well as the operation of a bookstore and café to serve the needs of church members. The book store and café would be open from 9:00 AM to 10:00 PM daily. Sunday services would occur between 9 AM and 10 PM.

The Project site is located at the edge of a broad plain just south of the hills that define the Del Dios Gorge area. Figure S-2, USGS Quadrangle Map, shows the Project in relation to the surrounding area. The Project is within an urbanized setting, as shown in Figure S-3, Aerial Photograph. It is approximately 2.5 miles west of the I-15 freeway and is adjacent to both 4S Ranch and Black Mountain Ranch (BMR). Access to I-15 is provided by Rancho Bernardo Road from the northeast and by Camino Del Norte/Camino Del Sur from the southeast. Site access is via Four Gee Road, which runs north/south along the property's western boundary and connects directly to Camino Del Sur.

The 4S Ranch Specific Plan area is located to the north and east, and the BMR Specific Plan area is to the southwest, as shown on Figure S-3, "Aerial Photograph." These planning areas are extensively developed and consist of residential neighborhoods, large commercial centers, and scattered light industrial and civic uses. There are residential and non-residential land uses on all sides of the Project site. Open space, an east/west public roadway, Campania Avenue, and a single family residential development occur to the north. A single family residential development is adjacent to the site on the east. A parking lot, three-story apartment building, and two story single

family residences border the site to the south. To the west is an approximately 220 foot wide strip of open space, Four Gee Road, a fire station, and additional open space.

S.2 Summary of Significant Effects and Mitigation Measures that Reduce or Avoid the Significant Effects

Table S-1, Summary of Significant Effects and Mitigation Measures that Reduce or Avoid the Significant Effects, summarizes the Project's potential environmental impacts and mitigation for those effects. The table also provides the rationales for why proposed mitigation will be effective to reduce impacts to below a level of significance.

S.3 Areas of Controversy

A Notice of Preparation (NOP) was published on January 9, 2014 for a 30-day public review and comment period. A public scoping meeting was also held during a regular meeting of the San Dieguito Community Planning Group on January 23, 2014 at the Rancho Santa Fe Community Center, 5970 La Sendita. Public comments were received on the NOP and reflect concern over a number of environmental and non-environmental issues. Appendix A includes the NOP, a list of organizations, groups, and individuals commenting on the NOP, and the comment letters.

The issues of concern raised in the NOP comment letters include the following:

- The Project would be incompatible with the existing neighborhood, including hours of operation, nighttime lighting, noise, and building heights
- MUP findings related to bulk and scale cannot be made
- The biological open space and Artesian Creek would be negatively affected and transitions between open space and development are not provided
- Traffic loads would be unsafe and would contribute to already bad traffic congestion in the area and emergency response times would be impeded by traffic
- Parking would occur on neighborhood streets
- Annual flooding is likely
- Visual effects would occur
- This is an historical site
- Trees, some of which are over 50 years old, would be affected
- Cooking smells would be introduced into the area
- Re-sale value of homes would be affected

Environmental issues raised in these letters are analyzed in Chapters 2 and 3 of this DSEIR.

S.4 Issues to be Resolved by the Decision-Making Body

The DSEIR is an informational document intended to inform the decision makers and the public of the significant effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to a project. The lead agency (in this case the County of San Diego) must make findings for each significant effect identified in the DSEIR. The issues to be resolved for the Project include whether findings can be made, whether project effects are fully mitigated, and whether a project alternative or some other project variation that might reduce environmental effects should be adopted in place of the Project.

S.5 Project Alternatives

Four Project alternatives were identified for further analysis in this DSEIR. These additional alternatives are evaluated in detail in Chapter 4, where environmental effects are compared to those of the Project and are assessed relative to their ability to meet the basic objectives of the Project, as presented in Section 1.1, page 1-1. Alternatives are compared to the Project in Table S-2, Comparison of Project Alternative Impacts to Significant Project Impacts.

