

Planning Commission Hearing Report

Date: November 16, 2018 Case/File No.: Chinese Bible Church (CBC);

PDS2014-SPA-14-001 (SPA) PDS2012-3940-12-002 (VAC) PDS2010-3300-10-037 (MUP) PDS2014-3910-9508007L (ER)

Place: County Conference Center

5520 Overland Avenue San Diego, CA 92123 **Project:** Specific Plan Amendment,

Open Space Vacation, and Major Use Permit for a Religious Assembly Use

Time: 9:00 a.m. Location: West of Interstate 15, north of

Camino Del Norte, and east of

Four Gee Road

Agenda Item: #3 General Plan: Specific Plan Area (SP)

Appeal Status: Not applicable; Approval by

Board of Supervisors

Zoning: Specific Plan (S88)

Applicant/Owner: Chinese Bible Church of

San Diego

Community: San Dieguito Community Plan

Area

Environmental: Supplemental

Environmental Impact

Report

APN(s): 678-060-27, 678-422-03,

678-490-01

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to evaluate the proposed project, which is a Specific Plan Amendment (SPA), Vacation (VAC), and Major Use Permit (MUP) for a proposed church, determine if the required findings can be made and, if so, make the following recommendations to the Board of Supervisors (Board):

a. Adopt the Environmental Findings, which include a Supplemental Environmental Impact Report (SEIR), REF: PDS2014-3910-95-08-007 pursuant to California Environmental Quality Act (CEQA) guidelines (Attachment G).

- b. Adopt the Resolution approving Specific Plan Amendment PDS2014-SPA-14-001 for the reasons stated therein and discussed in the report (Attachment B).
- c. Adopt the Resolution approving Vacation PDS2012-3940-12-002 for the reasons stated therein and discussed in the report (Attachment C).
- d. Grant MUP PDS2010-3300-10-037, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment D).

2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and polices of the County's General Plan?
- b. Does the project comply with the policies set forth under the San Dieguito Community Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with other applicable County regulations?
- e. Is the project consistent with the Santa Fe Valley Specific Plan?
- f. Does the project comply with CEQA?

B. DEVELOPMENT PROPOSAL

1. Project Description

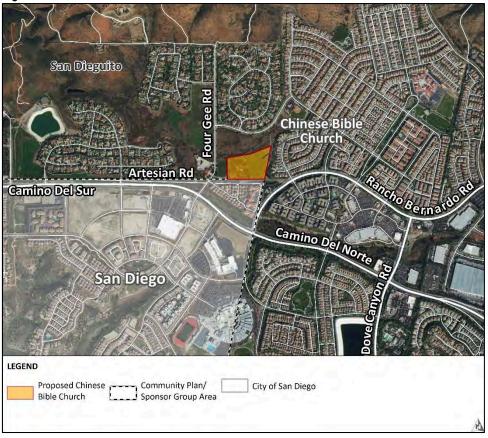
The applicant requests a SPA, VAC, MUP, and CC for a church complex on approximately 9 acres located along the east side of Four Gee Road, north of Camino Del Norte, in the San Dieguito Community Planning Area, within the unincorporated county (Refer to Figure 1)

The project will construct five buildings in two phases for a total of 89,234 square feet (sq. ft.). The project consists of a 43,500 sq. ft. sanctuary/administration building, a 12,934 sq. ft. education building, a 5,932 sq. ft. meeting building, a 13,812 sq. ft. fellowship hall, a 13,056 sq. ft. learning center, and 417 parking spaces, including 11 accessible spaces. The current design standards allow for a maximum height of 35 feet. The height of the proposed structures range from 29 feet to 53 feet. A height waiver for three of the tower elements and one building is requested as part of the MUP application. A MUP can allow for exceptions to development standards of the applicable zone and designators, and in this case, exceptions are required for three towers and a building with heights in excess of the proposed height designator. The three towers are measured at 53, 48, and 40 feet and the building is measured at 40 feet.

The project will be constructed in two phases. Phase I will include the partial buildout of the main sanctuary and administration building (Building A) (32,732 sq. ft.), education building (Building B) (12,934 sq. ft.), meeting spaces (Building C) (5,932 sq. ft.), fellowship hall (Building D) (12,874 sq. ft.), and recreation areas, café, bible bookstore and parking lots. Phase II will include expanding the sanctuary building to 1,500 seats (Building A) (an additional 10,768 sq. ft. through the addition of a

mezzanine), and constructing the learning center (Building E) (13,056 sq. ft.), which will accommodate additional space for recreation areas, kitchen/food preparation, and additional offices.

Figure 1: Aerial Photo



The church will operate from 8 AM to 10 PM seven days a week, as regulated by the Major Use Permit. The peak period of planned use will be Sundays, during which time, services will be held between 9 AM and 10 PM. Additional activities include pastoral services, recreational fellowship, and bible study. The church will also include a book store and café to serve the church members, which will be open daily from 9 AM to 10 PM. No school is proposed as part of the project.

Outdoor events are limited to 500 guests and cannot extend past 7 PM as regulated by the Major Use Permit. Any exceedance of these limitations will be required to be reviewed by the County to determine compliance, design features, and mitigation measures before the event takes place. The project has been conditioned that prior to any outdoor events that will include more than 500 people or will extend after the hours of 7 pm, a Minor Deviation with a noise study shall be submitted and approved to evaluate the noise levels of the specific event to determine design features required to comply with the applicable noise regulations.

Indoor nighttime activities will be held by the church occasionally, and include prayer meetings, chaperoned restricted-access overnight events for teenagers, and other normal church-related meetings. These activities will be held between the hours of 10 PM and 8:30 AM to reduce noise and lighting to comply with County ordinances.

The conditions for the project identify 15 special events hosted by the Chinese Bible Church. These special events include holidays and conferences and would be outside of the church's regular service hours.

Water service will be provided by Olivenhein Municipal Water District (OMWD). Fire service will be provided by the Rancho Santa Fe Fire Protection District. Earthwork will consist of 32.000 cubic yards of balanced cut and fill. Access to the site will be provided by extension and improvement of an existing driveway off of Four Gee Road. Please refer to Attachment A – Planning Documentation, to view the Plot Plan, elevations, Preliminary Grading Plan, and Preliminary Landscape Plan.



Figure 2: Plot Plan (Phase I and II Buildout)

Specific Plan Amendment

The project proposes a Specific Plan Amendment pursuant to Government Code sections 65450-65457. The project site is located within the Santa Fe Valley Specific Plan (SFVSP) Subarea V.6. Subarea V.6 totals 71 acres and is designated for 67 dwelling units, of which 64 have already been developed. Including the existing dwelling unit onsite, the project site could potentially yield a maximum of four dwelling units, since the existing home will be demolished.

The SFVSP is comprised of 3,163 acres with up to 1,200 dwelling units. The "Neighborhood" Commercial" designation (7 acres) is the only area where a religious assembly use is allowed. after approval of a Major Use Permit. The only designated Neighborhood Commercial area is already completely developed with the Maranatha Christian School, approximately 0.8 miles west of the proposed project. The project requires an amendment to the SFVSP to allow for a religious assembly use in Subarea V.6, upon approval of a Major Use Permit. The SPA will amend the language in Subarea V.6 to allow for a religious assembly use on the project site.

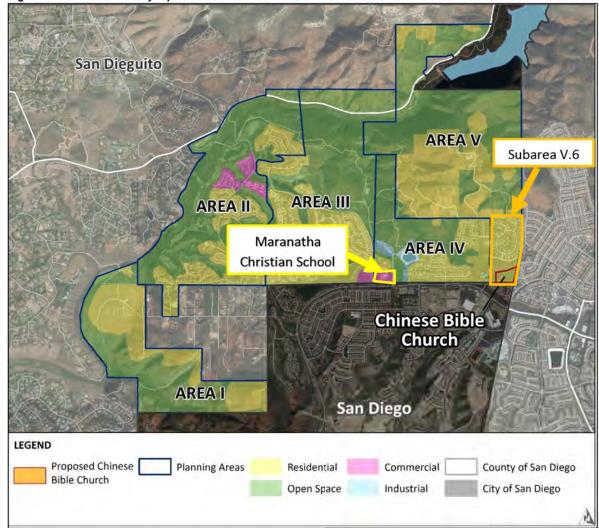


Figure 3: Santa Fe Valley Specific Plan Amendment

b. Open Space and Flowage Easement Vacation

The project requires the vacation of 0.2 acres of biological open space that is between Four Gee Road and the proposed parking lot, to either side of the existing access easement. In 1999, the Open Space Easement was granted as part of the mitigation for the Golem Map 13985. The vacation of a portion of the biological open space easement will allow for the project driveway and entrance and will be fully mitigated.

The project also includes a vacation of a portion of the flowage easement that will be rendered unnecessary once the development takes place due to the implementation of stormwater and drainage facilities on the project site. The vacation request will be presented by the Department of General Services to the Board of Supervisors concurrently with the project for decision.



Figure 4: Open Space Vacation

c. Major Use Permit

The project includes a Major Use Permit (MUP) for the proposed religious assembly use and the development of the church complex. The current design standards allow for a maximum height of 35 feet. As mentioned previously, a height waiver for three tower elements and one building is requested as part of the MUP application.

The MUP process allows for exceptions to development standards of the applicable zone and designators, which is required for towers with heights in excess of the proposed height designator. The three towers are measured at 53, 48, and 40 feet and the building is measured at 40 feet. (Figures 5, 6, 7, & 8).

Figure 5: Proposed North Elevation



Figure 6: Proposed East Elevation



Figure 7: Proposed West Elevation



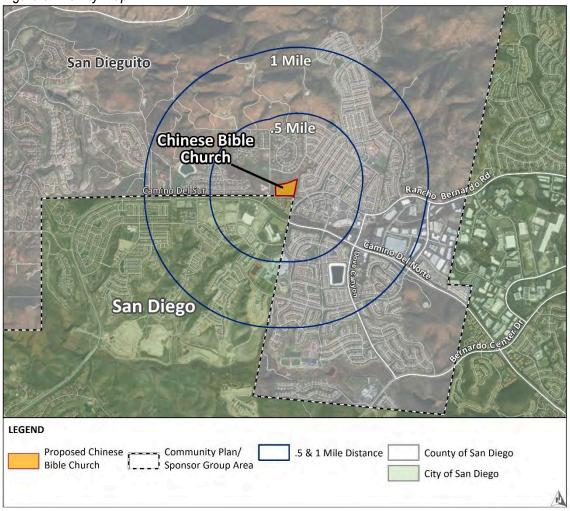
Figure 8: Proposed South Elevation



2. Subject Property and Surrounding Land Uses

The project is west of Interstate 15, north of Camino Del Norte, and east of Four Gee Road. The project site is developed with two residences, an entry road and parking area, lawn, 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 AMSL at the northcentral boundary. Steep slopes, as defined by the County's Resource Protection Ordinance (RPO), are not present on the site.

Figure 9: Vicinity Map



Surrounding land uses consist primarily of residential, commercial, open space and civic use types. To the north is a 13-acre wetland preserve and single-family large-lot residences (0.08 mile); to the east are residential (0.02 mile) and public uses (0.13 mile); to the southeast is a sheriff substation, multi-family residences (0.08 mile), and 4S Commons (0.12 mile), which includes several commercial land uses such as a supermarket, restaurants, and a drug store; to the west is a fire station (0.05 mile), single-family residences (0.17 mile), and open space.

Table B-1 provides a summary of the surrounding land uses. Currently, there are twelve existing religious assembly facilities within a five mile radius of the project site in both the County and City of San Diego (Figure 11).

Figure 10: Surrounding Land Uses

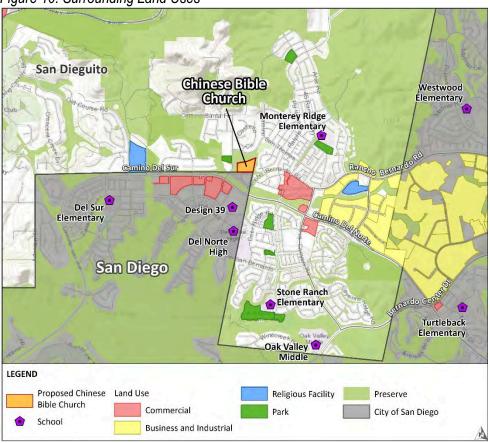


Table B-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Specific Plan	S88	Four Gee Road	Open Space, and Residential
East	Specific Plan	RS	Camino Del Norte	Residential
South	Specific Plan, City of San Diego	S88, N/A	Camino Del Norte	Residential, Commercial
West	Specific Plan	S88	Four Gee Road	Civic, Residential

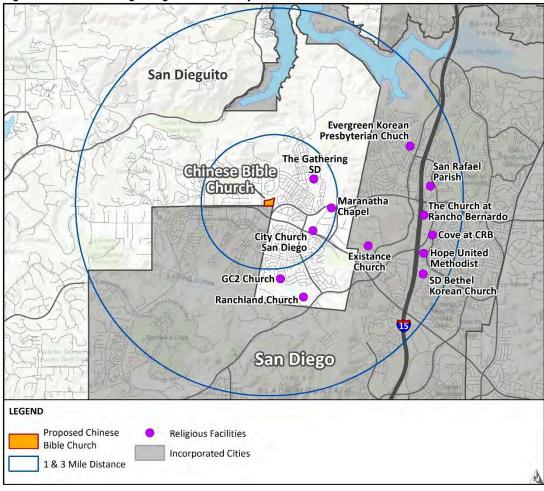


Figure 11: Surrounding Religious Assembly Facilities

C. ANALYSIS AND DISCUSSION

The project has been reviewed for conformance with all relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, San Dieguito Community Plan, the County Zoning Ordinance, the Santa Fe Valley Specific Plan, and CEQA Guidelines. A detailed discussion of the project's technical analysis and consistency with applicable codes, policies, and ordinances is described on the following pages. The following items were reviewed throughout the project's processing and are also detailed below: MUP findings, community character and aesthetics, traffic, and biological resources.

1. Project Analysis

Major Use Permit Findings

In accordance with Section 7358 of the Zoning Ordinance, before any use permit may be granted it shall be found:

a. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:

- 1. Harmony in scale, bulk, coverage and density;
- 2. The availability of public facilities, services and utilities;
- 3. The harmful effect, if any, upon desirable neighborhood character;
- 4. The generation of traffic and the capacity and physical character of surrounding streets;
- The suitability of the site for the type and intensity of use or development which is proposed; and
- 6. Any other relevant impact of the proposed use.
- b. That the impacts, as described in paragraph "a" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.
- c. That the requirements of CEQA have been complied with.

Chinese Bible Church Findings

As further detailed in the Form of Decision included in Attachment D, each of these findings have been made by PDS staff. The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residences, buildings, or structures. It has been determined that, although the proposed church is larger than the surrounding single-family residential structures in the immediate area, the project will be compatible with the other adjacent uses in terms of bulk and scale. The proposed structures are located on a 9.1 acre lot with 23 percent site coverage. It is consistent with the lot coverage in the surroundings as the residential properties to the north, northeast, and east of the site have a coverage of 23 to 45 percent. To the southeast, the coverage is from 19 to 48 percent. To the south, the coverage is from 3.5 to 47 percent. To the southwest, the coverage is 30 percent, and to the west and northwest, the coverage range from nine to 28 percent. Per the Santa Fe Valley Specific Plan, maximum floorarea-ratio within the Specific Plan boundaries range from 25 to 100 percent. The proposed project's square footage represents a floor-area-ratio of approximately four percent.

The project will also be setback on the site, utilizing landscaping for screening and the use of earth tone colors. The structures have been placed approximately 160 feet from the northern property line, 145 feet from the western property line, 125 feet from the eastern property line, and 50 feet from the southern property line. In addition, the church's approximate lot coverage of 13.6 percent is consistent with the coverages on surrounding lots ranging from 3.5 to 47 percent. All necessary public facilities and services are available as detailed in the service availability letters submitted for the project (Attachment A).

The proposed project will not have a harmful effect on desirable neighborhood character from impacts relating to visual, lighting, traffic, biological resources, and noise. These issues have been addressed during the discretionary review process through design considerations, mitigation, and conditions of approval.

It has been demonstrated that the proposed project complies with the General Plan as demonstrated in Table C-1 below and complies with CEQA as demonstrated in the Supplemental Environmental Impact Report.

Community Character and Aesthetics (Visual)

The site is generally flat and situated lower than surrounding properties on the north, east, and south. Existing development also restricts views into and from the site. The proposed MUP will include a 43,500 sq. ft. sanctuary/administration building, a 12,934 sq. ft. education building, a 5,932 sq. ft. meeting building, a 13,812 sq. ft. fellowship hall, and a 13,056 sq. ft. learning center.

The project is located adjacent to Four Gee Road and Camino Del Norte. The project was evaluated for impacts to visual character and quality of the site and surroundings. The existing visual character and quality of the project site and surrounding area can be characterized by varying degrees of development, from open space to single-family and multi-family residential and commercial on relatively flat to sloping grades.

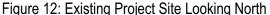






Figure 13: Existing Project Site Looking Southeast

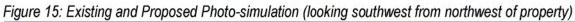
While a portion of the church will be taller than the existing single-family residences, multi-family residences, and commercial structures in the surrounding area, design features such as landscaping, earth tone colors, and setbacks have been included to ensure there is not a significant visual impact. Landscaping is required for the project, which incorporates a number of tree species including: King Palm; Sage Palm; Orange and Lemon; Crape Myrtle; Magnolia Tree; Fruitless Olive; California Sycamore; Indian Hawthorn; African Sumac; and California Pepper. The required landscaping will maintain the character of the surrounding area and provide partial screening of the structures from surrounding views. With the incorporation of these design features, the proposed church will not result in any adverse effects to visual character or quality to the project site or the surrounding area.

Lighting

The proposed project will use outdoor lighting primarily in the parking lot. The project will be required to comply with the Lighting Pollution Code, which requires design features (e.g. low lumens, shielding of lights) to reduce the amount of light entering into the night sky and eliminate light spilling onto adjacent properties. A photometric study was completed to ensure compliance with the required design features of the Lighting Ordinance to not create a significant new source of substantial light or glare. With required design features, the project will not result in adverse or cumulative effects to aesthetic resources.

Existing View Existing Fire Station **Proposed Project** Camino del Sur

Figure 14: Existing and Proposed Photo-simulation (looking northeast from Camino Del Sur)

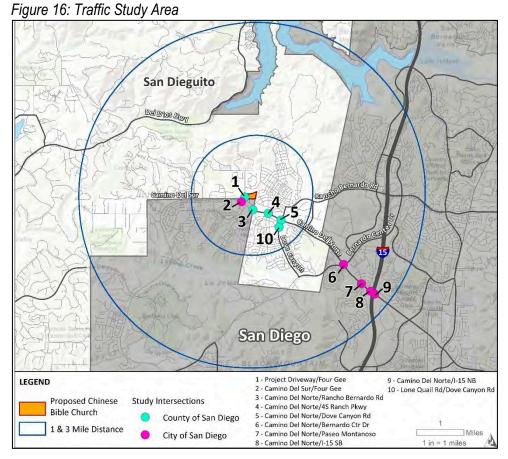




Traffic and Parking

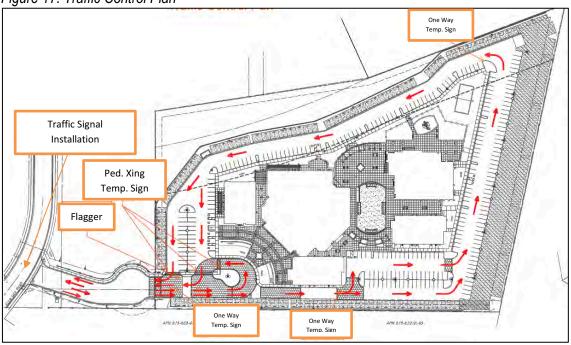
A Traffic Impact Analysis (TIA) was prepared and concluded that the project will not have a significant direct impact to surrounding roadways. The analysis identified that the proposed project will generate 392 weekday and 2,775 weekend Average Daily Trips (ADTs). The TIA evaluated ten intersections in the vicinity to evaluate the Level of Service (LOS) for existing, existing plus project, near term, and buildout conditions. The site's access, conditioned for a 44-foot wide road easement, is acceptable to the County Fire Authority and the Rancho Santa Fe Fire District.

The TIS determined that the project will not result in any direct significant impacts to intersections or road segments. On weekdays, the LOS for direct impacts did not decrease. On weekends, the LOS for direct impacts on the following roads will decrease: 1. Four Gee Road (Camino Del Norte to Project Driveway segment) from B to C LOS; 2. Camino Del Sur (Four Gee Road to Rancho Bernardo Road segment) from A to B LOS; 3. Camino Del Norte (Rancho Bernardo Road to 4S Ranch Pkwy segment) from A to B LOS; and 4. Camino Del Norte (4S Ranch Road to Dove Canyon Road) from A to B LOS. The project has been conditioned to pay into the Traffic Improvement Fees program, which is a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. The payment of the TIF, which will be required at issuance of building permits, will mitigate potential cumulative traffic impacts to less than significant. As of 2018, the current estimated amount of TIF payment for the project is \$264,596.



Although not required for traffic impacts, as part of a project design feature, the applicant will install a traffic signal for the four lane project entrance that can be interconnected with the intersection of Four Gee Road and Camino Del Sur. Interconnecting the two signals will allow traffic to travel more smoothly and quickly with maximum green-light time, through the corridor.

Figure 17: Traffic Control Plan



The project includes a total of 417 (406 standard and 11 accessible) parking spaces, which is greater than the 375 parking spaces required pursuant to County Zoning Ordinance. A Traffic Control Plan has been prepared to address traffic flow during peak hours. During events, traffic flow onsite will be one-way only and a staff person will be present at the entrance to stop cars behind crosswalks when there is no capacity on Four Gee Road for the vehicles to exit the site. The project will implement a Transportation Demand Management (TDM) program as described later in the report.