S.5.1 Alternative 1: No Project Alternative

The No Project Alternative reflects what would occur on the site if no development occurs and the site continues in its current pattern of use. Currently uses consist of one occupied residence and an unoccupied residence surrounded by a stand of eucalyptus and palm trees and native and non-native vegetation. This alternative has no significant environmental effects because it does not change the existing environmental setting and there are no on-going conditions on the site that would lead to new or additional negative environmental effects. The No Project Alternative reduces effects in all five environmental areas where the Project has significant impacts. These include aesthetics, biological resources, cultural resources, hazards/fire safety, and noise. The No Project Alternative is the preferred environmental project because it provides the greatest reduction in impacts. This alternative does not meet any of the Project objectives. It is discussed in detail in Chapter 4.2.

S.5.2 Alternative 2: Specific Plan -- Designated Land Use Alternative

The Specific Plan - Designated Land Use Alternative evaluates impacts from developing four lots on the site, as currently permitted by the SFVSP. This alternative has significant effects in two categories: biological resources and cultural resources. It reduces effects from Project levels in four categories: aesthetics, biological resources, hazards, and noise. The alternative is environmentally superior to the Project and is the preferred environmental alternative after the No Project Alternative. This alternative does not meet any of the Project goals. It is discussed in detail in Chapter 4.3.

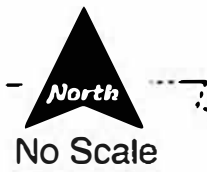
S.5.3 Alternative 3: Reduced Development Footprint Alternative

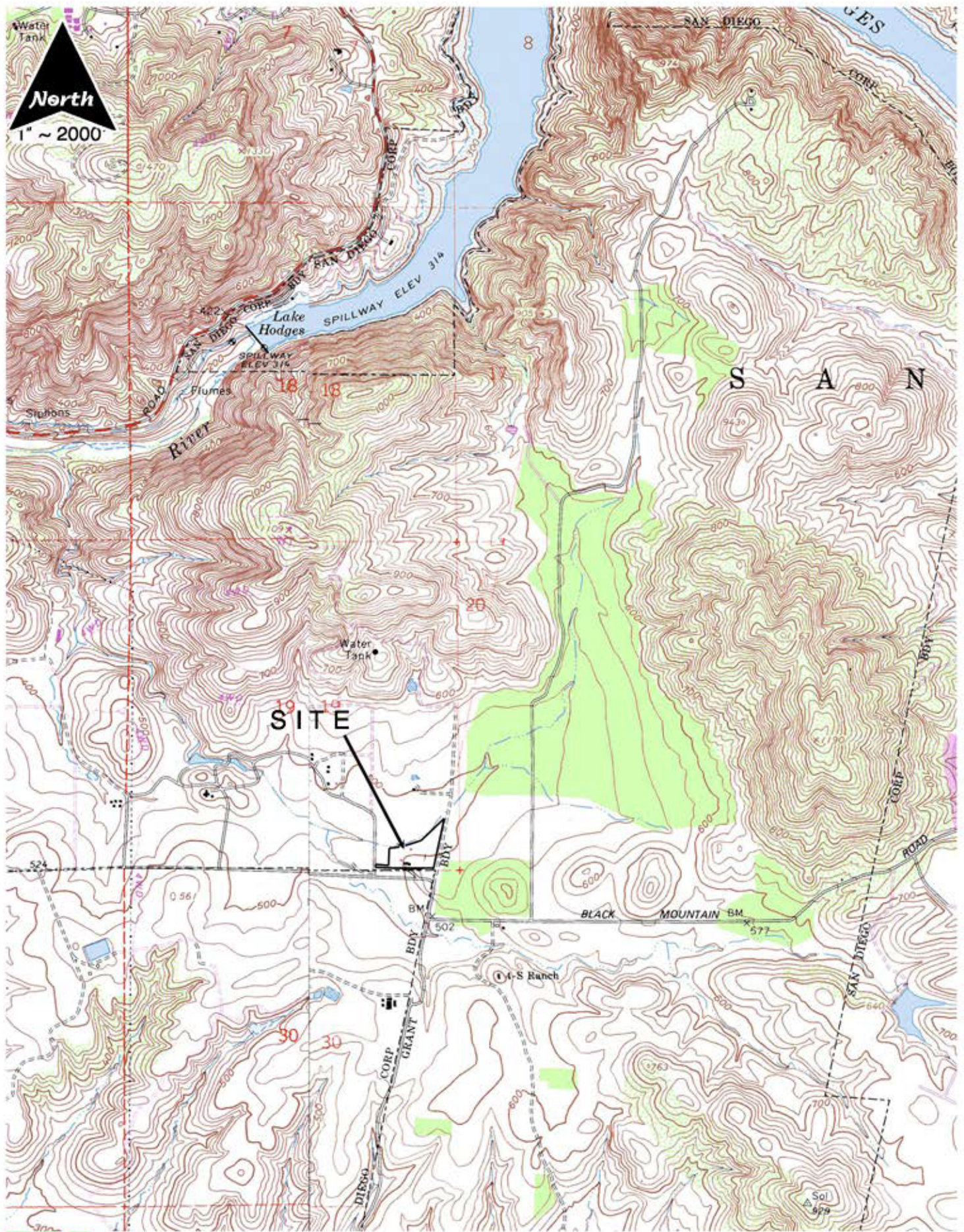
The Reduced Development Footprint Alternative evaluates a project that has a smaller footprint and wider buffer along its northern boundary where open space is present. All other aspects of the alternative remain the same as the Project. This alternative has significant effects in five categories, but reduces impacts in one area: biological