Biological Resources

A Biological Resources Letter Report was completed for the project and the site was found to contain 0.3 acre of non-native grassland and 4.7 acres of urban/developed and disturbed lands. The proposed project will impact 0.3 acres of non-native grassland, which is a Tier III habitat in accordance with the Multiple Species Conservation Program (MSCP). The project is in a hardline development area, meaning it is exempt from the Biological Mitigation Ordinance, as mitigation has already been provided. To mitigate for these impacts, the project has been conditioned to purchase 0.3 acres of offsite Tier III habitat. In addition, the project has been conditioned to have a qualified biologist to conduct a nesting raptor survey no more than three days prior to scheduled construction work or if onsite tree removal occurs during the raptor breeding season (January 1 – July 15).

The project results in less than significant impacts to biological resources with the implementation of conditions including: purchase of offsite mitigation and avoidance of the migratory bird breeding season.

Greenhouse Gas Emissions

The Project was evaluated for its' potential to have an adverse effect related to greenhouse gas (GHG) emissions. The project would be designed and constructed with the goal of obtaining LEED certification. Measures to be implemented include rooftop solar, drought-tolerant landscaping, water reduction measures, Energy Star appliances and high energy efficient heating and air conditioning units, and light-colored pavers, decomposed granite, and roof tiles.

The Project will implement TDM measures that include car sharing, shuttle service, carpools and vanpools, bicycle parking facilities, and an electric car hook-up. Thirty-five parking spaces will be dedicated to electric and high miles per gallon vehicles. Outdoor water reduction measures include xeriscape planting and the use of weather or soil moisture based irrigation system controls. In addition, online access to worship services for tele-worshipping will be provided. With the incorporation of these measures into the project design, the Project will comply with the County's Climate Action Plan Consistency Review Checklist.

Noise

The project was reviewed for compliance with the County of San Diego General Plan Noise Element (Noise Element) and County Noise Ordinance. A noise study was prepared and considered transportation noise levels, operational noise, and construction noise. As the proposed structures lie outside of the 60 Community Noise Equivalent Level (CNEL) contour, outdoor use areas will not be exposed to noise levels above 65 (CNEL), and interior noise levels should not exceed 45 CNEL for any buildings in the project footprint. Therefore, the analysis concluded that project-level impacts related to noise sensitive land uses affected by airborne noise for both on- and off-site receptors with exterior and interior spaces would be less than significant.

Project-generated airborne noise was analyzed in terms of proposed mechanical heating, ventilation, and air conditioning equipment, church services, and noise generated from a church bell. Due to approximately 300-foot distance separation of the nearest residential off-site sensitive receptors and according to noise calculations from the church bell, impacts were determined to be less than significant.

Temporary construction operations will be mitigated using a noise barrier with a height of at least 7.5 feet and a width of at least 200 feet to be placed between the construction activity and the residential property line. With the project activities being limited to indoor, and with the incorporation of the conditions of approval described above, it has been determined that the project complies with the County Noise Ordinance and the Noise Element.

2. General Plan Consistency

The proposed project is consistent with the following relevant General Plan goals, policies, and actions as described in Table C-1.

Table C-1: General Plan Conformance

General Plan Policy Explanation of Project Conformance LU-2.8: Mitigation of Development The project is designed and conditioned to minimize Impacts. impacts to surrounding uses or operations Project Require features include landscaping and the use of earth measures that minimize significant impacts to surrounding areas toned colors for the proposed structures. Operational activities associated with the proposed MUP from uses or operations that cause excessive noise, vibrations, dust, odor, demonstrate compliance with the County Noise impairment Ordinance, while temporary construction operations aesthetic and/or will be mitigated using a noise barrier consisting of a detrimental to human health and safety. height of at least 7.5 feet and a width of at least 200 feet to be placed between the construction activity and the residential property line. A Stormwater Quality Management Plan (SWQMP) LU-6.5: Sustainable Stormwater has been prepared and demonstrates that stormwater **Management.** Ensure that development minimizes the use of impervious surfaces will be adequately captured and treated on-site. The and incorporates other Low Impact project will utilize bioretention basins to capture and Development (LID) techniques as well as treat runoff. a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook. LU-6.6: Integration of Natural Features The project site design protects and preserves the into Project Design. natural features of the previously dedicated open Require incorporation of natural features space to the north and to the west of the project. (including mature oaks, indigenous trees, except for the driveway easement. It will also maintain and rock formations) into proposed the existing vistas on-site. The existing trees located development and require avoidance of outside of the previously dedicated open space onsensitive environmental resources. site are ornamental and in association with the existing residence, therefore no indigenous trees will be removed on-site.

General Plan Policy

LU-6.8: Oversight of Open Space.

Require that open space associated with future development that is intended to be preserved in perpetuity either be: (1) retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or (2) transferred into public ownership of an agency that manages preserved open space. The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County.

Explanation of Project Conformance

The existing open space was previously dedicated to the County through the Golem Tentative Subdivision Map (Parcel Map 18105, TM #5123; PM #5387). A wetland buffer will separate the proposed development from the existing open space. The proposed project will impact 0.3 acres of non-native grassland on the existing open space easement, which is a Tier III habitat in accordance with the Multiple Species Conservation Program (MSCP). In order to mitigate for these impacts, the project has been conditioned to purchase 0.3 acres of offsite Tier III habitat, which is double the amount normally required. In addition, a masonry retaining wall and vinyl coated chain link fence will help prevent human and animal encroachment into the open space.

LU-6.9: Development Conformance with Topography.

Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.

The majority of the site has been previously disturbed. Proposed grading will be limited to areas outside of the project area and with current County standards in order to conform to the natural topography, while still allowing development. The project engineer has completed a slope analysis to determine grading conformance and has confirmed that all grading is in conformance with the County's Grading Ordinance and Resource Protection Ordinance.

General Plan Policy

LU-13.1: Adequacy of Water Supply.

Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.

Explanation of Project Conformance

The project will use the existing well for landscape irrigation. In addition, specific water conservation measures are mandated for new ground-up construction per the Global Climate Change Analysis (RECON 2015). Such conservation measures are: 20 percent mandatory reduction in indoor water use relative to specified baseline levels, 50 percent construction/demolition waste diverted from landfills, mandatory inspections of energy systems to ensure optimal working efficiency, and requirements for low-pollutant emitting exterior and interior finish materials such as paints, carpets, vinyl flooring, and particleboards.

LU-13.2: Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.

LU-14.2: Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonable expected demands.

LU-18.1: Compatibility of Civic Uses with Community Character.

Locate and design Civic uses and services to assure compatibility with the character of the community and adjoining uses, which pose limited adverse effects. Such uses may include library, meeting centers, and small swap meets, farmers markets, or other community gatherings.

Municipal water service will be provided by the Olivenhain Municipal Water District (OMWD). OMWD has provided a Project Facility Availability statement dated January 15, 2016 confirming the ability of the District to provide sewer service to the project site.

Project is within Rancho Santa Fe Community Services District and is eligible to apply to LAFCO to connect to the existing sewer in the street. The Rancho Santa Fe Community Services District has provided a Project Facility Availability statement dated November 23, 2015 confirming the ability of the District to provide sewer service to the project site.

The MUP has been designed and scaled to minimize impacts to the surrounding area. The applicant has proposed design features such as landscaping, muted paint colors, and increased setbacks of the structures to help minimize visual impacts. The project is in a location that will have no direct impacts to traffic based on the traffic analysis and cumulative impacts will be mitigated through payment of the TIF. Therefore, the project is compatible with the character of the community.

General Plan Policy

COS-4.1: Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.

COS-2.1: Protection, Restoration and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.

S-3.6: Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildlife.

Explanation of Project Conformance

The project will be required to comply with San Diego County's Water Conservation in Landscaping Ordinance and the County of San Diego Water Efficient Landscape Design Manual, which includes water conservation requirements and water efficient landscaping. These requirements are enforced during the building permit phase.

The project will impact native habitat; however, mitigation through the purchase of offsite habitat will reduce the impacts to less than significant.

A Fire Protection Plan has been prepared that incorporates the following measures: ignition resistant construction features; fire safety sprinklers in all structures; lighted directory map; fuel management and landscaping monitoring; traffic signals at Grace Way and Four Gee Road and at Four Gee Road and Camino Del Sur. The project is located directly across from an existing Fire Station and is within the five minute travel time.

The project is designed in conformance with and meets or exceeds all applicable codes and standards. The project would not expose people or structures to a significant risk of loss, injury, or death as a result of wildland fires. The project would not have a substantial adverse impact to services including response time that would result in physical impacts and environmental effects. The project would have sufficient water supplies available to serve the project from the Olivenhain Municipal Water District.

3. San Dieguito Community Plan Consistency

The proposed project is consistent with the San Dieguito Community Plan goals, policies, and actions as described in Table C-2.

Table C-2: San Dieguito Community Plan Conformance

San Dieguito Community Plan Policy	Explanation of Project Conformance
POLICY SFVSPA.III.3. Phasing.	The project would be constructed in two phases. All
Ultimate development shall be phased with	necessary public facilities and services, including
the ability to provide adequate public	water, sewer, and fire, are available as detailed in
facilities and services. Also, the character of	the service availability letters submitted for the
development shall be compatible with plans	project (Attachment A).
established for adjacent areas and	
jurisdictions. Applications for subdivisions	The location, size, design, and operating
will not be accepted by the County until a	characteristics of the proposed use will be
development phasing process has been	compatible with adjacent uses, residences,
determined.	buildings, or structures. It has been determined
	that, although the proposed church is larger than
	the surrounding single-family residential structures
	in the immediate area, the project will be
	compatible with the other adjacent uses in terms of
	bulk and scale.

4. Zoning Ordinance Consistency

The proposed project complies with all applicable zoning requirements of the Specific Plan (S88) Use Regulations with the incorporation of conditions of approval. The Planning Commission should consider whether the included conditions of approval (Attachment B) ensure compatibility of the proposed project with the surrounding properties and overall community character.

Table C-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	S88	Yes, upon approval of a MUP
Animal Regulation:	Q	Yes
Density:	1	N/A
Lot Size:	.5AC	N/A
Building Type:	С	Yes, upon approval of a MUP
Height:	G	Yes, upon approval of a MUP
Lot Coverage:	-	N/A
Setback:	С	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Table C-4: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
Section 2705.b of the Zoning Ordinance allows for Civic,	The project is for a church which is classified in the Zoning Ordinance	Yes No 🗌
Fraternal or Religious Assembly upon issuance of a MUP.	as Civic, Fraternal or Religious Assembly. Therefore, the project would comply with the S88 Use Regulations upon approval of a MUP.	Upon approval of a MUP
Section 4600 of the Zoning Ordinance set the maximum height requirements. This parcel has a "G" height designator, which requires that structures be not more than 35 feet in height.	The current design standards allow for a maximum height of 35 feet. The height of the proposed structures ranges from 29 feet to 53 feet. A height waiver for three of the tower elements and one building is requested as part of the MUP application. The MUP process allows for exceptions to development standards of the applicable zone and designators, and is therefore, required for towers with heights in excess of the proposed height designator. The three towers are measured at 53, 48, and 40 feet and the building is measured at 40 feet.	Yes No Upon granting of an exception pursuant to Section 4620.g of the Zoning Ordinance
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements of a 60-foot front yard setback, 15-foot side yard setback, and a 25-foot rear yard setback.	The proposed project complies with the setback requirements of the Zoning Ordinance.	Yes 🛛 No 🗌

Development Standard	Proposed/Provided	Complies?
Section 7358 of the Zoning	The project has been found to be	Yes 🛛 No 🗌
Ordinance requires that findings	compatible with the size, design,	
be made for the Major Use	and square footage of the	Upon approval of a MUP
Permit. Among other things,	surrounding area and structures	
these findings require 1)	due to existing and proposed	
neighborhood compatibility; 2)	landscaping, and earth tone paint	
harmony in scale, bulk and	colors to soften the appearance of	
coverage; and 3) consistency	the proposed buildings. As	
with the General Plan.	demonstrated in Section C-2 of this	
	report, the project has been found	
	to be consistent with the San Diego	
	County General Plan. A complete	
	analysis of the MUP Findings can	
	be found in the Form of Decision.	

5. Applicable County Regulations

Table C-5: Applicable Regulations

Co	unty Regulation Policy	Explanation of Project Conformance
1	Resource Protection Ordinance (RPO)	Since the northern emergent wetland habitat onsite is already conserved in open space as a result of a previous discretionary action (TPM 20340) and is not part of the current discretionary action, there is no trigger to further identify RPO wetlands or wetland buffers. Therefore, no additional wetland delineation or buffer establishment is needed for the emergent wetland area within the northern portion of the project site. A masonry retaining wall and vinyl coated chain link fence are design features of the project. This wall and fence and the related drainage plan would divert hardscape runoff from the wetland, and prevent encroachment by humans and domestic animals into the riparian open space. The project plans also include an approximately 16 to 40-foot buffer between the retaining wall/fence and the existing open space easement.
2	County Consolidated Fire Code	The project has been reviewed by the County Fire Authority and Rancho Santa Fe Fire Protection District and has been found to comply with the County Consolidated Fire Code.
3	Noise Ordinance	The project would not generate significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance.
4	Light Pollution Code	The project would implement outdoor lighting and glare controls to ensure compliance with the Light Pollution Code.

County Regulation Policy		Explanation of Project Conformance
5	Watershed Protection Ordinance (WPO)	A SWQMP was prepared for the project in compliance with the WPO.
6	Multiple Species Conservation Program (MSCP) and Biological Mitigation Ordinance (BMO)	The project has been reviewed in accordance with the BMO which implements the MSCP. Findings have been prepared demonstrating conformance with the BMO and are included in Attachment G.

6. CEQA Compliance

The project has been reviewed in compliance with CEQA. A Supplemental Environmental Impact Report, dated June 2017, was prepared and is on file with PDS as Environmental Review Number PDS2014-3910-9508007L. The SEIR was available during a 45-day public review period from August 24, 2017 to October 9, 2017. Eleven emails and letters were received from the City of San Diego, 4S Santa Fe Valley Mega-Project Abatement Coalition, Coast Law Group, Endangered Habitats League, San Diego County Archaeological Society, Inc., and five neighboring property owners and other members of the public.

The project, as designed, would not cause any significant effects on the environment with the incorporated mitigation measures. Details of the mitigation measures can be found in the Form of Decision (Attachment D) and the Environmental Documentation (Attachment F).

D. COMMUNITY PLANNING GROUP

The proposed project is located within the San Dieguito Community Plan Area.

1. San Dieguito Community Planning Group

The San Dieguito Community Planning Group (SDCPG) considered or discussed the Chinese Bible Church project at a total of six sponsor group meetings.

- On March 29, 2012, SDCPG could not provide an official position without further information on traffic impacts, MUP requirements, aesthetics, and fire hazards.
- On June 7, 2012, SDCPG recommended that the applicant be required to respond to the staff report by the end of August 2012 and to table this item until after that date.
- On November 2, 2012, SDCPG recommended denial of the project with a vote of 11-0-0-0. The SDCPG identified concerns regarding traffic and fire hazard impacts.
- On January 23, 2014, SDCPG was provided with a Notice of Preparation (NOP). The SDCPG had concerns with traffic, noise, community character, fire hazards, and hours of operation.

- On October 12, 2017, SDCPG recommended approval of a comment letter to the County on the DEIR with a vote of 9-0. THE SDCPG had concerns with visual impacts, land use analysis, traffic, noise, and light pollution.
- On September 13, 2018, SDCPG recommended approval of the project with conditions by a vote of 8-1-0-0. The conditions included the following: 1) At the east property line add additional shrub landscaping to filter and screen light from cars parked in the overflow DG parking area; 2) Any kitchen space and/or food services in building D should be located and facing to the west; 3) The overflow DG parking area cannot be used after 6pm in order to mitigate sounds and light affecting the neighbors on Silver Crest Lane and Sliver Crest Drive; 4) No loading or unloading on the east side of the property; 5) A 10pm hard curfew for the entire property with no exceptions. All activities must cease and the front gates locked at that time; 6) The Church will create a monitored hotline for neighbors to report any disturbances to the Sheriff Station.

Staff evaluated the CPG's recommended conditions and made the following determinations:

- The Rancho Santa Fe Fire Protection District requires that no more than three trees can be clustered together with no high shrubs under the tree line. Higher shrubs have already been added between the trees and vines along the perimeter fencing to enhance screening; therefore, the project is unable to add additional plants to filter and screen light from cars parked in the overflow parking area.
- 2) As requested by the SDCPG, the church will locate the kitchen on the west side of the Fellowship Hall.
- 3) The church will include 417 parking spaces, and the overflow parking will only be utilized in a higher capacity event. The project has been conditioned that prior to any outdoor events that will include more than 500 people or will extend after the hours of 7 pm, a Minor Deviation with a noise study shall be submitted and approved to evaluate the noise impacts of the specific events to determine design features required to comply with the applicable noise regulations. The proposed landscaping will also screen the lights from the cars.
- 4) The applicant will not load or unload on the east side of the property after 6pm and will place signs on the east side of the fellowship hall to ensure compliance. Please refer to Attachment A for the placement of the proposed signs.
- 5) As stated in the Major Use Permit, the campus will operate from 8:00 am to 10 pm. The applicant will cease all substantial noise generating activities by 10pm and limit the time of outdoor special events. Additionally, a sign stating "Entry gate closed at 10pm" will be added to the main gate entry lanes and site lighting will be programmed for night mode at 10pm.
- 6) The applicant will place a sign near the project entry with the County of San Diego Code Compliance phone number (see Attachment A). Further, the public can also report any disturbance to the Sheriff by calling 9-1-1.

E. PUBLIC INPUT

The project was noticed to surrounding property owners upon application submittal. Surrounding property owners, agencies, and organizations were also noticed of the public review period for the EIR that occurred from August 24, 2017 to October 9, 2017. Eleven emails and letters were received from the City of San Diego, 4S Santa Fe Valley Mega-Project Abatement Coalition, Coast Law Group, Endangered Habitats League, San Diego County Archaeological Society, Inc., and five neighboring property owners and other members of the public. A majority of the concerns raised were related to aesthetics, biological resources, cultural resources, noise, and traffic.

1. Aesthetics

Comments were received stating that the project would result in significant visual impacts to the surrounding area.

The project area is defined by residential uses along with existing and planned mixed-use, civic, employment, and commercial uses. Single-family residential areas vary from larger lots, which are further from the project site, to smaller and multi-family lots located in closer proximity to the project site. Additionally, the project includes buffers between uses on all four sides that are harmonious with the existing open space and the site grading would place the buildings at a lower elevation than surrounding development, reducing the perceived bulk and scale. Therefore, the project would not adversely impact surrounding land uses and aesthetics.

Mitigation measures include integrating the proposed retaining wall along the northern boundary into the proposed visual landscape; providing vegetative cover that is large enough to provide screening for residential and recreational viewers and early enough in the process to prevent extended unshielded visual exposure to the site; providing vegetative cover that is large enough to provide screening for recreational viewers to the south.

In summary, impacts to aesthetic resources would be reduced to below a level of significance.

2. Biological Resources

Comments were received stating that the project would result in significant biological impacts to adjacent wetlands and an existing open space easement.

As discussed previously under D.1. Project Analysis, a Biological Resources Letter Report was completed for the project and the site. The site contains 0.3 acres of non-native grassland and 4.7 acres of urban/developed and disturbed lands. The proposed Open Space Vacation would impact 0.3 acres of non-native grassland, which is a Tier III habitat in accordance with the Multiple Species Conservation Program (MSCP). To mitigate for these impacts, the project has been conditioned to purchase 0.3 acres of offsite Tier III habitat.

The project would not directly impact the existing biological open space easement over the creek to the north. Therefore, it would remain as a protected resource in the area. Edge effects were analyzed

in the Draft Supplemental Environmental Impact Report and project design measures include installation of a retaining wall and fence separating the developed area from existing onsite open space easement area, which would serve as a barrier to increased human access and exotic plant species intrusion within the open space areas.

The landscape plan would also stipulate that project landscaping would not include exotic plant species listed on the California Invasive Plant Council's (Cal-IPC) "Invasive Plant Inventory" list. Predation from domestic animals is not expected because residential uses that could result in the introduction of domestic pets are not proposed. The project will also include a secure garbage area to minimize nuisance animals such as crows that could affect raptor usage of the open space. Therefore, no adverse impacts to sensitive species would occur.

In addition, the project has been conditioned to have a qualified biologist conduct a nesting raptor survey no more than three days prior to scheduled construction or if onsite tree removal occurs during the raptor breeding season (January 1 – July 15).

The project will result in less than significant impacts to biological resources with the implementation of conditions including: purchase of offsite mitigation and avoidance of the migratory bird breeding season.

3. Cultural Resources

Comments were received from the Native American Heritage Commission regarding Assembly Bill 52 (AB-52) and the need for monitoring conditions. Consultation was conducted in accordance with AB-52. A cultural survey of the site was completed and was found to have potential archaeological resources.

The Project may have significant impacts if unidentified artifact deposits are uncovered or unearthed during on- or off-site construction. Implementation of an archaeological monitoring program would ensure that no significant impacts to prehistoric or historic resources or human remains would occur as a result of Project development, thereby also ensuring compliance with CEQA and the County of San Diego Guidelines for Determining Significance - Cultural Resources.

Implementation of this mitigation measure would reduce the potentially significant impacts to less than significant levels because the mitigation measure would ensure that relevant information contained in the archaeological record, which is important in the understanding of prehistory and history, would be preserved.

The existing structures (Ranch House and Bunk House) on the project site are not significant and removal of the structures would not cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5 of the State CEQA Guidelines. Therefore, the potential impact to historic resources would be less than significant.

4. Noise

Comments were received stating that the project would result in significant noise impacts.

As discussed previously under D.1. Project Analysis, the project was reviewed for compliance with the County of San Diego General Plan Noise Element (Noise Element) and County Noise Ordinance. A noise study was prepared for the project and considered transportation noise levels, operational noise, and construction noise. As the proposed structures lie outside of the 60 CNEL contour, outdoor use areas will not be exposed to noise levels above 65 CNEL, and interior noise levels will not exceed 45 CNEL for any buildings in the project footprint. Therefore, the analysis concluded that project-level impacts related to noise sensitive land uses affected by airborne noise for both on- and off-site receptors with exterior and interior spaces would be less than significant.

Project-generated airborne noise was analyzed in terms of proposed mechanical HVAC equipment, church services, and noise generated from a church bell. The report found that, with design considerations in place and limiting the size of outdoor events, noise impact from a public address system outdoors would not be significant.

5. Traffic

Comments were received stating that the project would result in a significant amount of traffic that would impact roads in the surrounding area.

As discussed previously under D.1. Project Analysis, a Traffic Impact Analysis was prepared and concluded that the project would not have a significant impact to surrounding roadways. The project has been conditioned to pay into the TIF program, which is a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from development. The payment of the TIF, which would be required at issuance of building permits, would mitigate potential cumulative traffic impacts to less than significant.

Although not required to mitigate traffic impacts, the applicant would install a traffic signal at the project entrance that can be interconnected with the intersection of Four Gee Road and Camino Del Sur. Interconnecting the two signals will allow for traffic to travel more smoothly and quickly with maximum green-light time, through the corridor.

All comments received were reviewed and responses were prepared. The comments and responses can be found in Public Documentation (Attachment F). No new mitigation measures were identified and no new conditions were added as a result of these comments.

F. <u>RECOMMENDATIONS</u>

Staff recommends that the Planning Commission make the following recommendations to the Board of Supervisors:

- 1. Adopt the Environmental Findings, which include a Supplemental Environmental Impact Report (SEIR), REF: PDS2014-3910-95-08-007 pursuant to California Environmental Quality Act (CEQA) guidelines (Attachment G).
- 2. Adopt the Resolution approving Specific Plan Amendment PDS2014-SPA-14-001 for the reasons stated therein and discussed in the report (Attachment B).
- 3. Adopt the Resolution approving Vacation PDS2012-3940-12-002 for the reasons stated therein and discussed in the report (Attachment C).
- 4. Grant MUP PDS2010-3300-10-037, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment D).

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Report Approved By:

Mark Wardlaw, Director

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AUTHORIZED REPRESENTATIVE:

MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B - Resolution Approving PDS2014-SPA-14-001

Attachment C - Resolution Approving PDS2012-3940-12-002

Attachment D – Form of Decision Approving PDS2010-3300-10-037

Attachment E -- Open Space and Flowage Easement Vacation Exhibits

Attachment F – Final Supplemental Environmental Impact Report & Notice of Determination

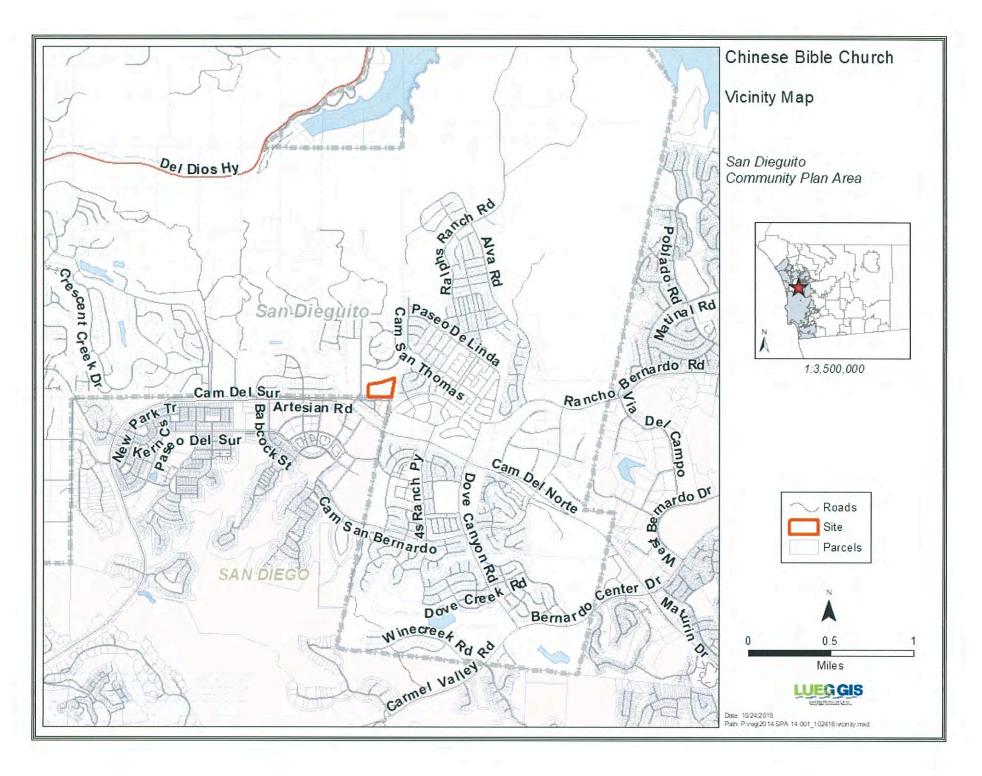
Attachment G – Environmental Findings

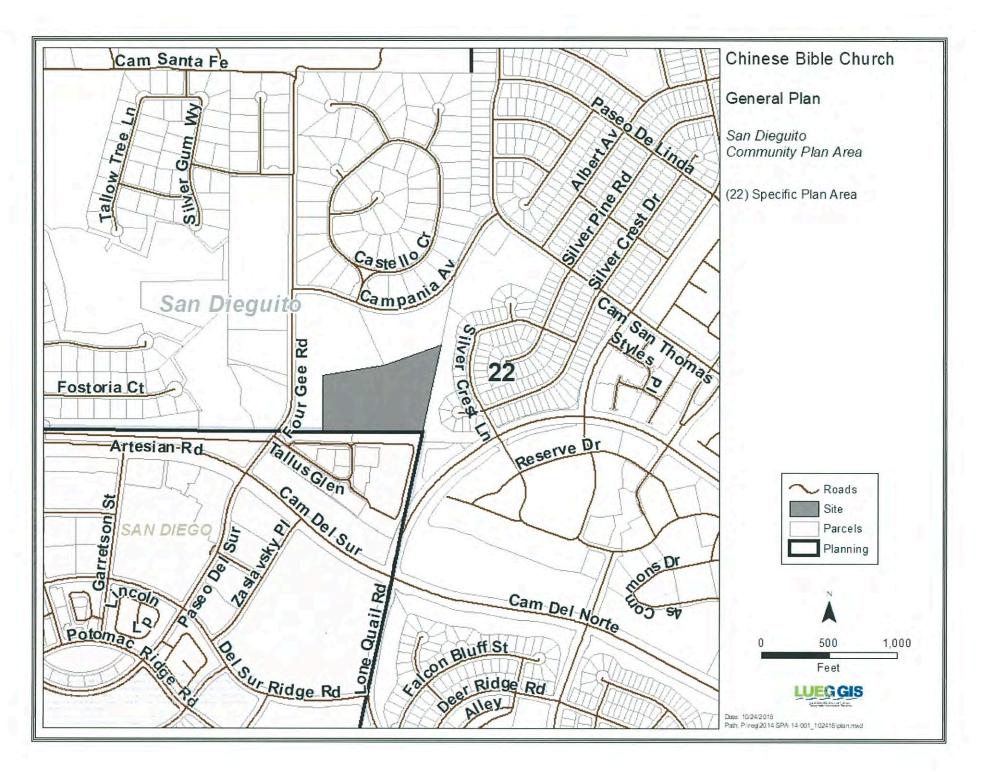
Attachment H – Public Documentation

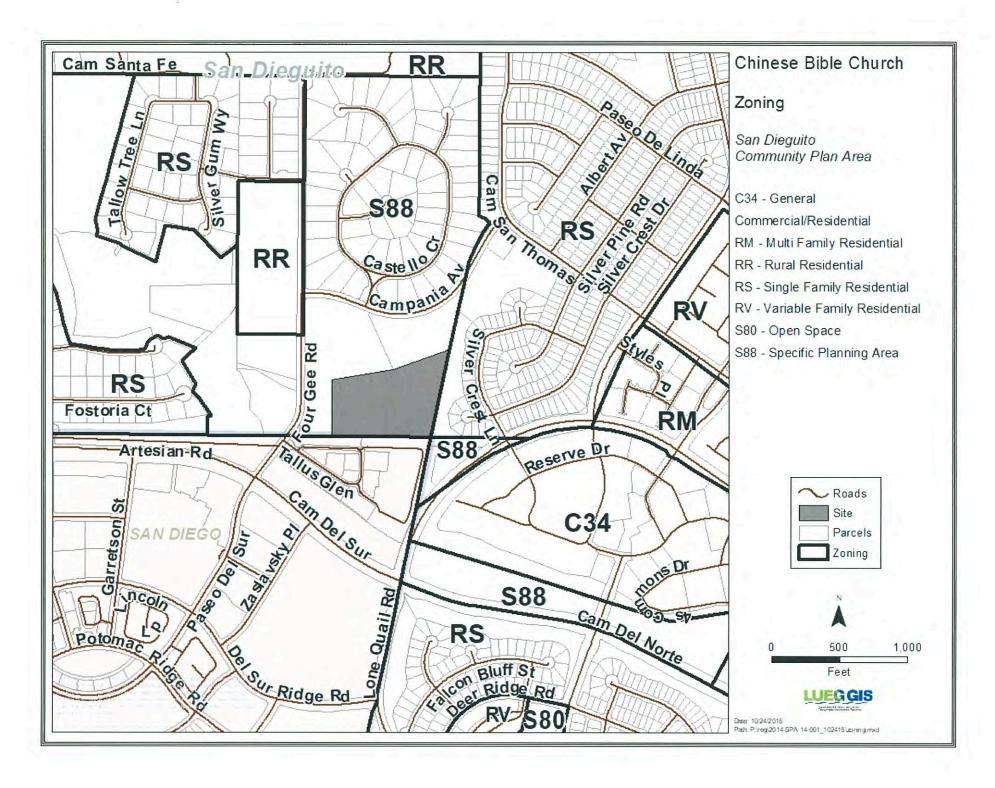
Attachment I - Ownership Disclosure

Attachment J – CEQA Findings

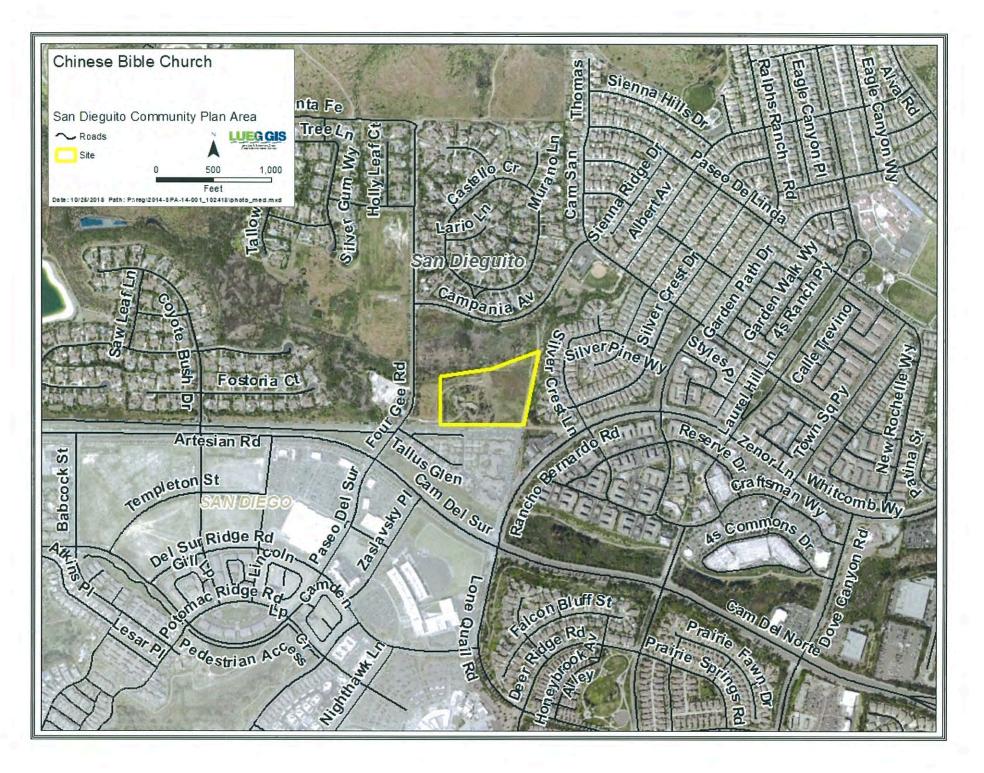
Attachment A – Planning Documentation

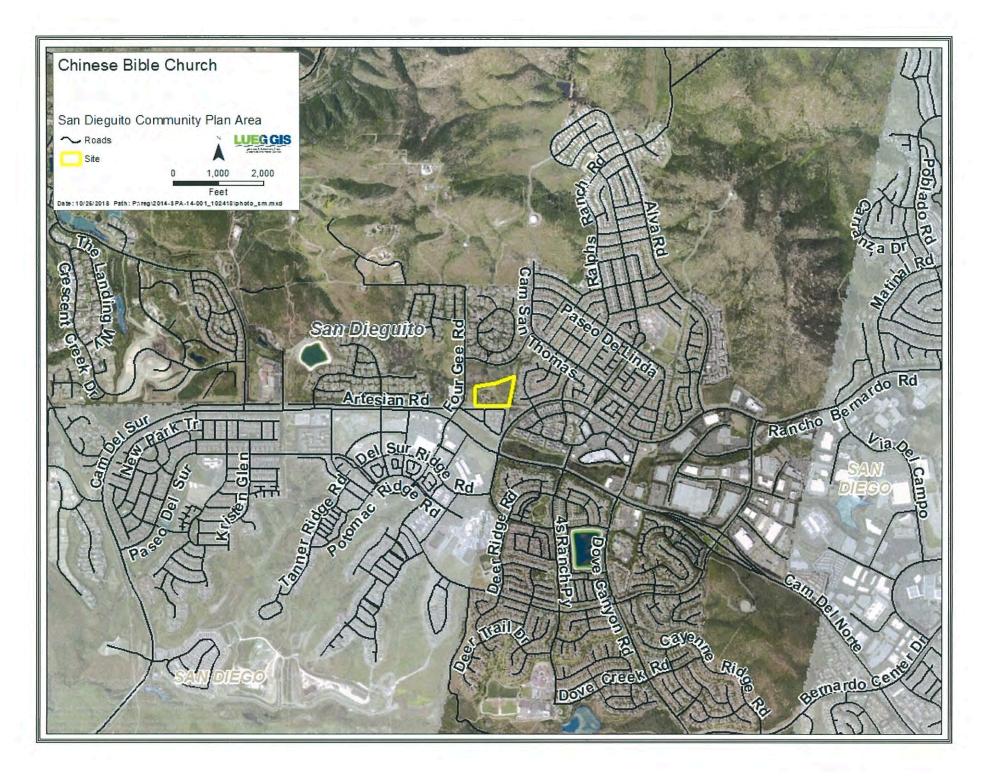


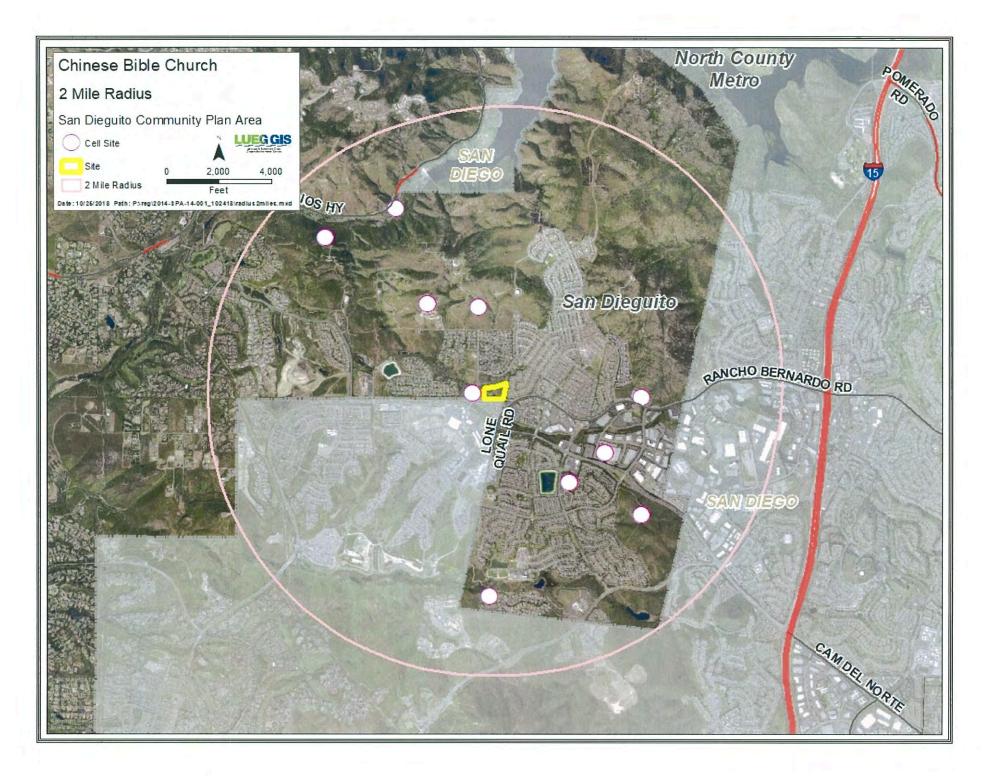


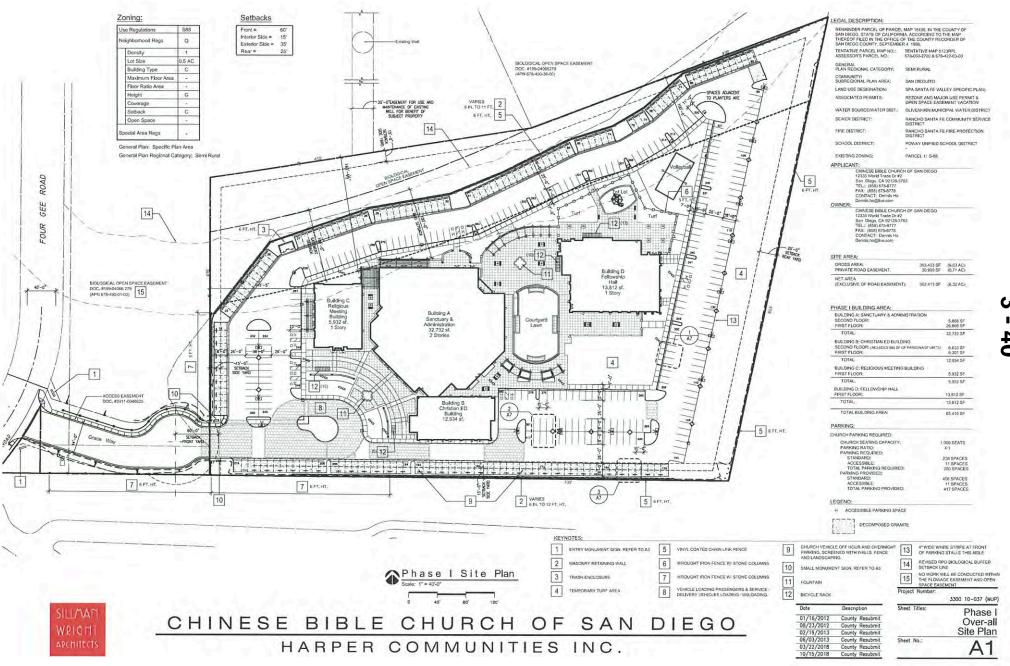


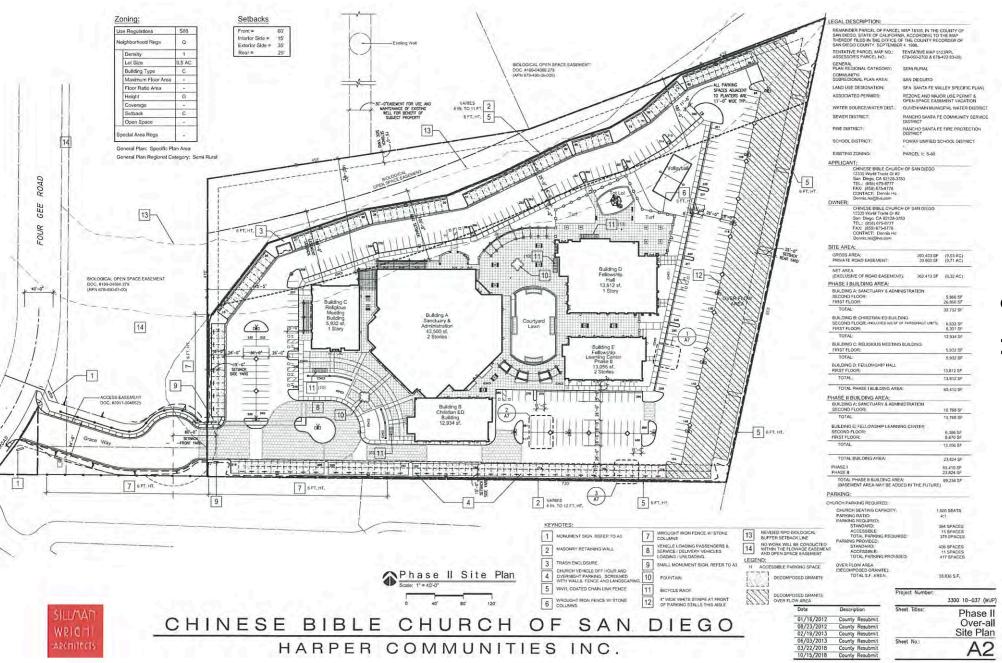












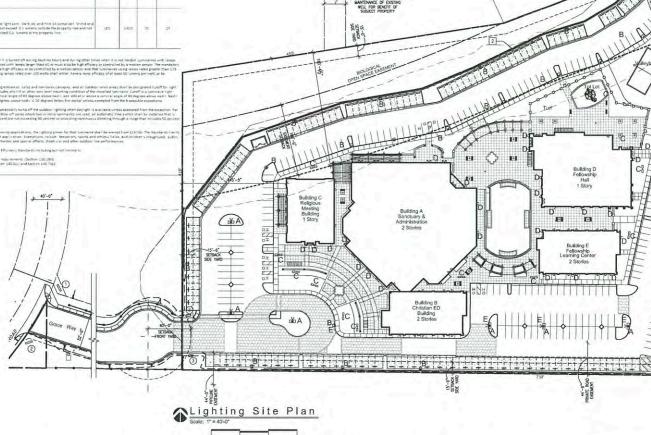
			5	ite Lighting Sched	ule and Specifications				
Plan Item	Description	Maker	Fixture Model	Fixture Phate	Notes	bulb type	lumens	wattage rating	Mountin Height
'A'	Dual Farking Lot Sighting Full Cutoff Teture	Lightinia	DOME LED JOK 330 40K TSM MYOLT BLSS	-	Dark bly and Title 24 compliant 35 include and angle as invested, to not incred in 15 lumins and side the property include one excised 0.2 Lumins at the property line.	dis.	394/	27	35
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te.	Doublé Pole Mountet Full Cutoff Exture	Lithrola	DEXIVITATION CONTROL OF THE CONTROL OF T	-	Dan's also weet "risks Jir Lamphigue" thropid and empire, as received 10 is not exceed 10 is liamens and side the juriscenty in one or an exceed 0.0 is sement at the property. Length	ART	(224	34	11
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E.	Full ExteH Flood.	Litiveis	55% LED 38C 330 +0K T500 MYOLT BLM		Attentional to use king for light plate. Dark sidy and 10th 34 sample and 10th fide and angle as needed to not record 21 kinders subside the property line and not accord 03 kinders in the prosperty line.	so	3,621	15	n