resources. Biological impacts remain significant however because a small area of open space adjacent to the western boundary still has to be vacated for the Project entry. This alternative does not meet Project objective 4 and only partially meets Project objectives 1 and 2. The alternative is discussed in detail in Chapter 4.4.

S.5.4 Alternative 4: Reduced Building Height Alternative

The Reduced Building Height Alternative evaluates a variation of the Project in which the main sanctuary and towers are reduced in height. All other aspects of the alternative remain the same as the Project. This alternative has significant effects in five categories and reduces impacts in one: aesthetics. These impacts remain significant because screening of buildings and parking areas would still be needed. This alternative does not meet Project Objective 4 and only partially meets Project Objectives 1 and 2. It also does not meet the design criteria of the SFVSP. The alternative is discussed in detail in Chapter 4.5.







SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

Project-Level Impacts

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
2.1 Aesthetics			
VIS-1	The Project would introduce a retaining wall and fence to the north that would detract from or contrast with the existing visual character and/or quality of the area.	<p>M-VIS-1 To screen the retaining wall along the northern site boundary, the Project shall:</p> <ul style="list-style-type: none"> • Paint or clad the wall with a non-reflective earth-toned material that is matched in color to the surrounding and planned vegetation along the wall • Incorporate vertical elements from the base of the wall to break the horizontals of the wall. These elements can be constructed elements or vegetation. Constructed elements shall be of a type and quality that complements the existing design. Vegetation elements shall be able to attain a height that would be reach the top of the fence along the wall so as to integrate these two structures. 	Aesthetic resources will be preserved through the use of specific design elements to visually break up the long horizontal wall element on the north boundary. The vertical nature of the design elements will compliment planned structures in both design and color. The on-going maintenance of the facility and landscaping will be made a condition of the Major Use Permit, thereby conserving site's aesthetic value into the future. With implementation of these measures, impacts would be rendered not significant because the long horizontal line of the retaining will be obscured.
VIS-2a	The Project would result in a change that contributes to the valued visual character of the area.	<p>M-VIS-1 To screen the retaining wall along the northern site boundary, the Project shall:</p> <ul style="list-style-type: none"> • Paint or clad the wall with a non-reflective earth-toned material that is matched in color to the surrounding and planned vegetation along the wall • Incorporate vertical elements from the base of the wall to break the horizontals of the wall. These 	Valued visual resources of the area will be preserved during construction through the use of large landscape boxes and varied landscape elements that will provide immediate screening for construction elements. The on-going maintenance of the facility