LIGHTING LEGEND:

- A 8 E: (A) DUAL PARKING LOT LIGHTING FULL CUTOFF FIXTURE
- SINGLE PARKING LOT LIGHTING FULL CUTOFF FIXTURE

SIGNAGE LEGEND (SEE SHEET # A12 FOR SIGNAGE DETAILS)

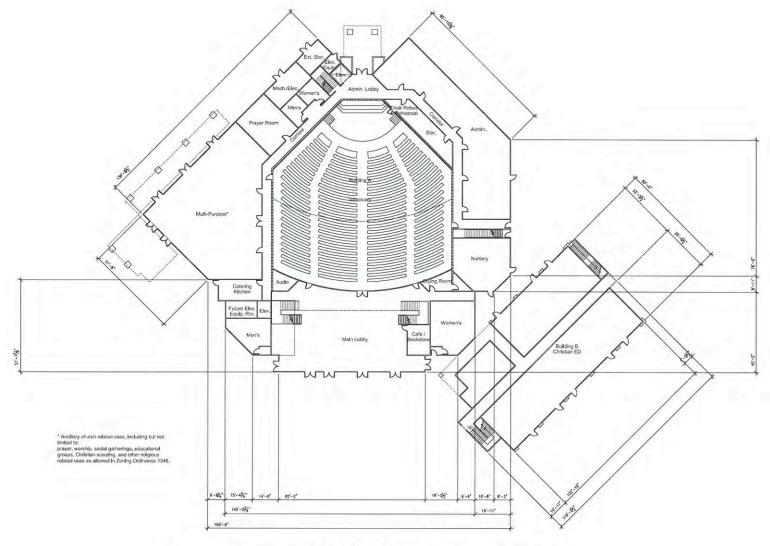
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- 2 ENTRY MONUMENT SIGN PER ITEM B, SHEET A12
- SMALL MONUMENT / SECONDARY SITE SIGNS PER ITEM C SHEET A12





Date	Description
01/16/2012	County Resubmit
08/23/2012	County Resubmit
02/19/2013	County Resubmit
06/03/2013	County Resubmit
03/22/2018	County Resubmit
10/15/2018	County Resubmit

Project Number:	3300 10-037 (MUP)
Sheet Titles:	Lighting & Signage Site Plan
Sheet No.:	A3



First Floor Plan

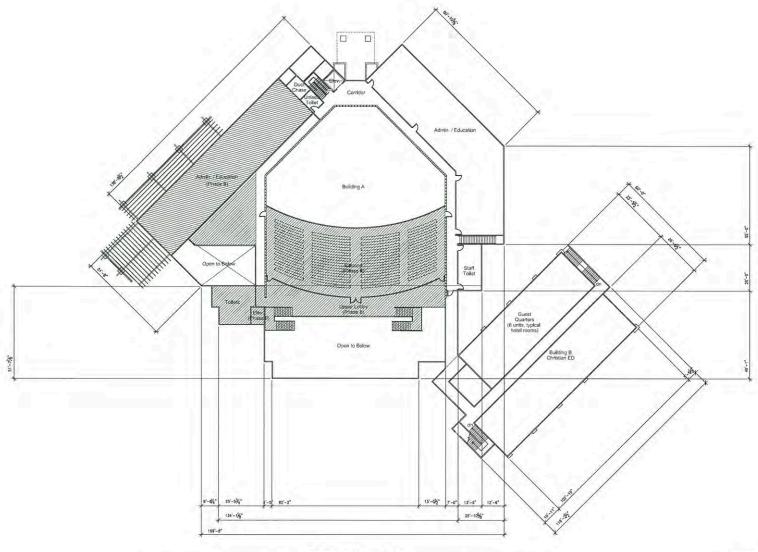
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Date	Description
01/15/2012	County Resubmit
08/23/2012	County Resubmit
02/19/2013	County Resubmit
06/03/2013	County Resubmit
03/22/2018	County Resubmit
10/15/2018	County Resubmit

Project Number:	3300 10-037 (MUP)
Sheet Titles: Sanctuary / C	Phase I hristian ED Floor Plans
Sheet No.:	A4





Second Floor Plan

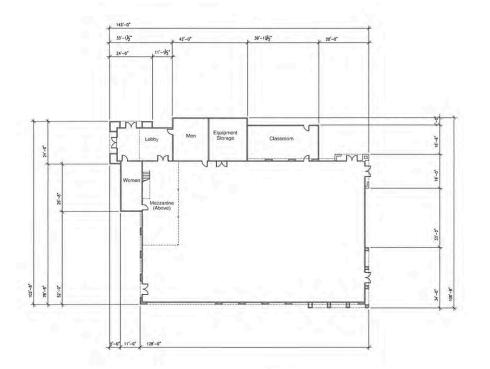
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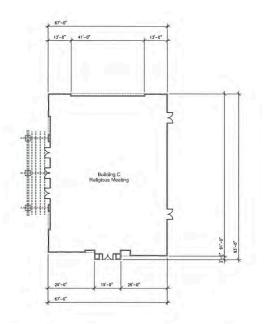


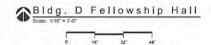


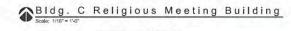
		Project Number:	
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late	Description	Sheet Titles: Pha	SA I
1/16/2012	County Resubmit		
8/23/2012	County Resubmit	Sanctuary / Christian 2nd Floor Pl	ED
2/19/2013	County Resubmit	2nd Floor Pl	ans
6/03/2013	County Resubmit	Sheet No.:	_
3/22/2018	County Resubmit	Δ	5
0/15/2018	County Resubmit		10

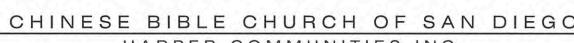










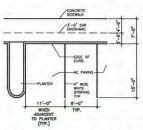


CHINESE	BIBLE	CHURCH	OF	SAN	DIEGO
Н	ARPER	COMMUNIT	IES	INC.	11 1

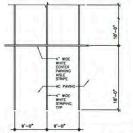
Description
County Resubmit

3300 10-037 (MUP) Fellowship Hall/Religious
M. Bldgs. Floor Plans
Sheet No.: **A6**

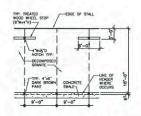




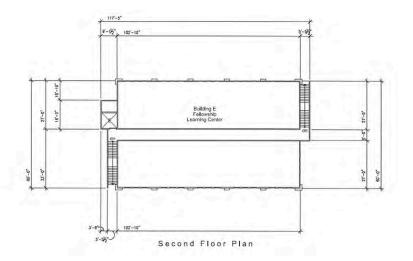
TYP PARKING STALLS AT AC PAVING

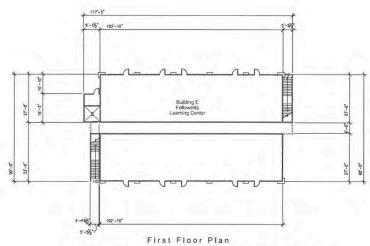


TYP AISLE PARKING STALLS AT AC PAVING



3 TYP PARKING STALLS AT DG





Bldg. E Fellowship Learning Center

430			
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Date	Description
01/16/2012	County Resubmit
08/23/2012	County Resubmit
02/19/2013	County Resubmit
06/03/2013	County Resubmit
03/22/2018	County Resubmit
10/15/2018	County Resubmit

Sheet Titles: Phase II
Fellowship Learning Cen.
Bldgs. Floor Plans
Sheet No.:







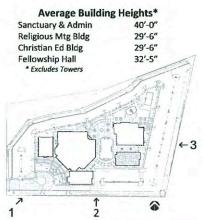


2 South Elevation

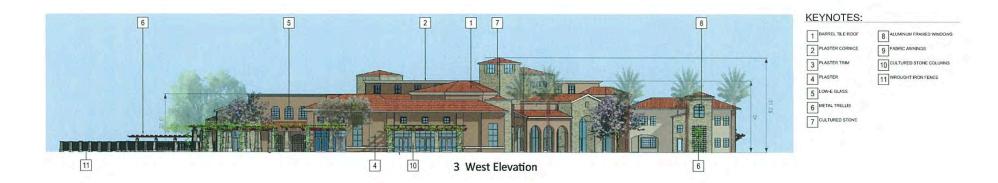


1 Southwest Elevation





			3300 10-037 (MI
Date	Description	Sheet Titles:	
01/16/2012	County Resubmit		Phase
08/23/2012	County Resubmit		
02/19/2013	County Resubmit		Elevation
06/03/2013	County Resubmit	Sheet No.:	
03/22/2018	County Resubmit		Δ >
10/15/2018	County Resubmit		710





2 North Elevation



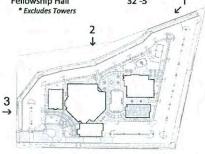
1 Northeast Elevation



CHINESE BIBLE CHURCH OF SAN DIEGO
HARPER COMMUNITIES INC.

Average Building Heights*

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



3300 10-037 (MUP)			
	Sheet Titles:	Description	Date
Phase I		County Resubmit	01/16/2012
		County Resubmit	08/23/2012
Elevations		County Resubmit	02/19/2013
	Sheet No.:	County Resubmit	06/03/2013
A9		County Resubmit	03/22/2018
73		County Resubmit	10/15/2018



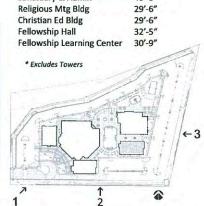
3 East Elevation



2 South Elevation



1 Southwest Elevation



Average Building Heights

40'-0"

29'-6"

Sanctuary & Admin



Date	Description
01/16/2012	County Resubmit
08/23/2012	County Resubmit
02/19/2013	County Resubmit
06/03/2013	County Resubmit
03/22/2018	County Resubmit
10/15/2018	County Resubmit

	3300 10-037 (MUP)
Sheet Titles:	
	Phase II Elevations
Sheet No.:	A10



7 CULTURED STONE



2 North Elevation



1 Northeast Elevation



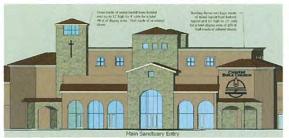
CHINESE BIBLE CHURCH OF SAN DIEGO
HARPER COMMUNITIES INC.

Average Building Heights

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



			3300 10-037 (MUP)
Date	Description	Sheet Titles:	
01/16/2012	County Resubmit		Phase II
08/23/2012	County Resubmit		
02/19/2013	County Resubmit		Elevations
06/03/2013	County Resubmit	Sheet No.:	A 4 4
03/22/2018	County Resubmit		Δ 77
10/15/2018	County Resubmit		









E Pole Mounted Banners



1. NO ENTRY SIGNS SHALL BE PLACED IN THE RIGHT - OF - WAY EASEMENTS.

NOTES:

Typical Banners
D Typical Banners





Stone sign area: 27 sf Stone sign area: 27 sf Secondary Site Signs

C Secondary Site Signs



B Entry Monument Sign

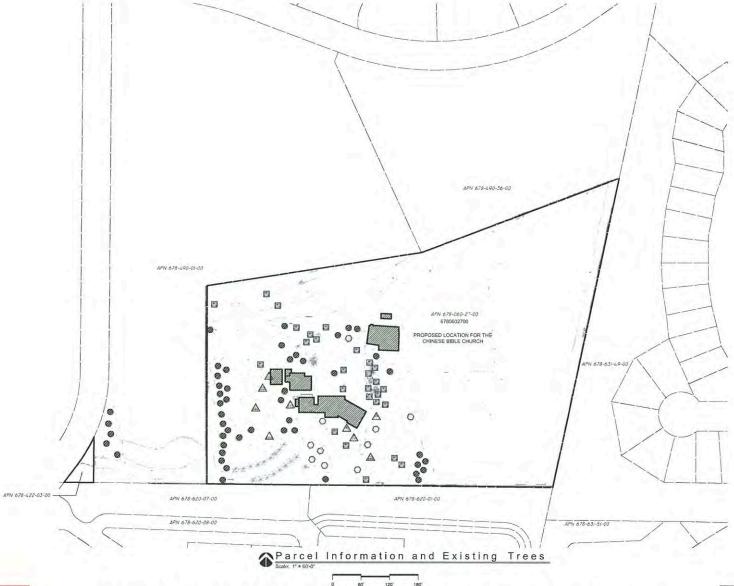


A Main Sign



Date	Description
01/16/2012	County Resubmit
08/23/2012	County Resubmit
02/19/2013	County Resubmit
06/03/2013	County Resubmit
03/22/2018	County Resubmit
10/15/2018	County Pasubmit

Sheet	Titles:				
			T	ypi	ica
	Sign	ns & I	Ba	nn	ers
Sheet	No.:		Λ.	4	0



NERAL NOTES:

- ALL EXISTING BUILDINGS WILL BE REMOVED.
- ALL EXISTING TREES WILL BE REMOVED. EXISTING TREES WILL BE RELOCATED ON SITE WHEN FEASIBLE.

EXISTING TREE (OVER 6" DIAMETER) LEGEND:

.

@ EUCALY

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PEPPE

O ...



OSTING BUILDINGS

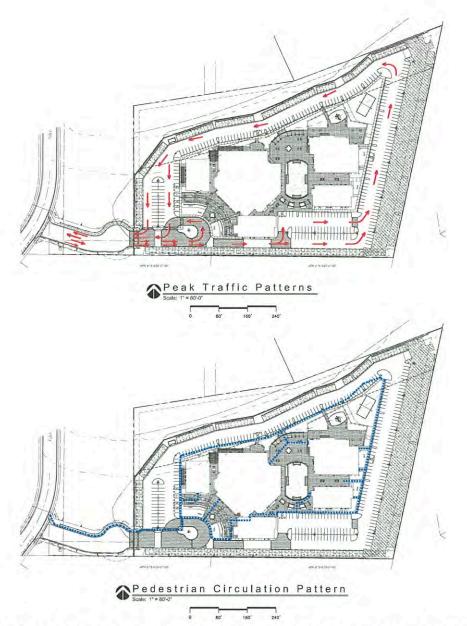
CHINESE BIBLE CHURCH OF SAN DIEGO
HARPER COMMUNITIES INC.

Date	Description
01/16/2012	County Resubmit
08/23/2012	County Resubmit
02/19/2013	County Resubmit
06/03/2013	County Resubmit
03/22/2018	County Resubmit
10/15/2018	County Resubmit

3300 10-037 (MUP)
Sheet Titles: Current Parcel
Information: Existing
Structures and Trees
Sheet No.: A 1 2

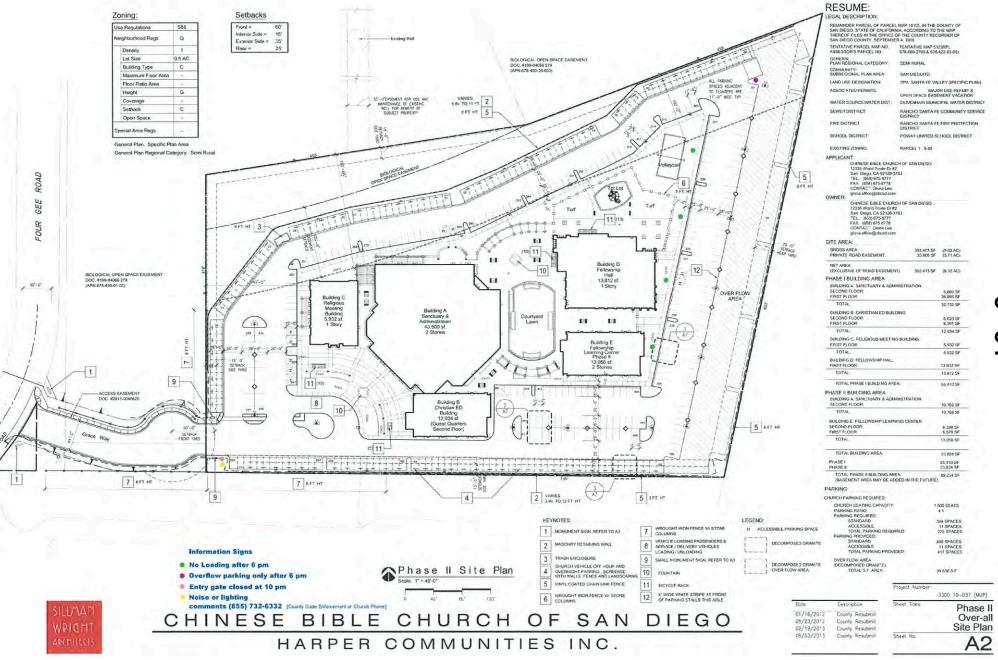
A13

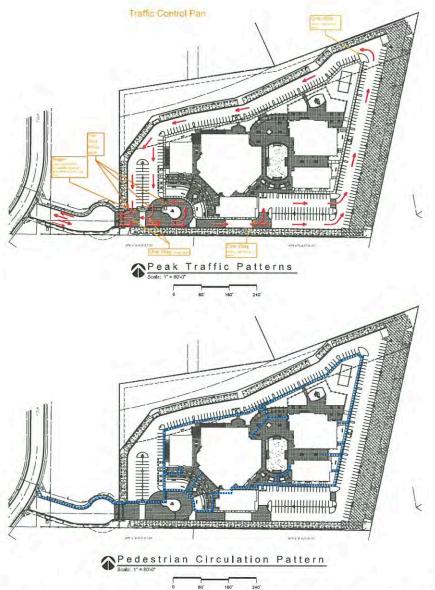




NOTE:
TRAFFIC PATTERN SHOWN IS FOR PEAK HOURS, TRAFFIC PATTERNS
ON SITE WILL BE MALTI-DIRECTION IN NON-PEAK HOURS.

LEGEND:
INDICATES TRAFFIC CIRCULATION









Date	Description
01/16/2012	County Resubmit
08/23/2012	County Resubmit
02/19/2013	County Resubmit
06/03/2013	County Resubmit

3600	10-004	(REZ)	3300	10-037	(MUF
Sheet	Titles:	raff	c C	ontro	IP
	5	Site	Circ	culati	ion
			-	atte	rns
Sheet	No.:		-	1 4	1
			F	11	4





County of San Diego, Planning & Development Services PROJECT FACILITY AVAILABILITY - WATER ZONING DIVISION

Please type or use pen				
1 ,	ORG			
Chinese Bible Church San Niego 858-705-3183 Owner's Name Ophone	ACCT			
40 Harper Lommunitres Inc. 8110 El Paseo Grande Suite 105 Owner's Mailing Address Street	ACT			
Owner's Mailing Address Street				
San Dreus CA 42037 City State Zip	DATE			
City State Zip	DISTRICT CASHIER'S USE ONLY			
SECTION 1. PROJECT DESCRIPTION	TO BE COMPLETED BY APPLICANT			
A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment Minor Subdivision (TPM) Certificate of Compliance:	Assessor's Parcel Number(s) (Add extra if necessary)			
Minor Subdivision (TPM) Certificate of Compliance: Boundary Adjustment Rezone (Reclassification) from 5-88 1/2 a to RS zone. Major Use Permit (MUP), purpose: Church Time Extension Case No. Expired Map Case No.				
Time ExtensionCase No Expired MapCase No				
☐ Other				
B. Residential Total number of dwelling units				
CommercialGross floor area				
Other Gross floor area [04, 44]	Thomas Guide Page 1164 Grid £-2			
C. 🔲 Total Project acreage 9Total number of lots_4				
D. Is the project proposing the use of groundwater? Yes No	16919 Four tee bee Rd. Project address Street			
Is the project proposing the use of reclaimed water? Yes No	San Dreguito 92127 Community Righning Area/Subregion Zip			
· ·				
Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and				
Applicant's Signature: COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT. Date: September 14, 2018				
Address: 8/10 El Duseb Grande Soute 105 Sen Drego, LA 92037 Phone: \$58-761-537/				
(On completion of above, present to the district that provides w	. ,			
SECTION 2: FACILITY AVAILABILITY	TO BE COMPLETED BY DISTRICT			
District Name: Olivenhain HWD Service	area /hone D-14			
A. Project is in the district.	V			
Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation. Project is not in the district and is not within its Sphere of Influence boundary.				
The project is not located entirely within the district and a potential boundary issue exists with the District.				
B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached (Number of sheets)				
Project will not be served for the following reason(s):				
C. District conditions are attached. Number of sheets attached: Holers District has specific water reclamation conditions which are attached. Number of sheets attached:				
 □ District will submit conditions at a later date. □ How far will the pipeline(s) have to be extended to serve the project? 	10 - Improvement along have not been revised			
This Project Facility Availability Form is valid until final discretionary action is taken pur				
withdrawn, unless a shorter expiration date is otherwise noted.				
Authorized Signature: Acrus Games Print Title Eng. Project Administrator Phone 700-75	Print Name Kann Ogawa			
Print Title Eng. Project Administrator Phone 700-75	3-6406 Date 21 5cat 2018			
NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SEF On completion of Section 2 and 3 by the District, applicant is	RVICE OR FACILITIES BY THE DISTRICT			
Planning & Development Services – Zoning Counter, 5510 Ove	rland Ave, Suite 110, San Diego, CA 92123			

Board of Directors Lawrence A. Watt, President Christy Guerin, Vice President Edmund K. Sprague, Treasurer Gerald E. Varty, Secretary Robert F. Topolovac, Director



General Manager Kimberly A. Thorner, Esq. General Counsel Alfred Smith, Esq.

September 21, 2018

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

Re:

Tax Assessors Parcels # 678-060-27-00, 678-490-01-00, 678-490-36-00

and 678-422-03-00

Subject:

Water Availability Letter / Chinese Bible Church San Diego

Supplement to County Form 399W

The fee owner, Chinese Bible Church San Diego, (Applicant), has requested the District to provide a Water Availability Letter for the property identified above for a proposed project Applicant described as: Rezone to RS and Major Use Permit Application project for a proposed church use only. This property is in the District and eligible to receive domestic service at this time for non-residential purposes.

The District has or will have adequate facilities in this area to serve the project. There is or will be capacity in these facilities to serve the proposed project at a minimum of 25 psi pressure at the District's main during normal operating conditions and upon completion of all necessary facilities, including any onsite and offsite water lines, facilities and appurtenances that are required, at the sole discretion of the District. While there is adequate water to serve the project at this time, all water received by the District is imported from other agencies. Accordingly, there is no guarantee that water will be available to serve the project when water is requested. The availability of water depends upon a number of complex factors including annual rainfall, drought periods, the amount of water remaining in storage and environmental and other constraints to the delivery of water. No final decision will be made by the District on the ability to serve water to the project until an application for water service is made by the applicant and approved by the District. At that time, the District will determine whether adequate water is available to serve the project in the District's sole discretion.

Both Water Code §350 and Water Code §71640 grant the District the right to restrict the use of water during any emergency caused by a drought or any other threatened or existing water shortage and to prohibit the use of District water during such periods as the District determines to be necessary. The District may also prohibit the use of District water during any periods for specific uses which it finds to be nonessential. Nothing

Pure Exce

Water Availability Letter Project: Chinese Bible Church

contained in this water availability letter shall be construed as limiting in any way the legislative discretion of the District to declare an emergency or water shortage and to curtail or prohibit the use of water as determined necessary or appropriate by the District to conserve water during droughts or other threatened or existing water shortages. Certain stages of water shortages may result in a prohibition on new water meters.

The District has been requested to furnish a staff estimate, based on current water service conditions, of the availability of water service in this area. This letter is issued for planning purposes and is not a representation, express or implied, that the District will provide any water service at a future date. Commitments to provide water service are made only when an application for water service is made by the applicant and approved by the District and are subject to the applicants compliance with the Districts' fees, charges, rules and regulations, the Environmental Quality Act of 1970, as amended, and the applicants' agreement to construct any required onsite and off site facilities together with the Applicant's providing security as required by the District for construction of those facilities.

The issuance of this Water Availability Letter does not grant the Applicant any water rights. The Applicant does not secure a right to water until application for service is made and approved by the District in its sole discretion, and the Applicant has complied with all requirements of the District.

The failure of the Applicant to pay any fee or charge of the District's when due, or to comply with other requirements of the District, shall entitle the District to unilaterally terminate this Water Availability Letter, and all further rights of the Applicant to water service.

Improvement fees, when applicable, are paid to the District to reserve future water service for the project contingent upon the Applicant paying all fees and charges and complying with all requirements of the District. The payment of all improvement fees by the date they are due is an express condition precedent to any right of the Applicant to receive future water service. The failure of Applicant to make any improvement fee payment by the date it is due shall automatically terminate the right of Applicant to receive future water service and no previous improvement fee payments paid by the Applicant shall be refunded. Reinstatement of the water commitment requires Applicant to remedy any defects or deficiencies and payment of fees and charges applicable, as determined by the District, in its sole discretion.

This commitment to water service availability is conditioned on the following requirements and/or limitations:

1. The District's determination that adequate water is available to serve the project at the time the applicant submits a request for water service to the District.

Water Availability Letter Project: Chinese Bible Church

- Payment of all improvements fees, as appropriate, when due in accordance with District Ordinance 301, or successor Ordinance, not attached hereto, but incorporated herein by reference.
- Applicant is required to have a hydraulic analysis done to ascertain the impact of the project on the District's water system and to determine fire flow availability as required by the Fire Department.
- 4. Applicant is required to provide all fee and easements as required for construction of onsite and offsite facilities as required by the District, in its sole discretion.
- 5. Applicant is required to construct all onsite and offsite facilities as required by the District, in its sole discretion.
- 6. No facilities are to be built within the District's easements.
- 7. Applicant is required to execute District Agreement for pipeline construction and furnish all necessary documents for insurance, bonding, and pay all District's charges as they are invoiced.
- 8. In accordance with District Assessment District 96-01, not attached hereto, but incorporated herein by reference, lots of ½ acre or less may have a ¾ inch meter installed unless owner chooses to upgrade the meter and pay the additional fees and charges. Lots greater than ½ acre but less than 3 acres require one-inch meters to be installed. Lots in excess of 3 acres require a minimum 1½ inch meter to be installed. Larger meters may be required by the District, in its sole discretion.
 - If it can be demonstrated that lots of a given area are not useable in gross, a deviation in meter size may be made with the concurrence of the District Engineering Manager.
- 9. The District may require larger meters than the Assessment District 96-01 lot size criteria would dictate if the individual residence requires water service greater than can be accommodated by the standard ¾ inch meter irrespective of the lot size, in its sole discretion.
- 10. Applicant is required to comply with District Ordinance 280 for the mitigation of impacts to the District's Assessment District 96-1R. Ordinance 280 requires an executed agreement to request increased EDU's that this project requires. The Applicant is responsible for payment of all fees and charges as outlined in the executed agreement.
- 11. The District has not declared a water shortage that restricts water usage or prohibits new water meters. The District's Board of Directors on July 23, 2014 adopted Resolution 2014-21 declaring the District to be in a Level 2 Water Supply Shortage while deferring the implementation of a meter moratorium.
- 12. Project will be required to use recycled water for irrigation purposes.

This letter of water availability pertains solely to the proposed project as described by

Water Availability Letter Project: Chinese Bible Church

Applicant, is not transferable to any other project, and is not transferable to any other owner or developer without written permission of the Board of Directors of the District. Any purported transfer, sale, or assignment of this Water Availability Letter without the prior written consent of the District renders this letter null and void.

This letter automatically terminates, and is of no further force or effect, on the occurrence of: (1) September 21, 2020 without an approved tentative map; (2) termination of any tentative map; (3) termination of any final map; or (4) five years from the date of recordation of any final map.

OLIVENHAIN MUNICIPAL WATER DISTRICT

By:

Karen Ogawa

-Karen Chamba

Engineering Project Administrator



County of San Diego, Planning & Development Services PROJECT FACILITY AVAILABILITY - FIRE ZONING DIVISION

Please type or use pen					
Chinese Bible Church Of San Diego 858-449-4425	ORG				
Owner's Name Phone	ACCT	•			
C/O Harper Communities 8110 El Paseo Grande Suite 105	ACT				
Owner's Mailing Address Street	TASK				
San Diego CA 92037	DATE	AMT \$			
City State Zip	DISTRICT CASHI	ER'S USE ONLY			
SECTION 1. PROJECT DESCRIPTION	TO BE COME	LETED BY APPLICANT			
SECTION I. PROJECT DESCRIPTION	TO DE COMP	LEIED DI AFFEIGARI			
A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment Minor Subdivision (TPM) Certificate of Compliance:	Assessor's Par (Add extra if	cel Number(s) necessary)			
Boundary Adjustment Rezone (Reclassification) from S-88(1/2ac) to RS zone. Major Use Permit (MUP), purpose: Chruch and Pre-school	678-060-2700	678-422-0300			
Time ExtensionCase No. Expired MapCase No.	678-490-01-00	678-490-36-00			
Other	·				
B. Residential Total number of dwelling units Commercial Gross floor area		· ,			
Industrial Gross floor area	L				
☐ Other	Thomas Guide. Page1	169 Grid <u>E-2</u>			
C. Total Project acreage 9 Total lots 4 Smallest proposed lot N/A	16919 Four Gee Rd. Project address	Street			
	San Dieguito	92127			
	Community Planning Area/Subre				
OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY	THE DISTRICT.				
Applicant's Signature:					
(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)					
SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT					
District Name: Pancho Santa Fe Fire District - Station #2					
Indicate the location and distance of the primary fire station that will serve the proposed project:					
N. 430 Four Gee Rd., San Diego, CA 93137 A. X Project is in the District and eligible for service.					
taliana di salah darah	Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.				
Project is not in the District but is within its Sphere of Influence bound	ary, owner must apply for anne	xation.			
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Rancho Santa Fe Fire Protection District

P.O. Box 410 • 18027 Calle Ambiente • Rancho Santa Fe • California 92067-0410 Tel. (858) 756-5971 • Fax (858) 756-4799

James Ashcraft, President Nancy C. Hillgren Randall Malin Tucker Stine

Board of Directors

Fire Chief Tony J. Michel

John C. Tanner

February 14, 2014

County of San Diego Planning & Development Services 5510 Overland Ave. #110 San, Diego, CA 92123

RE: Chinese Bible Church- Project Facility Availability Form APN

To Whom It May Concern,

The Rancho Santa Fe Fire Protection District has reviewed the above mentioned project. This parcel lies within an area that has been determined to be a Very High Fire Hazard area. As such, the project will be required to comply with the 2013 California Fire Code and Rancho Santa Fe Fire Protection District Ordinance #2014-01. The Fire District will require the following conditions be placed on the project. Detailed information regarding the Fire Districts Ordinances can be found on the Departments web site at: www.rsf-fire.org.

1. ADEQUATE EMERGENCY SERVICES: The Rancho Santa Fe Fire Station No. 2 is directly across the street from the proposed church's only entrance. The driveway access from the proposed church facilities poses a major impact to emergency responses. The fire district will continue to request that the access to the church project is fully signalized and interconnected to the signal at Camino Del Sur. Additionally, Four Gee Road in front of the fire station shall be provided with proper markings as to not block for emergency access /egress of the adjacent to the fire station. Controlled signal lights shall be installed and shall be activated from within fire station no. 2 and strobe controlled for traffic safety. Roadway striping "Do Not Block" shall also be painted in front of the fire station driveway. Trees/shrubs placed in the private property shall not obstruct line of sight. Line of sights shall be clear from vegetation higher than 36" or any other obstacles. No private signs are permitted in the County right of way. The Fire District's letter dated November 23, 2010 addresses our concern about fire station no. 2 is a regional training facility whereby multiple fire agencies may use it for live fire training exercises which can produce smoke and flames. These exercises which are necessary to maintain operational effectiveness and mandatory certifications may impact the proposed church facility based upon prevailing wind direction (usually onshore) and hour of day.

2. ACCESS/ROADWAYS:

The roadways serving this project shall have a minimum improved paved width of 24 feet. Maximum grade is 20 %. Any other roadway features, such as cul-de-sacs, turn-outs, gates, etc. must meet the design criteria of the Fire District. All fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. Fire lanes may be required. The surface material shall be a paved all-weather surface which supports 75,000 lbs including the new proposed porous A.C. The turning radius of a fire apparatus access road shall comply with the County public and private road standards approved by the Board of Supervisors. The turning radius for a private driveway shall be a minimum of 28 feet, as measured on the inside edge of the improvement width or as approved by the fire code official. The proposed cul-de-sac shown on the preliminary grading plan (dated by RSFFPD 2-11-14) is an acceptable design with a minimum paved width of 72 feet and a 36 foot turning radius. The Fire District accepts the off-set design of the cul-de-sac due to the restrictions on the parcel.

3. FIRE APPARATUS ACCESS ROADS & HOSE PULL:

Access roads shall be required for every building hereafter constructed when any portion of an exterior wall of the

first story is located more than 150 feet from the closest point of fire department vehicle access. The first layment of asphalt must be in place and serviceable prior to the delivery of combustible construction materials to the site.

5. GATES:

Any proposed gates that cross over fire access roads or hinder access into a facility will require an approve emergency Knox key switch and Knox box with keys to all appropriate doors and/or locked gates.

4. HYDRANTS:

Fire hydrants, together with an adequate water supply, must be installed at locations acceptable to the Fire District according to the type of occupancy. The required fire flow for this project is 2500 gallons per minute at 20-psi residual pressure. Fire Hydrants shall be in place and serviceable prior to the delivery of combustible construction materials to the site.

5. BUILDING MATERIALS:

The building construction shall comply with the requirements in the County of San Diego amendments of Chapter 7A of the California Building Code (current addition when structures are built) and the requirements in the Fire District ordinance #2014-01 (or most current ordinance when structures are built).

6. LANDSCAPE PLAN SUBMITTAL:

Landscape Plans are required for all residential custom homes, production tract homes, multi-family residential, and commercial buildings. Landscape plans shall be submitted and approved by the Fire District prior to the framing inspection. Landscape plan submittals shall include, at a minimum, a readable scale, the delineation of 100-foot fuel modification zone, the existing vegetation, and all irrigated areas, a plant legend with both botanical and common names and identify all plant material symbols.

7. AUTOMATIC FIRE SPRINKLERS AND ALARMS:

The life safety devices shall be installed according to the occupancy and the related codes.

8. UPDATED EIR:

The Rancho Santa Fe Fire Protection District has not reviewed the updated EIR and is requesting it be submitted to the Fire District for a formal review.

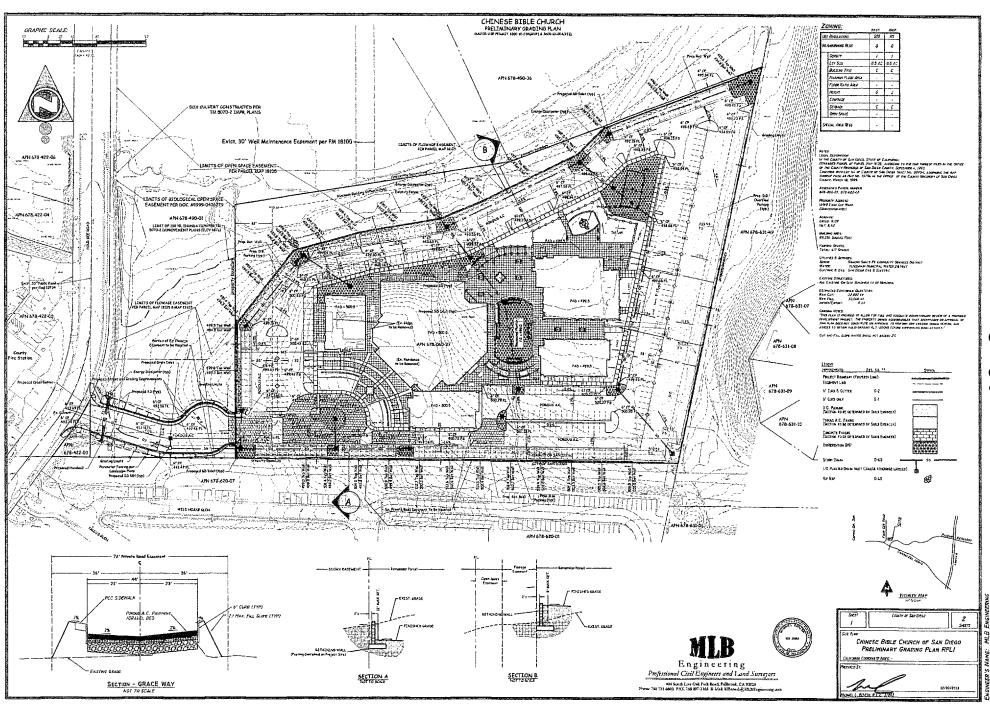
If you have any questions or concerns regarding the above comments please directed them to me at 858-756-6007.

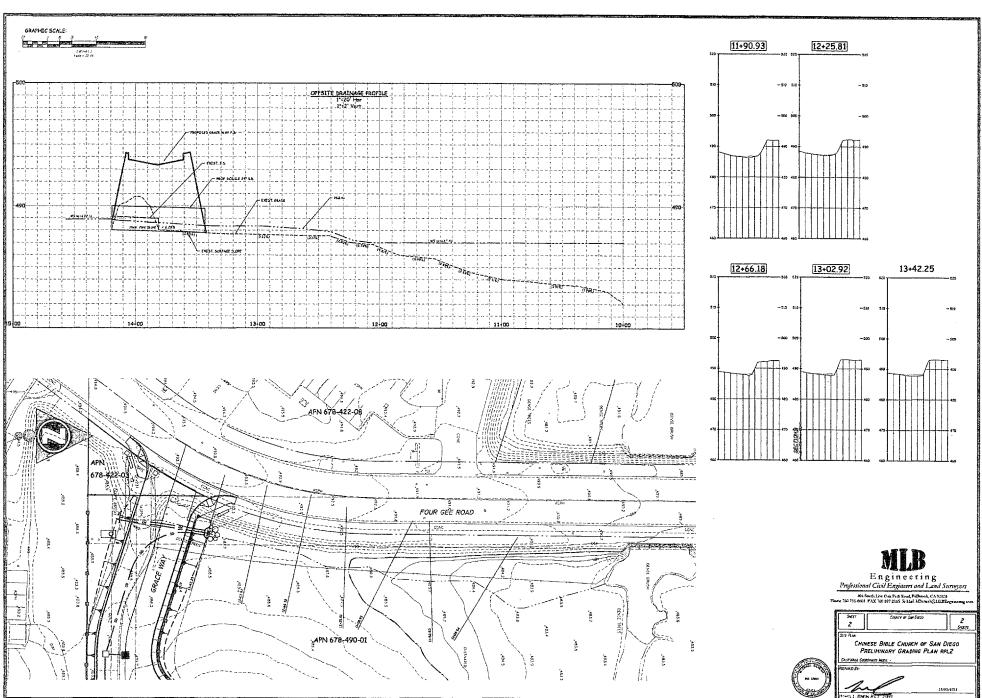
Sincerely,

Renee Hill

Deputy Fire Marshal

Rancho Santa Fe Fire Protection District





ENGINEER'S NAME: MLB ENGINEERING



COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE: Zoning PROJECT FACILITY AVAILABILITY FORM, Sewer

Please type or use pen		
Chinese Bible Church of San Diego 858-449-4425	ORG	<u> </u>
Owner's Name Phone	ACCT	
C/O Harper Communities Inc., 14211 Primrose Ct.	ACT	
Owner's Mailing Address Street		
	TASK	4.65°F #
Poway CA 92064	DATE	AMT \$
City State 210	DISTRICT CAS	HIER'S USE ONLY
SECTION 1. PROJECT DESCRIPTION	TO BE CO	MPLETED BY APPLICANT
A	Assessor's F (Add extra	rarcel Number(s) If necessary)
Specific Plan or Specific Plan Amendment Rezone (Reclassification) from S88(1/2 ac) to RS2 zone Major Use Permit (MUP), purpose: Church and Preschool	678-060-2700	678-422-0300
Time Extension Case No.	678-490-01-00	678-490-36-00
Other		
B Residential Total number of dwelling units	Part X to the contract of the	No. 11. 12. 12. 12. 12. 12. 12. 12. 12. 12
Commercial Gross floor area		And the second s
☐ Industrial	Thomas Bros. Page	1169 Grid E2
C Total Project acreage 22.5 Total lots 4 Smallest proposed lot n/a	16919 Four Gee Ro	
Yes No	Project address	Sirea!
: Is the project proposing its own wastewater treatment plant? [7] [8]	Pan Diameita	92127
is the project proposing the use of reclaimed water?	Community Planning Area/Su	bregion Zip
Owner/Applicant agrees to pay all necessary construction costs and dedicate at OWNER/APPLICANT MUST COMPLETE ALL CONDITI	ONS REQUIRED BY THE DIST	extend service to the project. RICT:
14211 Primrose Ct., Poway CA 92064	858-449-4425	
Address: 14211 Primrose Ct., Poway CA 92064 [On completion of above, present to the district that provides s	ewer protection to complete 5	ection 2 below.)
SECTION 2: FACILITY AVAILABILITY	TO BE COMPLETED B	Y DISTRICT
District name Rancho Santa Fe CSD Service area	5FV	
A. Project is in the District. Project is not in the District but is within its Sphere of Influence boundary, own Project is not in the District and is not within its Sphere of Influence boundary. Project is not located entirely within the District and a potential boundary issue.	er must apply for annexation texists with the	ars hased on the
capital facility plans of the district. Explain in space below or on attached. Nu Project will not be served for the following reason(s):	mber of sheets attached:	
District conditions are attached. Number of sheets attached: District has specific water reclamation conditions which are attached. Number of sheets attached.	umber of sheets attached:	nerrandahanda kalaban pidangkat kasis enterna di
D. How far will the pipeline(s) have to be extended to serve the project?	and the second	Some and an analysis and a second
This Project Facility Availability Form is valid until final discretionary action is taken powithdrawn, unless a shorter expiration date is otherwise noted.	rsuant to the application for the	proposed project or until it is
Paula Melendrey Fe	iula Melendr Print nome 1-4150 Nov.	£.
District Administrator 760-479	1-4150 Nov.	12,2010
NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE	BY THE DISTRICT. On comple	ation of Section 2 by the district, in Road, San Diego, CA 92123

DPLU-399S (12/09)

SDC DPLU RCVD 11-19-10

REZ10-004



COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE: Zoning PROJECT FACILITY AVAILABILITY FORM, School