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

Project-Level Impacts

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		<p>elements can be constructed elements or vegetation. Constructed elements shall be of a type and quality that complements the existing design. Vegetation elements shall be able to attain a height that would be reach the top of the fence along the wall so as to integrate these two structures.</p> <p>M-VIS-2 Install 36" boxed citrus, 10 gallon shrubs, and 10 gallon vines at the earliest possible point during Project construction. At corners of the eastern boundary, the proposed California peppers shall be 48" box size. Along the east-facing sidewalk, the proposed crepe myrtle shall be 48" box size.</p> <p>M-VIS-3 Install 48" trees and 10 gallon shrubs along the decorative fence line</p>	<p>and landscaping will be made a condition of the Major Use Permit, thereby conserving site's aesthetic value into the future. With implementation of these measures, temporary construction impacts are rendered not significant because screening and design elements are provided.</p>
VIS-2b	<p>The Project would result in a change in tree cover that contributes to the valued visual character of the area.</p>	<p>M-VIS-2 Install 36" boxed citrus, 10 gallon shrubs, and 10 gallon vines at the earliest possible point during Project construction. At corners of the eastern boundary, the proposed California peppers shall be 48" box size. Along the east-facing sidewalk, the proposed crepe myrtle shall be 48" box size.</p> <p>M-VIS-3 Install 48" trees and 10 gallon shrubs along the decorative fence line.</p>	<p>Aesthetic resources attributable to tree cover will be preserved in the long term by an extensive landscape plan. Immediate effects from removal of tree cover will be mitigated by providing large landscape boxes that will provide immediate screening for construction elements. The on-going maintenance of the facility and landscaping will be made a condition of the Major Use Permit,</p>

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

Project-Level Impacts

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
			thereby conserving site's aesthetic value into the future. With implementation of these measures, temporary construction impacts are rendered not significant.
VIS-3a	The Project would obstruct views from the Campania Avenue trail.	<p>M-VIS-1 To screen the retaining wall along the northern site boundary, the Project shall:</p> <ul style="list-style-type: none"> • Paint or clad the wall with a non-reflective earth-toned material that is matched in color to the surrounding and planned vegetation along the wall. • Incorporate vertical elements from the base of the wall to break the horizontals of the wall. These elements can be constructed elements or vegetation. Constructed elements shall be of a type and quality that complements the existing design. Vegetation elements shall be able to attain a height that would be reach the top of the fence along the wall so as to integrate these two structures. 	Aesthetic resources will be preserved through the use of specific design elements to visually break up the long horizontal wall element on the north boundary. The vertical nature of the design elements will compliment planned structures in both design and color. The on-going maintenance of the facility and landscaping will be made a condition of the Major Use Permit, thereby conserving site's aesthetic value into the future. With implementation of these measures, impacts would be rendered not significant because the long horizontal line of the retaining will be obscured.
VIS-3b	The Project would modify views from the trail along the southern boundary.	M-VIS-2 Install 36" boxed citrus, 10 gallon shrubs, and 10 gallon vines at the earliest possible point during Project construction. At corners of the eastern boundary, the proposed California peppers shall be 48" box size. Along	Aesthetic resources from the trail along the southern boundary will be preserved through the use of extensive design requirements,

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

Project-Level Impacts

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		<p>the east-facing sidewalk, the proposed crepe myrtle shall be 48" box size.</p> <p>M-VIS-3 Install 48" trees and 10 gallon shrubs along the decorative fence line.</p>	<p>including architectural detail, and landscaping. Immediate effects from clearing and grading will be mitigated by providing large landscape boxes that will provide immediate screening for construction elements. The on-going maintenance of the facility and landscaping will be made a condition of the Major Use Permit, thereby conserving site's aesthetic value into the future. With implementation of these measures, impacts are rendered not significant because immediate screening is provided and long term landscaping will establish an effective visual amenity along the trail.</p>
VIS-4a	<p>The Project would not comply with applicable goals, policies, or requirements of the SFVSP due to the proposed northern retaining wall.</p>	<p>M-VIS-1 To screen the retaining wall along the northern site boundary, the Project shall:</p> <ul style="list-style-type: none"> • Paint or clad the wall with a non-reflective earth-toned material that is matched in color to the surrounding and planned vegetation along the wall. • Incorporate vertical elements from the base of the wall to break the horizontals of the wall. These elements can be constructed elements or vegetation. Constructed elements shall be of a type and quality that complements the existing 	<p>Aesthetic resources as expressed in the SFVSP will be preserved through the use of specific design elements to visually break up the long horizontal wall element on the north boundary. The vertical nature of the design elements will compliment planned structures in both design and color. The on-going maintenance of the facility and landscaping will be made a</p>

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

Project-Level Impacts

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		design. Vegetation elements shall be able to attain a height that would be reach the top of the fence along the wall so as to integrate these two structures.	condition of the Major Use Permit, thereby conserving site's aesthetic value into the future. With implementation of these measures, impacts would be rendered not significant because the long horizontal line of the retaining will be obscured.
VIS-4b	The Project would not comply with applicable goals, policies, or requirements of the SFVSP due to obstruction of views from the Campania Avenue trail and the trail south of the Project site.	<p>M-VIS-2 Install 36" boxed citrus, 10 gallon shrubs, and 10 gallon vines at the earliest possible point during Project construction. At corners of the eastern boundary, the proposed California peppers shall be 48" box size. Along the east-facing sidewalk, the proposed crepe myrtle shall be 48" box size.</p> <p>M-VIS-3 Install 48" trees and 10 gallon shrubs along the decorative fence line.</p>	Aesthetic resources as expressed in the SFVSP will be preserved through the use of specific design elements to visually break up the long horizontal wall element on the north boundary. The vertical nature of the design elements will compliment planned structures in both design and color. The on-going maintenance of the facility and landscaping will be made a condition of the Major Use Permit, thereby conserving site's aesthetic value into the future. With implementation of these measures, impacts would be rendered not significant because the long horizontal line of the retaining will be obscured.
2.2 Biology			
BI-1	Impact to 0.3 acre of non-native grassland offsite	M-BI-1 Direct impact to 0.3 acre of offsite non-native	These measures will be effective because they will preserve habitat

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

Project-Level Impacts

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
BI-1 (Cont)	within the proposed access road footprint.	grassland shall be mitigated at a 1:1 ratio in conformance with the MSCP and BMO through preservation of similar or higher value habitat. Mitigation shall occur at the Crestridge Mitigation Bank in Lakeside, California or any other land determined acceptable by the Director of the Department of Planning & Development Services. Note that the mitigation ratio for non-native grassland is typically 0.5:1. A doubled ratio is required here since this area is located within a dedicated open space easement. Pursuant to the County Report Format and Content Requirements – Biological Resources, if existing dedicated biological open space easements are being vacated, the loss of preserved habitat should be mitigated at twice the required ratios because the original mitigation must be replaced and the current loss of habitat must be mitigated.	of equal or greater value in a mitigation bank that will be managed in perpetuity, so that the resource will be protected on a long term basis. This measure will be made a condition of the MUP for the project so it will be enforced through the County's compliance system.
BI-2	Potential impact to nesting birds covered under the MBTA due to removal of onsite trees during project construction.	M-BI-2 If any construction work, including onsite tree removal, is proposed during the raptor breeding season (between January 1 and July 15), a qualified biologist shall conduct a nesting raptor survey no more than three days prior to scheduled operations to ensure that no nesting birds in the Project area would be impacted. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer shall be	These measures will be effective because they will prevent noise disturbances that may impact MBTA-protected birds while they are nesting. The presence of nesting birds will be monitored so active oversight will be implemented. This measure will be made a condition of the MUP for