Please type or use pen (Two forms are needed if project is to be served by separate school districts)	ORG	<u>c</u>
Chinese Bible Church San Diego 858-449-4425	AGCT	JU
Owner's Name Phone		
C/O Harper Communities Inc., 14211 Primrose Ct.	ACT	ELEMENTARY
Owner's Mailing Address Street	. TASK	*
Poway CA 92064	DATE	HIGH SCHOOL
Gity State Zip		UNIFIED
	DISTRICT CAS	HIER'S USE ONLY
SECTION 1. PROJECT DESCRIPTION	TO BE COM	PLETED BY APPLICANT
A LEGISLATIVE ACT Rezones changing Use Regulations or Development Regulations General Plan Amendment		Parcel Number(s) a if necessary)
Specific Plan Specific Plan Amendment	678-060-2700	678-422-0300
B. DEVELOPMENT PROJECT Rezones changing Special Area or Neighborhood Regulations	678-490-01-00	678-490-36-00
Major Subdivision (TM) Minor Subdivision (TPM) Boundary Adjustment		yd gan acciniciae i ddy'r 1987 197 (C. 1865 tow'r 1 1986) baddan air ar yn ar ac ar ac ar ac ar ac ar ac ar ac
Boundary Adjustment Mejor Use Permit (MUP), purpose: Church and Preschool Time ExtensionCase No. Excited ManCase No.		
	Thomas Bros. Page 1	169 Grid E2
Other	16919 Four Gee Road	OHO
C. C. Residential Total number of dwelling units	Project address	Siréel
Commercial Grass floor area	San Diamuito	02127
Industrial Gross floor area Other Gross floor area 104,981	Community Planning Area/Subi	region Zip
D. X Total Project acreage 22.5 Total number lots 4		
		010
Applicant's Signature: Address: 14211 Primrose Ct., Poway, CA 92064	858-449-4425	and the second s
(On completion of above, present to the district that provides	school protection to complete 5	ection 2 below.)
SECTION 2: FACILITY AVAILABILITY	TO BE COMPLETED BY	
Poway Unified School District highs	n a unified district, which elemen chool district must also fill out a	form?
Indicate the location and distance of proposed schools of attendance Elementary: N/A Junior/Middle: High school:	N/A	miles
N/A Junior/Middle: miles: High school: This project will result in the overcrowding of the [] elementary. []	N/A	and the se
This project will result in the overcrowding of the Lij elementary Lij Fees will be levied or land will be dedicated in accordance with Educ	unior/school nigh school	I. (Слеск)
permits. Project is located entirely within the district and is eligible for service The project is not located entirely within the district and a potential b school district.	oundary issue may exist with the	TE annual and and and annual a
Pheia Visan	Rheia Vigay	
Authorized signature Senior Planning Analyst	Print name 858-679-2570	
Print title	Phone	
On completion of Section 2 by the district, applicant is Zoning Counter, Department of Planning and Land Usa.	to submit this form with application 5201 Ruffin Road, San Diago, CA	n to: 82123



Attachment B – Resolution Approving PDS2014-SPA-14-001

Hearing Date:

RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS APPROVING)
SPECIFIC PLAN AMENDMENT PDS2014-SPA-14-001)
THE SANTA FE VALLEY SPECIFIC PLAN

ON MOTION of Supervisor , seconded by Supervisor , the following Resolution is adopted:

WHEREAS, a Specific Plan known as the Santa Fe Valley Specific Plan (SP 95-001), having been prepared jointly by the Department of Planning and Land Use and Santa Fe Valley property owners for an area comprising a total of 3,163 acres and generally located 2.5 miles west of Interstate 15, five miles east of Interstate 5, and generally south of and adjacent to Del Dios Highway and north of Artesian Road in the community of San Dieguito was adopted by Resolution of the Board on December 13, 1995; and

WHEREAS, a Specific Plan Amendment known as the Santa Fe Valley Specific Plan Amendment (SPA99-004) having been prepared by THE Rancho Santa Fe Fire Protection District, exchanged the land use designations of the existing fire station and neighborhood park sites, located on the west side of Four Gee Road within Planning Area IV, and approved the addition to the fire station site of approximately 0.5 acres previously designated as Open Space II, located in the San Dieguito Community Plan Area was adopted by Resolution of the Board on June 14, 2000; and

WHEREAS, a Specific Plan Amendment known as the Santa Fe Valley Specific Plan Amendment (SPA01-002) having been prepared by Starwood Development, eliminated the resort/hotel designation within the northern portion of Planning Area II, which was established by the original Santa Fe Valley Specific Plan, located in the San Dieguito Community Plan Area was adopted by Resolution of the Board on March 9, 2003; and

WHEREAS, a Specific Plan Amendment known as the Santa Fe Valley Specific Plan Amendment (SPA03-002) having been prepared by Ali Shapouri redistributed land uses within Planning Area V to reduce impacts to sensitive steep slopes and to comply with the slope encroachment requirements of the Resource Protection Ordinance, located in the San Dieguito Community Plan Area was adopted by Resolution of the Board on November 1, 2006; and

WHEREAS, a Specific Plan Amendment known as the Santa Fe Valley Specific Plan Amendment (SPA07-002) having been prepared by MS Rialto The Lakes, CA, LLC allowed for a community entry guardhouse located at the northern entrance of The Lakes Subdivision, located in the San Dieguito Community Plan Area was adopted by Resolution of the Board on March 26, 2008; and

PDS2014-SPA14-001

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WHEREAS, a Specific Plan Amendment known as the Santa Fe Valley Specific Plan Amendment (SPA11-001) having been jointly prepared by California West Communities, transferred 10 dwelling units from Subarea II-32 to Subarea II-31 and changed the land use classification of the areas due to the change in density, located in the San Dieguito Community Plan Area was adopted by Resolution of the Board on July 17, 2013; and

WHEREAS, Chinese Bible Church of San Diego (hereinafter referred to as "applicant"), submitted an amendment to the Santa Fe Valley Specific Plan Amendment (SPA14-001) on January 3, 2014, pursuant to Section 65450 et seq. of the Government Code, for an area comprising a total of 9 acres located east of Four Gee Road and North of Camino de Norte in the San Dieguito Community Plan Area; and

WHEREAS, the applicant has stated the intent of said Amendment to change the Santa Fe Valley Specific Plan as follows:

Allow for a religious assembly use in Subarea V (9 acres), with the approval of a Major Use Permit, within the southeastern most portion of Area V.6., specifically: north of the City of San Diego, east of Four Gee Road, south of Campania Avenue, and west of the 4S Ranch, within the Santa Fe Valley Specific Plan Area.

WHEREAS, implementation of said Specific Plan Amendment will occur in concurrent applications for Chinese Bible Church; and

WHEREAS, pursuant to Section 65090, et seq. of the Government Code, the Planning Commission on November 16conducted a duly advertised hearing on said Specific Plan Amendment and by a vote of recommended that the Board of Supervisors approve the Specific Plan Amendment because it is consistent with the General Plan and the San Dieguito Community Plan; and

WHEREAS, Pursuant to Section 65355 of the Government Code, the Board of Supervisors on , conducted a duly advertised public hearing on said Specific Plan Amendment and considered the recommendations of the Planning Commission with respect thereto, and determined that the requirements hereinafter enumerated are necessary to ensure that said Specific Plan Amendment, and the implementation thereof, will conform to all ordinances, policies, rules, standards and improvement and design requirements of the County of San Diego; and

WHEREAS, on , the Board of Supervisors has made findings pursuant to Attachment , Environmental Findings, of the Board of Supervisors Planning Report for the project; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors finds that the Santa Fe Valley Specific Plan Amendment (PDS2014-SPA-14-001) is consistent

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with the San Diego County General Plan and the San Dieguito Community Plan in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Santa Fe Valley Specific Plan Amendment as PDS2014-SPA-14-001, consisting of the text and map entitled Santa Fe Valley Specific Plan Amendment, and this Resolution.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan Amendment (PDS2014-SPA-14-001) and all development applications filed in order to implement said Specific Plan:

- 1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, The Zoning Ordinance, and the San Diego County road standards shall apply irrespective of what is stated in the applicant's amended Specific Plan text and none of the requirements included within this Resolution shall be deemed as exempting any permit filed pursuant to this Specific Plan Amendment from that review process and those conditions and requirements normally applied to such permit applications.
- 2. The applicant shall submit to Planning & Development Services within 30 days of the adoption of this Resolution revised copies of the amended Specific Plan text and map that include any additions, deletions, or modifications approved by this Resolution.
- 3. Specific mitigation measures and required conditions for development of the project are contained in the Form of Decision for Major Use Permit PDS2010-3300-10-037 and Resolution of Approval for Flowage and Open Space Easement Vacations PDS2012-3940-12-002, etc.

BE IT FURTHER RESOLVED that all references within this Resolution to "applicant", "developer", or "subdivider" shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Specific Plan Amendment.

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for the Santa Fe Valley Specific Plan Amendment (PDS2014-SPA-14-001), on record at the County of San Diego, the written documents referred to, and the oral presentation(s) made at the public hearing(s).

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BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

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

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

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; http://www.usace.army.mil/

Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; http://www.waterboards.ca.gov/sandiego/ California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; http://www.dfg.ca.gov/

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

PDS2014-SPA14-001

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

SANTA FE VALLEY SPECIFIC PLAN AMENDMENT

SPA 14-001

Prepared For:

County of San Diego Department of Planning and Development Services

August 14, 2017

Prepared By:

County of San Diego

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CERTIFICATE OF ADOPTION

I hereby certify that this text includes amendments to the Santa Fe Valley Specific Plan approved by the Board of Supervisors with the adoption of Specific Plan Amendment (SPA) 14-001 on
Mark Wardlaw, Director Planning and Development Services

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Chapter 1

Executive Summary

1.1 INTRODUCTION

The Santa Fe Valley Specific Plan sets forth a comprehensive concept for the development of a residential community in northern San Diego County. The Specific Plan provides policies and guidelines for development within the 3,160-acre multi-ownership Specific Plan Area (SPA) in areas which will have the least impact on sensitive environmental resources and will be adequately supported by public and private infrastructure, facilities, and services (See Figure 2-5, Santa Fe Valley Specific Plan Map).

The Specific Plan Conservation and Open Space Element (Chapter 3), provides for protection, management, and long-term conservation of sensitive biological, cultural, and visual resources within the SPA. The Conservation and Open Space Element also provides for the establishment of an important segment of the San Dieguito River Park within Santa Fe Valley SPA, providing visual and recreational amenities to the region.

The Specific Plan Land Use Element (Chapter 4) establishes permitted land uses for the development of a high quality, compatible residential community, support commercial, and community facilities in the Santa Fe Valley SPA.

The Specific Plan Circulation Element (Chapter 5) establishes detailed standards for provision of adequate transportation service in Santa Fe Valley.

The Public Facilities Element (Chapter 6) provides standards and phasing thresholds for the provision of adequate public services to support the planned land uses in Santa Fe Valley. This chapter also includes comprehensive policies and implementation measures to require the development of infrastructure facilities, accommodating the proposed Specific Plan land uses, in a planned and orderly manner with least impact on the environment.

The Community Design Element (Chapter 7) contains comprehensive community design policies to promote the creation of a cohesive community in Santa Fe Valley. Development is planned to be compatible with existing environmental resources, the natural features, and adjoining communities.

The Specific Plan Development Program (Chapter 8) sets forth the required phasing and procedural process of implementing the Specific Plan. This chapter requires the development of public and private facilities and services to be provided concurrent with need.

The Financing Plan (Chapter 9) provides a coordinated financing strategy for financing facility improvements as required by the Specific Plan through equitable participation of all affected property owners. The Financing Plan also identifies financing options and recommendations for implementing these facilities and services.

1.2 BACKGROUND

The Santa Fe Valley Specific Plan Area (SPA) is one of several Specific Plan Areas within San Diego County's San Dieguito Community Plan Area. Santa Fe Valley SPA is located in northern San Diego County, immediately north of the City of San Diego's jurisdictional boundary (See Figure 2-1, Regional Location Map).

Santa Fe Valley is located among several planned projects and existing communities. community of Rancho Cielo is to the north and Fairbanks Ranch is southwest of Santa Fe Valley. Rancho del Rio and Rancho Santa Fe are located west of Santa Fe Valley, with the 4S Ranch Specific Plan Area and 4S Business Park to the east. Further east of Santa Fe Valley is the City of San Diego's Rancho Bernardo community. The Santa Fe Valley SPA surrounds the partially developed Santa Fe Hills community on three sides, located adjacent to Lusardi Creek north of planned Black Mountain Ranch project in the City of San Diego's North City Future Urbanizing Area (NCFUA) (See Figure Subregional Context Map).

The existing and planned developments surrounding Santa Fe Valley within the unincorporated area of the County are generally characterized by estate residential development to the north, west, and southwest and industrial, commercial, and medium to high density residential development to the east. South of the SPA, the City of San Diego's NCFUA development is planned for higher residential densities as well as commercial and institutional uses.

Generally, the SPA consists of steep canyons and ridges surrounding the San Dieguito River and its tributaries in the north, and gently rolling hillsides in the central, southern, and western portions. Most of the steeper portions of Santa Fe Valley, in the north and east, are currently undeveloped and contain native coastal sage scrub, chaparral, and grassland habitats. Current and past agricultural operations exist mainly in the central and western portions of the SPA (See Figure 2-3, Physical Features Map).

Authority

On December 16, 1987, the San Diego County Board of Supervisors amended the San Dieguito Community Plan to designate this area as General Plan Land Use Designation (21) Specific Plan Area. This action was primarily in recognition of several important factors including: 1) presence of sensitive environmental and visual resources in this area; 2) the proposed San Dieguito River Park; 3) Santa Fe Valley's multiple land ownership patterns; 4) need for joint planning of infrastructure, public services and facilities; 5) encroaching urbanization from the east and south; and communities' neighboring concerns for comprehensive planning, compatible land use, and coordinated phasing of development.

The Board of Supervisors directed the County staff to prepare the Specific Plan with property owners funding the planning effort. Pursuant to California Government Code Section 65451 and the County's Regional Land Use Element, the (21) SPA General Plan Land Use Designation is applied to lands where a Specific Plan must be adopted by the Board of Supervisors prior to any further division of land.

Also, once land is designated as a SPA, reclassification to more intensive zones cannot be approved except in accordance with an adopted Specific Plan.

Specific Plan Purpose

Generally, specific plans provide a more flexible method of implementing the General Plan than conventional zoning. The intent of the (21) SPA General Plan Land Use Designation is to establish a planning framework for developing a comprehensive Specific Plan text and map for Santa Fe Valley SPA consistent with the objectives and policies established by the San Dieguito Community Plan and the County of San Diego General Plan.

The Specific Plan is intended to promote coordinated development of individual parcels consistent with policies designed address open to space. conservation, and recreation, residential and commercial development, circulation and access, community facilities and infrastructure, development phasing and financing, as well as site planning and community design.

Specific Plan Process

Santa Fe Valley Specific Plan has been developed in accordance to an adopted specific planning process. This process was developed pursuant to a survey of SPA property owners, adjacent communities, environmental organizations, public and private organizations, and other interested individuals. The Board of Supervisors adopted this specific planning process to allow for the development of a comprehensive Specific Plan for Santa Fe Valley.

Specific Plan Development Phases

The process for preparation of the Santa Fe Valley Specific Plan was conceived as a four-phase planning effort. Phase 1 consisted of an environmental and planning inventory analysis, in which relevant environmental and physical data was collected, mapped, and evaluated. Also a number of additional studies were prepared as part of this initial phase, including the Santa Fe Valley Market Study, Santa Fe Valley Environmental Opportunities and Constraints Study, and several reports on existing public facilities, infrastructure and community support systems. The umbrella document for these studies and reports is the Santa Fe Valley Existing Conditions Report.

Phase 2 involved the identification and evaluation of alternative land use, open space, and circulation concepts which ultimately resulted in the preparation of a Preferred Concept Plan. Also as part of this phase property owner's individual plans for their properties were reviewed for consistency with the goals and objectives of the Specific Plan and incorporated in the Preferred Concept Plan.

Phase 3 consisted of the refinement of the Preferred Concept Plan, through several workshops by San Dieguito Planning Group and its Santa Fe Valley Subcommittee to produce a draft Specific Plan and Environmental Impact Report (EIR) for public to review and comment. Phase 4 of this process entailed the public hearing and adoption process as well as the preparation of the final Specific Plan text and map and the final EIR.

Citizen Participation

The preparation of the Santa Fe Valley Specific Plan included an extensive citizen participation process. In addition to community workshops held during each development phase of the Specific Plan, a series of meetings were held by the San Dieguito Community Planning Group Santa Fe Valley Subcommittee to discuss issues related to the Specific Plan. Additional meetings were held with both affected property owners individually and the property owners committee. The property owners committee consisted of representatives from various Planning Areas (See Figure 2-4, Planning Areas & Parcel Lines Map).

Appendix A is an acknowledgment of the many participants in the Santa Fe Valley Specific Plan development process.

1.3 SPECIFIC PLAN AMENDMENTS

Introduction

This section describes in chronological order the Specific Plan Amendments approved for the Santa Fe Valley Specific Plan to date. It is intended to be updated whenever an Amendment is approved, in order to provide a mechanism for tracking changes throughout the implementation of the Santa Fe Valley Specific Plan.

Specific Plan Amendment SPA 99-004

On June 14, 2000, the Board of Supervisors approved Specific Plan Amendment (SPA) 99-004, which exchanged the land use designations of the existing fire station and neighborhood park sites, located on the west side of Four Gee Road within Planning Area IV. Also approved was the addition to the fire station site of approximately 0.5 acres previously designated as Open Space II.

Specific Plan Amendment SPA 01-002

On March 9, 2003, the Board of Supervisors approved SPA 01-002. The purpose of the SPA was to delete the Resort/Hotel designation established by the original Santa Fe Valley Specific Plan. This designation was applied to 26 acres located between the 18-hole golf course and the Del Dios Connection Road, (Bing Crosby Blvd.) in the northern part of Planning Area II. The Resort/Hotel was envisioned as serving retreats and conferences. It was planned to consist of 80-250 rooms, a guest-oriented restaurant, retail shops, a Tennis Center, and a golf instruction facility. Updated market analysis indicated that there would not be adequate demand to support this use. Consequently, the land use distribution within Planning Area II was re-examined and the following changes to the Santa Fe Valley Specific Plan were approved:

- Deleted the Resort/Hotel designation, while retaining the Tennis Center component by establishing a new Tennis Center designation.
- Relocated the golf course Clubhouse from west of the San Dieguito River to the previous resort/hotel site.
- Designated the previous Clubhouse site as Low-Medium Residential (S88) with three dwelling units. This Subarea allows for the development

of an active recreation area (Open Space II) and Neighborhood Commercial within the Subarea and a transfer of three units to Subarea II.32, for a period of five years from the adoption of SPA 01-002.

- Seventy-one dwelling units were relocated from Subarea II.30 to other subareas. Residential subarea of Subarea II.30 changes from High to Medium-High Density Residential.
- Twenty-nine dwelling units were relocated from Subarea II.17 to other subareas. Residential density of Subarea II.17 remains in the High Density Residential designation.
- Two residential dwelling units were transferred to Subarea II.12. Residential density of Subarea II.12 remains in the Medium-High Density Residential designation.
- Thirty-five dwelling units were transferred to Subarea II.16. Subarea II.16 changes from Resort Hotel designation to High-Density Residential designation.
- Sixty dwelling units were transferred to Subarea
 II.32. This new Subarea is designated as High-Density Residential.

In addition, the following minor revisions were made in order to incorporate changes required by the environmental agencies prior to issuance of the project's 404 Permit:

- Redesignated 6.9 acres of vernal pool land and corridor from Medium Density Residential and Open Space II to Open Space I.
- Open Space II area increased by approximately
 3.3 acres due to revisions in other subareas.

Specific Plan Amendment SPA 04-003

The purpose of this SPA is to transfer seven units from Subarea II.16 to Subarea II.30. Subarea II.16 is categorized as Medium High Density Residential (2.1-5 dwelling units per acre). The change results in a reduction of the actual density of Subarea II.16 from 8.5 dwelling units per acre to 6.8 dwelling units per acre. The actual density of Subarea II.30 is increased from 2.5 dwelling units per acre to 3.4 dwelling units per acre.

Specific Plan Amendment SPA 03-002

This Amendment redistributes land uses within Planning Area V as follows:

Subarea	Land Use	Acreage	Units
V.2	Low Density Res.	48.1 ac.	22
V.3	Open Space –I	17.1 ac.	0
V.4	Low Density Res.	32.7 ac.	15
V.5	Open Space-1	471.4 ac.	0

It should be noted that some of the Open Space-I acreage is located within residential lots.

These changes were required to reduce impacts to sensitive steep slopes and to comply with the slope encroachment requirements of the Resource Protection Ordinance. This Specific Plan Amendment supersedes SPA 04-003.

Specific Plan Amendment SPA 07-002

The purpose of the SPA is to allow for a community entry guardhouse to be located at the northern entrance of The Lakes Subdivision, on Old Course Road off of Bing Crosby Boulevard. The following revisions were made to the specific plan for the implementation of this amendment.

- Re-designate the project site from a "Neighborhood Entry" to a "Community Entry"
- Include a "private gates" symbol at the project site for the development of a guardhouse.

Specific Plan Amendment SPA 11-001

The purpose of this SPA is to allow for the transfer of ten (10) dwelling units from Subarea II-32 to Subarea II-31. Subarea II-31 would be increased from 3 to 13 units, whereas Subarea II-32 would be reduced from 60 units to 50 units. No new additional units are proposed. Due to the resulting increase in units in Subarea II-31, the land use category change from LM (Low Medium 1 dwelling unit per 1.9 acres) to M (Medium High, 2.1-5.0 DU's/Acre). The land use category for II-32 would change from H (High, 5.1-10.0 DU's/Acre) to MH (Medium High 2.1-5.0 DU's/Acre). The existing option for development of Subarea II-31 as a mixed use neighborhood commercial and active recreation land use has expired and therefore all references to this land use option have been deleted.