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

Project-Level Impacts

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		a minimum of 500 feet, be delineated by temporary fencing, and remain in effect as long as construction is occurring or until the nest is no longer active. No project construction shall be allowed to occur within the fenced zone until the young have fledged and will not be impacted by the Project. A copy of the survey shall be submitted to the Director of Planning & Development Services.	the project so it will be enforced through the County's compliance system.

2.3 Cultural Resources

CR-1	Impact CR-1 Potential to uncover previously unrecorded archaeological resources during project grading.	<p>M-CR-1 To mitigate for potential impacts to undiscovered buried archaeological resources including human remains, an archaeological monitoring program and potential data recovery program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA and shall include the following requirements:</p> <ul style="list-style-type: none"> • Pre-Construction <ul style="list-style-type: none"> ○ Pre-construction meeting to be attended by the Project Archaeologist and Luiseño Native American monitor to explain the monitoring requirements. • Construction <ul style="list-style-type: none"> ○ Monitoring. Both the Project Archaeologist and Luiseño Native American monitor are to be onsite during 	These measures will be effective because they will ensure monitoring of potential archaeological resources and provide for a course of action if resources are found. They will be made a condition of the MUP for the Proposed Project and so will be enforced through the County's compliance system.
-------------	--	--	---

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

Project-Level Impacts

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		<p>earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Luiseño Native American monitor. The Project Archaeologist and Luiseño Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources.</p> <ul style="list-style-type: none"> ○ If cultural resources are identified: <ul style="list-style-type: none"> ▪ Both the Project Archaeologist and Luiseño Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery. ▪ The Project Archaeologist shall contact the County Archaeologist. ▪ The Project Archaeologist in consultation with the County Archaeologist and Luiseño Native American shall determine the significance of discovered resources. ▪ Culturally-affiliated Tribes shall be consulted should Tribal Cultural Resources be identified. ▪ Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation. 	

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

Project-Level Impacts

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		<ul style="list-style-type: none"> ▪ Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Luiseño Native American monitor may collect the cultural material for transfer to a Tribal curation facility or repatriation program. ▪ If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Luiseño Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources or Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance). ▪ If tribal cultural resources are identified, consultation shall be conducted with culturally-affiliated 	

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

Project-Level Impacts

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		<p>tribes to determine the appropriate mitigation.</p> <ul style="list-style-type: none"> ○ Human Remains <ul style="list-style-type: none"> ▪ The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. ▪ Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. ▪ If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. ▪ The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted. 	

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

Project-Level Impacts

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		<ul style="list-style-type: none"> ▪ Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered. • Rough Grading <ul style="list-style-type: none"> ○ Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. The report shall be submitted to the South Coastal Information Center, the San Luis Rey Band of Mission Indians, and any culturally-affiliated Tribe who requests a copy. • Final Grading <ul style="list-style-type: none"> ○ A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. The report shall be submitted to the South Coastal Information Center, the San Luis Rey Band of Mission Indians, and any culturally-affiliated Tribe who requests a copy. ○ Disposition of Cultural Material. <ul style="list-style-type: none"> ▪ The final report shall include evidence that all prehistoric materials 	

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

Project-Level Impacts

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		<p>have been curated at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79. Alternatively, the prehistoric materials may be repatriated to a culturally-affiliated Tribe.</p> <ul style="list-style-type: none"> ▪ The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79. 	