Specific Plan Amendment SPA 14-001

The purpose of this SPA is to allow for a religious assembly use in Subarea V, with the approval of a Major Use Permit. The religious assembly use is allowed within approximately 9 acres, located within the southeastern most portion of Area V.6., specifically: north of the City of San Diego, east of Four Gee Road, south of Campania Avenue, and west of the 4S Ranch.

Chapter 4

Land Use Element

4.1 EXISTING CONDITIONS

Regional Land Use Element

The Regional Land Use Element of the County's General Plan defines a Specific Plan Area (SPA) as an area designated on the map of a Community Plan which requires more detailed planning prior to development. Land within this designation typically has environmental constraints or unique land use concerns which require special land use and/or design controls. Community or Subregional Plans implement the SPA designation by identifying those areas that must have a Specific Plan adopted prior to further subdivision of any lands designated as (21) Specific Plan Area.

Santa Fe Valley is also designated as Estate Development Area (EDA) on the Regional Land Use Element Map. Lands with this designation are intended for low density residential and agricultural land uses with parcel sizes of two to twenty acres. The EDA designation does, however, permit clustering of dwelling units. Clustering is intended to locate smaller lots on the more level areas in compensation for larger lots on the steep slopes. Clustering is also used for protection of sensitive environmental and scenic resources.

San Dieguito Community Plan

The San Dieguito Community Plan designates Santa Fe Valley as (21) Specific Plan Area. The Community Plan provides policy regarding its intentions for land use. A density designator of 0.4 dwelling units per acre was placed on the SPA with the caveat that the overall number of dwelling units could not exceed the number of dwelling units permitted by the pre- (21) SPA Land Use Designations [(17) Estate Development Area, (18) Multiple Rural Use, and (24) Impact Sensitive]. The Community Plan acknowledges that a mixture of land uses may ultimately be developed and requires a feasibility (market) study to help evaluate ultimate usage and the ability of the uses to fund needed public services and facilities.

The Community Plan also states that "The focus of this plan is the San Dieguito River Regional Park". The Plan also requires that the Santa Fe Valley Specific Plan contain a recreation element that contains the goal: "Plan a Regional Park and Open Space System of a visionary nature, the focus of which will be the San Dieguito River Valley."

The residential goal of the Community Plan calls for enhancing the living environment while accommodating gradual residential development that harmonizes with the natural environment. The Community Plan generally encourages estate type development, but emphasizes that development should be clustered to improve upon the amount and character of open space. A majority of land in the Community Plan area is either currently developed or planned for estate residential land use, with limited support commercial and industrial land uses. The Community Plan's land use policies reflect a generally low-

intensity rural residential development supported by convenience commercial, some mixed uses, and office and general commercial land uses.

In regard to the Santa Fe Valley SPA, due to the multiownership nature and the concern for achieving a viable Specific Plan, the Community Plan requires completion of certain studies prior to establishing land use objectives and policies for Santa Fe Valley. As part of the Santa Fe Valley specific planning process, these studies have been completed and are referred to in the proceeding chapters.

Existing Land Use in Santa Fe Valley

Currently, the majority of land in Santa Fe Valley is generally undeveloped; there are ten dwelling units that will remain scattered throughout the Santa Fe Valley SPA. Agricultural uses in the flatter portions of the area consist of nurseries, truck crops and orchards. There are some areas in the western portion of Santa Fe Valley which were dry farmed but are now fallow.

Surrounding Land Use

The existing and planned developments surrounding Santa Fe Valley are generally characterized by planned and developed high-amenity, estate residential communities to the north and west. Low, medium, and high density residential and commercial development is planned for areas within the City of San Diego's Future Urbanizing Area immediately south of Santa Fe Valley and to the east in 4S Ranch (See Figure 2-4, Subregional Land Use Context).

The developed residential communities of Rancho Santa Fe and Fairbanks Ranch are located to the west and southwest of Santa Fe Valley. These communities are characterized by predominantly one and two-acre parcels of estate housing with such amenities as golf courses, trails, and parks. Other existing nearby residential developments are located in the City of San Diego's Rancho Bernardo Community to the east and the City of Escondido to the north which are typically developed at higher suburban densities.

Planned development projects adjacent to Santa Fe Valley within the unincorporated area of the County include the 2,846 acre Rancho Cielo SPA project, a hillside estate community to the north; and the 2,900 acre 4S Ranch SPA to the east. The 4S Ranch project is being planned as a mixed-use residential, commercial, and light industrial community.

South of the Santa Fe Valley, the adjoining City of San Diego's 12,000 acre Future Urbanizing Area includes the Black Mountain Ranch, an approved planned residential and commercial community. Development of the Future Urbanizing Area beyond the existing permitted level of development (one dwelling per ten acres or one dwelling unit per four acres for clustered projects) is subject to voter approval under Proposition "A" which was passed in 1985. In 1994, a ballot measure which proposed a land use density increase was defeated by the City of San Diego electorate.

The Rancho Cielo and 4S Ranch SPAs, and the City of San Diego's Future Urbanizing Area, are planned to provide community retail services. The community of Rancho Bernardo commercial areas and City of Escondido's North County Fair currently provide

neighborhood, community, and regional shopping services in the vicinity of the Santa Fe Valley. Further south of Santa Fe Valley within the I-15 corridor the Carmel Mountain Commercial Center also provides additional regional shopping services. Also, the community of Rancho Bernardo and the 4S Ranch Business Park provide existing and planned employment opportunities. Additional employment uses are planned in the City of San Diego's Future Urbanizing Area and the undeveloped portion of the 4S Ranch. South of Rancho Bernardo the communities of Carmel Mountain and Rancho Penasquitos also include additional existing and planned employment opportunities within the 1-15 corridor.

Market Study

The Santa Fe Valley Market Study conducted in 1992 during Phase I of the planning process assessed the demand for residential and appropriate ancillary and complimentary uses for a 20-year planning period.

Residential

Due to oversupply in 1992, there was limited demand in the near term for estate homes over 3,500 square feet on lots over one acre in size. Greater market support existed for a more affordable diversified housing program of smaller lots ranging from 0.2 to 1.0 net acres and a smaller, single-family detached house size up to 2,500 square feet. The Market Study also identified the demand for patio or single family attached housing. The demand for housing at a relatively higher density would depend on an external amenity package to attract active senior adults at the higher end of housing affordability. This concept

would target this market by offering a small lot detached patio house, and/or duplex housing product mix of 1,800 to 2,600 square feet in size on 5,000 to 6,000 square foot lots. This is interpreted to a density of seven to nine dwelling units per acre.

The combination of the housing mix described above could generate an estimated absorption rate of up to 100 dwelling units per year in Santa Fe Valley. However, off-site conditions could affect this projection such as rebound of the currently sluggish local economy, phasing of surrounding approved planned projects and future voter approval of development at urban densities of the Future Urbanizing Area in the City of San Diego.

The Market Study recommended a diversified development approach, about half of the residential development should be estate lot type development and the other half should be high-end detached and attached clustered housing.

Retail

The Market Study also discusses the market potential for a retail center serving the residents of Santa Fe Valley. This retail center would mitigate the number of vehicular trips residents would have to make outside of the valley. Due to the limited population allowed in Santa Fe Valley, the retail center should be no larger than a neighborhood or convenience center, and provide items residents need on a frequent basis, such as food, personal and professional services, pharmaceuticals, selected specialty retail outlets, and dining.

Congregate Care

The Market Study also indicated a potential land use demand for a congregate care or group housing, located within the SPA to accommodate the aging population of this area. This facility could include varying levels of service or care extending from housekeeping to skilled nursing.

the existence of sensitive environmental, visual, and cultural resources; land use compatibility; marketability; feasibility; accessibility; natural physical features such as topography and floodplains; and man-made features such as utility corridors, roads, lakes, and agricultural activities.

Land Use Suitability

Based on the findings of the studies required by the San Dieguito Community Plan, land use allocations should be based on a number of key factors including

The development suitability criteria are summarized in Table 4-1, Summary of Development Suitability Criteria, which is based on the *Santa Fe Valley Opportunities and Constraints Study* findings.

Table 4-1: Summary of Development Suitability Criteria							
Map Title	Map Designation Identifying No or Low Development Suitability	Map Designation Identifying High Development Suitability					
Percent Slope	Slopes 25 percent and greater	Slopes 0 to 25 percent					
Hydrology	Areas within the 100-year floodplain	Areas outside the 100-year floodplain					
Biological Resource Sensitivity	Maximum and high Sensitivity	Low or Not Sensitive					
Archeological Sites	Significant-Unmitigable Significant-Possibly Mitigable	Not Significant					
Planned Roadways	Proximity to Del Dios Highway	Proximity to Camino Del Norte					
Major Easements	Major electrical and utility easements (SDG&E powerlines and Aqueduct)	No major easements					
Composite Visual Sensitivity	High and Maximum Sensitivity	Low or Not Sensitive					

4.2 LAND USE PLAN

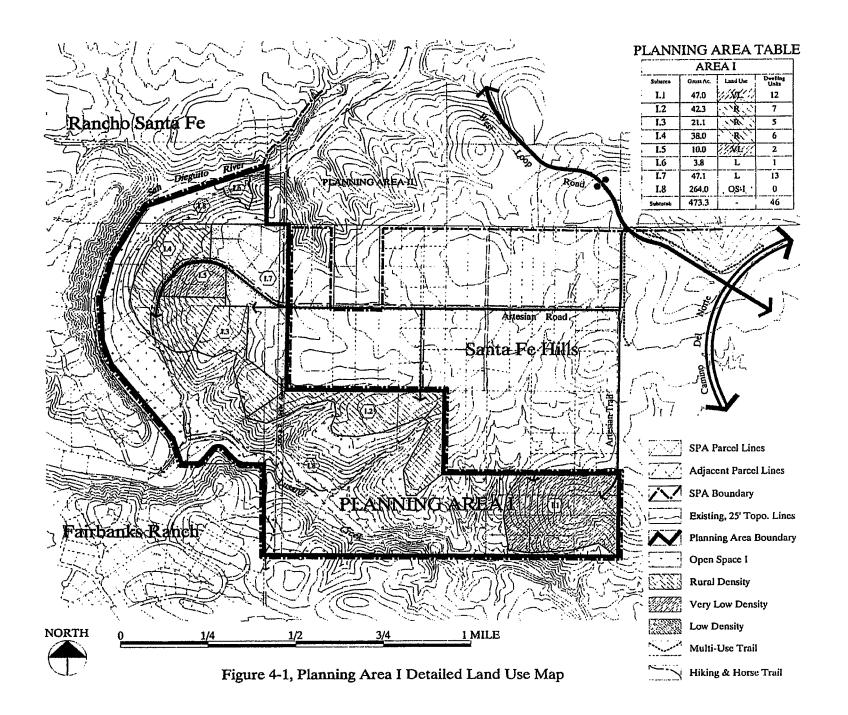
It is intended that new development in Santa Fe Valley will be compatible with surrounding land uses and also preserve and maintain sensitive lands, cultural resources, and scenic areas associated with the San Dieguito River and Del Dios Highway. The Specific Plan land use designations and density allocations were developed in consideration of the Santa Fe Valley Market Study and the Specific Plan Opportunities and Constraints Study. distribution, location, and extent of land uses in the Santa Fe Valley SPA are shown on the Specific Plan Map, Figure 2-5 (a larger scale version is included as part of this document). To facilitate planning for the geographically diverse and multi-ownership Santa Fe Valley, the SPA was divided into five Planning Areas: I, II, III, IV, and V (see Figure 2-4). Each Planning Area was then further divided into Subareas to identify the designated land use. Figures 4-2 through 4-6 show the details for each of the five Planning Areas, including existing parcel lines, topography, circulation, trails, land use designations, residential densities and Subarea acreage.

Specific Plan land use designations for Santa Fe Valley include: Open Space, Residential, Commercial, and Community Facilities. These planned land uses are intended to be implemented through various discretionary permits as described in the Development Program of the Specific Plan (Chapter 8). The Specific Plan land use designations are described as follows:

Open Space

As described earlier in Chapter 3, two open space land use designations are identified by the Specific Plan: Open Space I are those lands suitable for conservation and permanent protection of environmental resources with no development allowed except for a vehicular river crossing, essential infrastructure and public facilities, trails, and a trail staging area. Approximately 1,382 acres or 44% of the SPA is designated Open Space I.

Open Space II areas are those lands suitable for passive and active recreational uses, located to provide a buffer between developed areas and the permanent open space areas of the Open Space I designated lands. Some of the Open Space II areas contain environmental resources that are required to be protected to the extent feasible. The planned land uses in Open Space II include recreational trails, public and private golf courses, golf practice range, essential public facilities, and 18 dwelling units transferred from other residential areas within Planning Area III. The transfer of units to Open Space II in this Planning Area is allowed only in the event the golf course is not developed.



4-6

Figure 4-2, Planning Area II Detailed Land Use Map

4-8

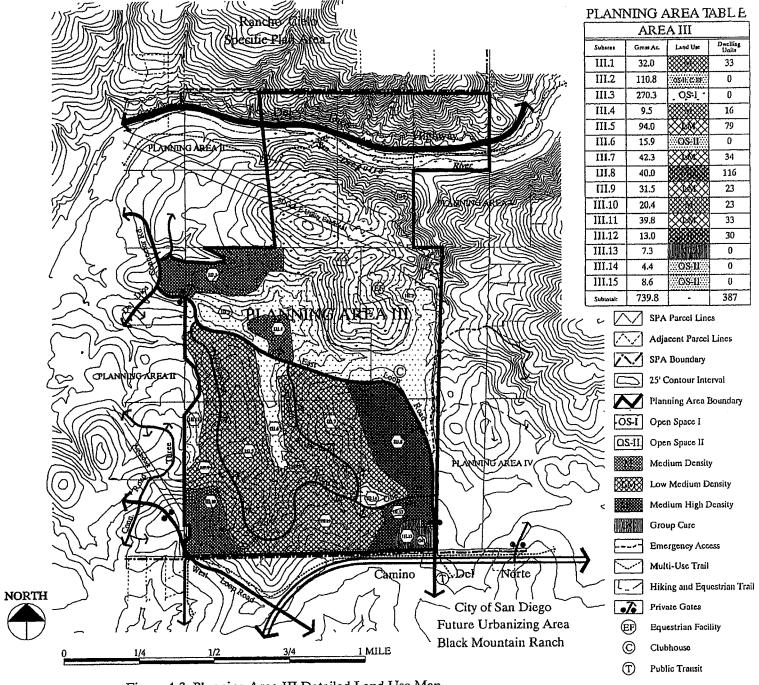


Figure 4-3, Planning Area III Detailed Land Use Map

4-9

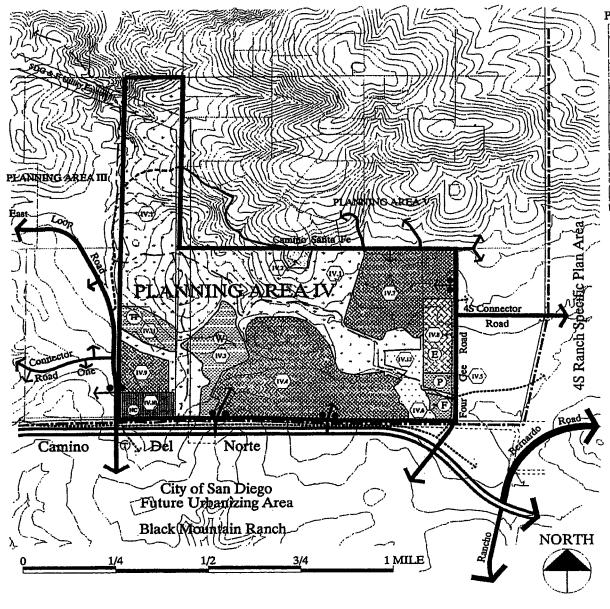


Figure 4-4, Planning Area IV Detailed Land Use Map

PI.	AN	NIN	G A	RE	A.	TΑ	BL	Ε

AREA IV						
Scharre	Cross Ac.	Depting Units				
IV.1	161,3	OS-I	0			
IV.2	2.5	. L	1			
IV.3	16.5	W	0			
IV.4	65.1	A2000	92			
IV.5	2.9		0			
IV.6	3.2	*	0			
1V.7	37.5	\$\$ 000	45 ;			
IV.8	12.1	KIM B	12			
IV.9	10.5	₩	15			
IV.10	7.0	H Ka	0			
IV.11	8.0	17	0			
IV.12	10.9	09-11	0			
Subunk	337.5	-	165			

SPA Parcel Lines

Adjacent Parcel Lines

SPA Boundary

25' Contour Interval

Planning Area Boundary

OS-I Open Space I

OS-II Open Space II

L Low Density

Low Medium Density

Medium Density

Neighborhood Commercial

..... Multi-Use Trail

Hiking and Equestrian Trail

Emergency Access

Public Transit

CP Scwage Treatment Plant

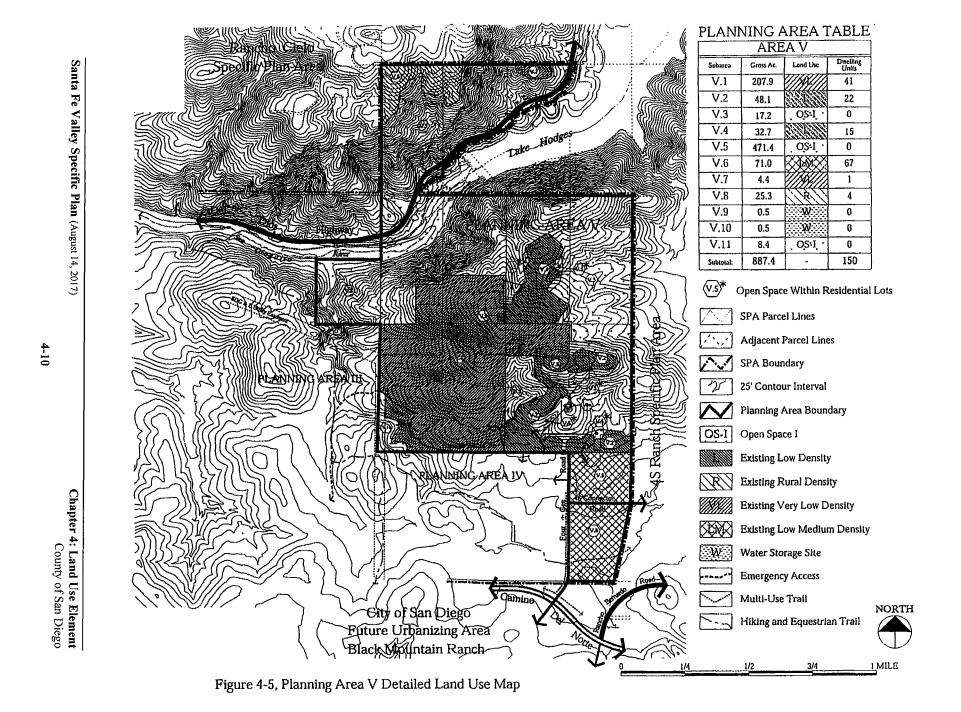
P Neighborhood Park

Elementary School

Water Storage Site

Fire Station

Private Gates



Residential

The Specific Plan provides for a maximum of 1,200 dwelling units. The maximum number of dwelling units was derived from calculating the theoretical maximum number of dwelling units the SPA acreage could have yielded under the pre- (21) SPA Land Use Designation. The 1,200 dwelling units permitted within the SPA are allocated to the many subareas within the five Planning Areas. The allocated dwellings are spread among the seven residential density designations shown on the Specific Plan. However, the residential density designations on the Specific Plan are provided simply to categorize the various subarea dwelling unit density allocations. The allocated number of dwelling units within each subarea reflects the intent of the Specific Plan by stating the maximum number of dwelling units that are permitted within each subarea.

In addition, Appendix C indicates the allocated number of dwelling units by Assessor Parcel Number (APN) and by groups of APNs or ownerships as appropriate indicating generally where, at the time of allocation, dwelling unit development was anticipated to occur through SPA implementation.

In consideration of the San Dieguito Community Plan, permitted development has been clustered away from sensitive lands creating large contiguous open space areas, especially in the areas in which the owners are processing tentative subdivision maps concurrent with the Specific Plan. In addition, transferring of dwelling units within individual subareas and between adjacent subareas in the same

Planning Area is allowed by the Specific Plan in order to assist in furthering the open space objectives for this area or to improve land use compatibility. Clustering is encouraged in the areas not concurrently processing subdivision maps with the Specific Plan in order to assist in furthering the conservation and open space objectives of the Specific Plan.

Notwithstanding the above, the transfer of dwelling units from one residential subarea to another may be permitted in Planning Area III (18 dwelling units from residential areas to Open Space II, in the event the 9-hole golf course is not constructed), and in Planning Area IV, Subarea IV.8 (for transfer of 12 dwelling units in the event the elementary school is developed on this site).

All proposed transfers of dwelling units are subject to the criteria and processes provided in Policies LU-2.4-2.5 herein. The intent in permitting the transfer of dwelling units is the same as for permitting clustering of dwelling units, i.e., to protect environmentally sensitive lands, to increase contiguous open space areas, and to enhance land use compatibility.

Commercial

The Specific Plan proposes a number of commercial land uses to accommodate a variety of commercial facilities. The commercial land uses are described as follows:

Neighborhood Commercial

To serve the future commercial needs of the Santa Fe Valley residents, a seven-acre neighborhood commercial area is proposed in Planning Area IV. The neighborhood commercial area is envisioned to offer convenient shopping and community services in convenient and accessible locations. By locating the neighborhood commercial uses in the proximity of medium to high-density residential use and entrance to the community, in conjunction with the provision of pedestrian, equestrian, and bicycle trails and public transit access, overall vehicular travel demand will be reduced.

Group Care

Considering the demographic profile of the subregion and the findings of the Market Study, there may be a need for congregate care and/or skilled nursing facilities to care for the aging population of this area. Accordingly, the Specific Plan allows for a group care facility of up to 200 rooms to be located on approximately seven acres. The group care site is to be located in the proximity of the neighborhood commercial. A group care facility may only be constructed pursuant to an approved Major Use Permit.