2.4 Hazards

HZ-1	<p>Impact HZ-1: The Proposed Project could impede ingress and egress from the fire station during peak traffic periods.</p>	<p>M-HZ-1 In order to reduce the potential for delays to emergency vehicle response from Fire Station No. 2, the intersection of Four Gee Road and Grace Way shall be signalized. This signal shall be capable of being controlled from Fire Station No. 2, which is located directly across from Grace Way. The purpose is to allow fire station personnel to control traffic so that emergency vehicles can safely exit the fire station unimpeded in an emergency. The signal at the intersection of Camino Del Sur and Four Gee Road shall be connected to this control system so that fire</p>	<p>These measures will be effective because they provide the fire department staff a means of stopping traffic from the Proposed Project site. These controls will be effective because they will stop traffic that could interfere with fire vehicle movement at the Four Gee/Project Entry and the Four Gee/Camino Del Sur intersections.</p>
-------------	--	--	---

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

Project-Level Impacts

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
		personnel can coordinate signal changes between the two intersections, which are in close proximity to one another. The ability to coordinate the intersection signals will prevent delays in response time as a result of church-related activities. Additionally, road striping "Do Not Block" shall be painted in front of the Fire Station entrance. These measures will be completed prior to occupancy of the facilities.	
HZ-2-HZ-4	While the Project would not result in hazardous substance handling, nor is it located on or near landfills, burn ash sites, or formerly used defense sites, the potential exists to expose humans or the environment to contaminated soils and disturb ACM and lead-based paint.	<p>M-HZ-2a If the redevelopment plans include areas of exposed soil where visitors may congregate, soil sampling for pesticides, herbicides, and metals shall be completed. If finished areas where people will congregate are paved or covered with an impermeable surface, sampling would not be necessary.</p> <p>M-HZ-2b If soil is to be transported from the Project site during redevelopment, sampling shall be conducted to confirm if the soil is a hazardous waste due to historic agricultural chemical use.</p> <p>M-HZ-3 A survey for Asbestos Containing Material shall be completed prior to demolition of the existing structures in order to properly manage these contaminants during demolition.</p> <p>M-HZ-4 A survey for lead-based paint shall be completed prior to demolition of the existing structures in order to properly manage these contaminants during demolition.</p>	<p>These measures will be effective because they provide for the early detection and remediation of any contaminated soils, Asbestos Containing Material, and Lead-based paints, should they be found. These controls will be effective because they will detect and remediate dangerous chemicals before people are exposed to them.</p>

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

Project-Level Impacts

Impact No.	Impact	Mitigation	Conclusion and Mitigation Effectiveness
2.5 Noise			
N-1 N-1 Cont	Impact N-1 If any outdoor events are proposed that include more than 500 people, involve the use of an outdoor audio system, or extend after the hours of 7:00 PM, the County and City noise limits could be exceeded.	<p>M-N-1 If any outdoor events are proposed, the noise impacts of the specific event must include design features and mitigation measures to comply with the applicable noise regulations. Such measures would include, but are not limited to:</p> <ul style="list-style-type: none"> • Locating events to maximize attenuation from intervening buildings and topography • Limiting the time of the event and cease all substantial noise generating activities by 10 PM. • Limiting the number of attendees not to exceed 500 people to minimize impacts to off-site receptors. • Associated outdoor audio equipment shall be directed away from the occupied neighbors. Audio equipment would be directed in designated areas, facing towards the center of the site and/or using intervening structures to screen and shield associated noise sources. 	<p>These measures will be effective because they will provide for an evaluation of each event that includes more than 500 people, and require the adoption of measures that will control noise if it is found that impacts to surrounding uses would occur. These measures will be effective because they will be made a condition of the MUP for the Proposed Project and because they will deal with each instance where large events are scheduled to occur.</p>

Impact Category	No Project	Specific Plan-Designated Land Use	Reduced Development Footprint	Reduced Building Height
Aesthetics	Less	Less	Similar	Less
Biology	Less	Less	Less	Similar
Cultural Resources	Less	Similar	Similar	Similar
Hazards-Fire	Less	Less	Similar	Similar
Noise	Less	Less	Similar	Similar