Tennis Center

The Specific Plan designates approximately 3.2 acres of land as a Tennis Center site within Planning Area II. This site may include up to 4 tennis courts, a pro shop, limited banquet facilities, snack bar, locker room, workout room, pool, administrative and sales office, and other outdoor activity area. The Tennis Center is designated to be owned and operated as part of the 18-hole Private Golf Club (known as the Crosby National Golf Club). A limited number of

memberships are available for purchase by residents and non-residents.

Golf Courses

Two Golf Courses are proposed in the SPA, an 18-hole Private Golf Club and a 9-hole facility in the Open Space II areas. Both Golf Courses include clubhouses and other facilities. Each clubhouse may include a restaurant, bar, and snack shop as well as a retail (pro-shop) facility, real estate sales/information office, administration office, cart storage, and locker facilities.

The 18-hole Private Golf Club may include small food and beverage facilities in addition to the clubhouse and an approximately 27 acre driving range with an estimated 65 stations for golf practice. Golf maintenance facilities for the two golf courses are also permitted including maintenance facilities at the driving range. The golf courses may be constructed only pursuant to Major Use Permits.

Equestrian Facility

A seven-acre private horse stable facility is designated to be located within an existing orchard. This private facility may include a small snack shop. Within the proximity of this equestrian facility a public horse watering facility is to be located near the public horse trail corridor. The equestrian facility may only be constructed pursuant to an approved Major Use Permit.

Community Facilities

The Specific Plan proposes several community facilities to support the Specific Plan land uses.

These facilities include educational and recreational facilities as well as public safety and utilities. These facilities have been coordinated with various service provider agencies and County Departments and are described in detail in the Public Facilities Element of this Specific Plan (Chapter 6). The following is a brief description of these facilities:

Neighborhood Park

The Specific Plan land use element designates approximately 2.9 acres of land in the southeastern portion of the SPA as a neighborhood park. This park is planned to include passive recreational facilities in the proximity of educational facilities. A conceptual park design has been developed and is included as Figure 6-4, Park Improvement Concept Plan. The park shall only be constructed in conformance with all applicable County policies and regulations and upon completion of the appropriate studies, as detailed in the Specific Plan Public Facilities Element (Chapter 6).

Fire Station

Approximately 3.2 acres of land adjacent to the neighborhood park has been designated as a fire station site. As proposed by the Rancho Santa Fe Fire Protection District this station will be permanent and is intended to replace the temporary 4S fire station. The station would serve most of Santa Fe Valley SPA as well as the 4S Ranch SPA, except the northwestern portion of the Santa Fe Valley SPA, which would be served primarily by the proposed Rancho Cielo Station. The fire station may only be constructed pursuant to an approved Site Plan.

Educational Facilities

The Specific Plan designates one potential school site within the SPA. An elementary school site is designated on approximately 12 acres near the neighborhood park site to accommodate elementary students from Santa Fe Valley and other areas. While the school site has been so designated, the school district has not committed to purchasing the site at this time. Therefore, the underlying use permits enable the property owner to proceed with development of the property. The school site is designated Low Medium residential as the underlying In the event the elementary school is constructed, the permitted 12 dwelling units may be transferred to one or more residential designated subareas pursuant to the transfer criteria contained in Policy LU-2.4.

Sewage Treatment Plant

In order to provide adequate wastewater treatment capacity for all planned land uses in Santa Fe Valley approximately 8 acres of land has been designated as a sewage treatment plant site. This site is located in a manner to have the least potential impact on the surrounding land use and environment, while allowing the most topographically suitable location to be utilized for collection and treatment of wastewater. Adequate buffer has been provided as part of the siting of this plant. The plant is anticipated to treat approximately 0.5 million gallons of wastewater per day. The reclaimed water is anticipated to be used beneficially for golf course irrigation purposes. The sewage treatment plant may only be constructed pursuant to an approved Major Use Permit.

Water Storage

There are several water storage sites designated in the SPA in addition to the existing storage reservoirs and tanks. The largest storage site is located within the proximity of the sewer treatment plant site to store reclaimed water during the rainy season. This site is estimated to store up to 100 acre-feet of reclaimed water. Additional water storage reservoir sites have been designated in the SPA both as part of the permitted golf course in the Open Space II and Community Facilities areas and as aesthetic addition to the residential neighborhoods.

Pump Station

A sewer pump station site is designated in the SPA. This site is located within the Open Space II area of the Planning Area II to facilitate the collection and treatment of wastewater in the SPA. This site is intended to allow for construction of a wastewater pump station and appurtenances pursuant to an approved Minor Use Permit.

Water Treatment Facility

The Specific Plan designates the existing Olivenhain Municipal Water District water chlorination station as a water treatment facility site. This facility is located near the Second San Diego Aqueduct Easement, which traverses the SPA. The Specific Plan does not anticipate an expansion of this facility at this time.

Trail Staging Area

A trail staging area intended to provide access to the San Dieguito River Park Coast to Crest Trail is designated within the Santa Fe Valley SPA. This staging area would be developed on approximately two acres of disturbed habitat land located south of the San Dieguito River and east of the existing Del Dios Highway "fruit stand" river crossing. The

staging area may only be constructed pursuant to an approved Major Use Permit.

Religious Assembly

The Specific Plan allows for a religious assembly use on the approximate 9 acre section of the southeastern most portion of Subarea V.6 upon approval of a Major Use Permit. The site allows for the development of buildings and facilities for religious assembly and associated activities.

Floating Designators

The Specific Plan identifies several land uses as "floating designators" on the Specific Plan Map. Although the designators are placed on the Specific Plan Map where a specific use is anticipated, this designator is being used to allow for some flexibility in future siting of these uses. Furthermore, in the event any of the floating designator uses are not ultimately sited in the SPA, the underlying Specific Plan land use designation shall supersede. The land uses that are designated with the floating designator are the elementary school, staging area, and equestrian facility.

Land Use Tabulations

Table 4-2 provides detailed land use tabulations by Planning Areas in the Santa Fe Valley SPA.

Table 4-2: Land Use Distribution By Planning Areas												
Planning Areas				Area II						a V	Total	
Land Use	Gross Acres	DU No.	Gross Acres	DU No.	Gross Acres.	DU No.	Gross Acres	DU No.	Gross Acres.	DU No.	Gross Acres	DU No.
Open Space	264	0	455.7	0	410	0	172.7	0	497	0	1,799.4	0
Open Space I	264.0	0	196.4	0	270.3	0	161.3	0	497	0	1,389	0
Open Space II	0	0	259.3	0	139.7	0	11.4	0	0	0	410.4	0
Residential	209.3	46	265.7	452	322.5	387	127.7	165	389.4	150	1,314.6	1,200
Rural	101.4	18	0	0	0	0	0	0	25.3	4	126.7	22
Very Low	57	14	0	0	0	0	0	0	212.3	42	269.3	56
Low	50.9	14	20.4	9	0	0	2.5	1	80.8	37	154.6	61
Low Medium	0	0	49.7	42	207.6	169	12.1	12	71	67	340.4	290
Medium	0	0	137.5	189	61.9	72	113.1	152	0	0	312.5	413
Medium High	0	0	44.8	132	53	146	0	0	0	0	97.8	278
High	0	0	13.3	80	0	0	0	0	0	0	13.3	80
Commercial	0	0	0	0	7.3	0	7.0	0	0	0	14.3	0
Neighborhood Commercial	0	0	0	0	0	0	7.0	0	0	0	7.0	0
Resort/Hotel	0	0	0	0	0	0	0	0	0	0	0	0
Group Care	0	0	0	0	7.3	0	0	0	0	0	7.3	0
Clubhouse [†]	0	0	+	0	+	0	0	0	0	0	+	0
Equest. Facility**	0	0	+	0	+	0	0	0	0	0	+	0
Comm. Fac.	0	0	0.6	0	+	0	30.1	0	1	0	31.7	0
Local Park	0	0	0	0	0	0	2.7	0	0	0	2.7	0
Fire Station	0	0	0	0	0	0	2.9	0	0	0	2.9	0
Elem. School* *	0	0	0	0	0	0	•	0	0	0	•	0
Staging Area* *	0	0	0	0	0	0	0	0	0	0	0	0
Water Storage ⁺	0	0	0	0	+	0	16.5	0	1	0	17.5	0
Water Treatment	0	0	0.6	0	0	0	0	0	0	0	0.6	0
Pump Station ⁺	0	0	+	0	0	0	0	0	0	0	+	0
Sewage Plant	0	0	0	0	0	0	8.0	0	0	0	8.0	0
TOTAL	473.3	46	722	452	739.8	387	337.5	165	887.4	150	3,160	1,200

Notes:

^{*} Indicates Floating Designators, which are uses with unspecified site size and exact location.

⁺ Acreage of these land uses is included within the Open Space II acreage for each Planning Area.

[•] Acreage of this land use is included in Low Medium acreage in Planning Areas IV.

[•] Acreage of the Staging Area is included within the Open Space I acreage in Planning Area II.

4.3 LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL

Provide for the orderly development of the Santa Fe Valley Specific Plan Area compatible with the existing and planned character of adjacent communities and consistent with community and resource agency open space planning goals and objectives.

Objective LU-1 Conserve significant environmental resources as an essential component of the regional open space planning efforts, the goals of the San Dieguito Community Plan, and the San Dieguito River Park, while permitting limited compatible use of the open space areas.

Policies

LU-1.1 Contiguous significant environmental resources shall be designated Open Space I, such that a minimum of 44% of the SPA is designated for permanent protection.

LU-1.2 Prior to or concurrently with approval of Final or Parcel Maps, issuance of grading permits or improvement plans in lieu of grading permits, and prior to vesting any other discretionary permit, open space easements shall be granted to the County of San Diego over Open Space I areas within the subject property, permitting only the land uses identified in Policy CO-1.1.

LU-1.3 Lands designated Open Space II that contain significant environmental resources shall be planned in

a manner to minimize impacts to the significant resources and to the extent feasible, provide additional undisturbed areas contiguous to Open Space I areas.

LU-1.4 Portions of a site designated Open Space II that contains significant environmental resources not necessary for the ultimate development shall be preserved in permanent open space easements.

LU-1.5 Prior to or concurrently with approval of Final or Parcel Maps, issuance of grading permits or improvement plans in lieu of grading permits, and prior to vesting any other discretionary permit within the subject property, open space easements shall be granted to the County of San Diego over Open Space II areas, planned for preservation as described in Policies LU-1.3 and LU-1.4, and shall permit only the land uses identified in Policy CO-4.2.

LU-1.6 In Subarea V.6, prior to or concurrently with approval of Final or Parcel Maps, issuance of grading permits or improvement plans in lieu of grading permits, and prior to vesting any other discretionary permit, open space easements shall be granted to the County of San Diego on the non-contiguous land within the Specific Plan, but under the same ownership at the time of the adoption of this Specific Plan, (APNs 265-320-03, 678-020-02 and 03 and 678-021-02 and 03), and shall permit only the land uses identified in Policy CO-1.1

Objective LU-2 Provide for residential development at a density consistent with the San Dieguito Community Plan that is considerate of environmental constraints, and that is compatible with adjacent existing and planned communities.

Policies

LU-2.1 Residential development within the Specific Plan shall be limited to 1,200 dwelling units. The Specific Plan Map identification of six residential densities is provided only to illustrate the range of densities created by the allocation of the 1,200 dwelling units. The number of dwelling units allocated by subarea within each of the five Planning Areas overrides any discrepancy with the density designation. The density designations are:

Rural (R): 1 dwelling unit per 6 acres and larger
Very Low (VL): 1 dwelling unit per 4 - 5.9 acres
Low (L): 1 dwelling unit per 2 - 3.9 acres
Low Medium (LM): 1 dwelling unit per 1 - 1.9 acres

Medium High (MH): 2.1 - 5 dwelling units per acre

High (H): 5.1 - 10 dwelling units per acre

Medium (M): 1.1 - 2 dwelling units per acre

LU-2.2 The number of dwelling units shall not exceed the Specific Plan Map allocations of the 1,200 dwelling units by subareas within each of the five Planning Areas, except as provided in Policies LU-2.3, LU-2.4, and LU-2.5.

- LU-2.3 Transferring of dwelling units within individual subareas or one or more contiguous subareas within the same Planning Area is permitted if all of the following criteria are complied with:
- a. The transfer of the dwelling units would assist in implementing the conservation and open space objectives of the Specific Plan or when transferring would improve land use compatibility with adjacent existing or planned development.

- In either case, the transfer cannot create any new or unevaluated environmental impacts, unless supplemental environmental review is conducted.
- c. The transfer may only occur through concurrent discretionary review of the SPA implementing subdivision map(s). A zone reclassification may also be required.
- d. Evidence shall be provided illustrating adequacy of the following services for the receiving site: Water, sewer/septic, fire protection, and school services.
- e. Documentation adequate to the Director of DPLU illustrating consent to the permanent transfer of the dwelling units from all owners involved in the transfer of dwelling unit allocation.
- f. An open space easement(s) shall be granted on the property the dwelling unit(s) was transferred from as appropriate to insure the permanent transfer of dwelling unit allocation.

A copy of the dwelling unit transfer documentation shall be placed in the permanent records of the Santa Fe Valley Specific Plan.

LU-2.4 The dwelling unit allocation for Subarea IV.8 may be transferred to one or more residential

subareas if all of the following criteria are complied with:

a. The school district acquires fee title to the property.

- b. The transfer may only occur through concurrent discretionary review of the SPA implementing subdivision map(s).
- c. The total number of dwelling units within the Specific Plan Area will not exceed 1,200.
- d. Evidence shall be provided illustrating adequacy of the following public services and facilities for the receiving site: Water, sewer, fire, school services and transportation facilities.
- e. The transfer of dwelling units shall not result in any land use incompatibility.
- f. The transfer of dwelling units shall not result in any new or unevaluated environmental impacts unless supplemental environmental review is conducted.
- g. Documentation adequate to the Director of DPLU illustrating consent to the permanent transfer of the dwelling units from all owners involved in the transfer shall be provided.

A copy of the dwelling unit transfer documentation shall be placed in the permanent records for the Santa Fe Valley Specific Plan.

LU-2.5 A maximum of eighteen (18) dwelling units may be transferred from one or more of Subareas III.8, III.10, or III.12 to Subarea III.2 through the granting of a Major Use Permit for a Planned Residential Development (PRD). The PRD should be planned and reviewed towards meeting Conservation and Open Space Element Objective CO-4 and Policies CO-4.1, CO-4.2 and CO-4.3.

LU-2.6 The residential subareas shall be zoned for residential use as specified in the Development Program of the Specific Plan (Chapter 8).

LU-2.7 An Administrative Permit or Major Use Permit may be utilized to require ongoing Homeowner Association ownership and maintenance of common owned lots within subdivisions.

LU-2.8 Implementing residential development projects shall comply with the Community Design Element (Chapter 7) as applicable to ensure land use compatibility with existing and planned land uses in the vicinity.

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

Policies

LU-3.1 A Neighborhood Commercial site shall be provided in Subarea IV.10 A Religious Assembly use is allowed on the approximate 9 acre section of the southeastern most portion of Planning Area V.6 upon approval of a Major Use Permit.

A. (Subarea IV.10) shall be limited to a maximum floor area ratio of 0.25. The site shall be zoned with the "S88" Use Regulation. The uses permitted within the Neighborhood Commercial site area as follows:

1. Permitted Uses

a. Civic Use Types: Child Care Center,
 Essential Services, Fire Protection Services,

Law Enforcement Services (see Section 6905 of The Zoning Ordinance), Small Schools.

- Commercial Use Types: Convenience Sales and Personal Services, Eating and Drinking Establishments, Food and Beverage Retail Sales.
- c. Agricultural Use Types: Horticulture:
 Cultivation, Tree Crops, Row and Field
 Crops.
- 2. Permitted Uses Subject to Limitations (the number in quotes following the use type refers to the subsection of Section 2980 of The Zoning Ordinance)
 - Commercial Use Types: Gasoline Sales "12",
 Retail Sales "8".
- 3. Uses Subject to a Minor Use Permit
 - a. Civic Use Types: Minor Impact Utilities.
 - Commercial Use Types: Automotive and Equipment: Parking, Participant Sports and Recreation: Indoor.
 - Industrial Use Types: Custom Manufacturing (see Section 6300 of The Zoning Ordinance).
 - d. Agricultural Use Types: Horticulture: Storage.

4. Uses Subject to a Major Use Permit

- a. Civic Use Types: Administrative Services, Ambulance Services, Clinic Services, Community Recreation, Cultural Exhibits and Library Services, Lodge, Fraternal and Civic Assembly, Major Impact Services and Utilities, Parking Services, Postal Services, Religious Assembly.
- b. Site Preparation.

LU-3.2 The group care subarea (III.13) shall be zoned with the "S88" Use Regulation and may only be developed with a group care facility as defined in The Zoning Ordinance, for up to 200 rooms. The facility may only be constructed upon approval of a Major Use Permit.

LU-3.3 The sites containing the Clubhouse and Tennis Center designations (Subareas II.22 and III.2) are designated Open Space II, permitting active and passive recreational uses. The Clubhouse and Tennis Center locations are associated with the proposed golf courses proposed in the Open Space II areas and are a permitted accessory use to a golf course. The Clubhouse use is generally defined as cart storage, restaurant, bar, snack shop, small retail (pro-shop) area, meeting room, administrative offices and parking. The Clubhouse sites shall be zoned with the "S80" Use Regulation and may only be constructed pursuant to an approved Major Use Permit.

The Tennis Center is generally defined as including up to 4 tennis courts, a pro shop, limited banquet facilities, snack bar, locker room, workout room, pool, administrative and sales office, and other outdoor activity areas.

LU-3.4 The subarea containing the Equestrian Facility (Subarea III.2) is designated Open Space II, permitted to contain active and passive recreational uses. An equestrian facility is a permitted active recreational use. The equestrian facility use is generally defined as a horse boarding facility for the residents of Planning Area III. The facility may also contain horse walking and riding rings. The facility must provide public watering facilities for users of the nearby trail. The site shall be zoned with the "S80" Use Regulation and

may only be constructed pursuant to an approved Major Use Permit.

Objective LU-4 Provide sites for public services and facilities to provide for the infrastructure needs of the future residents of Santa Fe Valley.

Policies

LU-4.1 A Neighborhood Park site shall be provided (Subarea IV.5) in conformance with Chapter 6, Public Facilities Element and with Chapter 7, Community Design Element. The park site shall be zoned with the "S80" Use Regulation and when constructed, shall conform to all applicable County policies and regulations.

LU-4.2 A Fire Station site shall be provided (Subarea IV.6) in conformance with Chapter 6, Public Facilities Element and with Chapter 7, Community Design Element. The fire station site shall be zoned with the "S80" Use Regulation and the "D3" Design Review Special Area Regulations designator and may only be constructed pursuant to an approved Site Plan.

LU-4.3 A site for an Elementary School shall be identified (Subarea IV.8). The identification consists of a "floating designator" as described in Section 4.2, Land Use Plan. The underlying permitted use is residential. Either a school may be constructed, in which case the residential density is transferred pursuant to Policy LU-2.4, or the permitted residential density and use may be implemented.

LU-4.4 A site for a Sewage Treatment Plant shall be provided (Subarea IV.11) in conformance with

Chapter 6, Public Facilities Element and with Chapter 7, Community Design Element. The plant site shall be zoned with the "S88" Use Regulation and may only be constructed pursuant to an approved Major Use Permit.

LU-4.5 A Water Storage site shall be provided for the required 90-day wet-weather storage requirement for the sewage treatment plant (Subarea IV.3) and shall be zoned with the "S80" Use Regulation. The site may be graded pursuant to an approved Tentative Map and utilized for reclaimed water storage pursuant to an approved Major Use Permit for the sewage treatment plant.

LU-4.6 A Pump Station site shall be provided (within Subarea II.22) for sewage pumping facilities. The pump station may only be constructed pursuant to an approved Minor Use Permit.

LU-4.7 A Staging Area shall be identified (within Subarea II.24). Funding and construction of the staging area is the responsibility of the San Dieguito River Park JPA. The staging area may only be constructed pursuant to an approved Major Use Permit consistent with the following criteria:

- a. The trail staging area is intended to provide hiker, equestrian and bicycle access to the San Dieguito River Park Coast to Crest trail and would be developed on approximately two acres of (disturbed habitat) land just southeast of the "fruit stand" river crossing.
- b. Construction of the staging area may occur subsequent to or concurrent with the construction of the trail segment branching off northeasterly within Planning Area III along the river and

including the river crossing and will require construction of traffic signals at the river crossing site entrance at Del Dios Highway.

- c. Development of the staging area may require some grading to provide proper drainage. Conceptually, the staging area would consist of rolled gravel or decomposed granite surface, approximately 15 standard parking spaces, disabled parking, and five (5) drive-through spaces for vehicles with horse trailers.
- d. Split-rail perimeter fencing or equivalent would be provided as well as landscape screening to the south.
 A gate at the top of the access road will be used to regulate the hours of operation.
- e. Appropriate signage would be provided to indicate trail locations and hours of operation.

LU-4.8 Any modification to the existing Water Treatment Facility (Subarea II.29) must conform to the Specific Plan Community Design Element (Chapter 7).

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Chapter 8

Development Program

8.1 DEVELOPMENT PHASING

In order to minimize the impacts of any new development in Santa Fe Valley on the existing and proposed land uses adjacent to the SPA, a number of major facility improvements are required to support additional development. The most critical aspect of development phasing in Santa Fe Valley is the provision of adequate public and private facilities and services to support permitted land uses in the SPA concurrent with need.

Non-Geographic Phasing

Due to the multiple ownership nature of the Santa Fe Valley SPA (85 property owners and 145 parcels) the development phasing is based on a non-geographic phasing strategy. The Specific Plan Development Program establishes a phasing strategy that regulates the extent and location of development based on the ability of infrastructure and community facilities to adequately support permitted land uses.

Therefore, Specific Plan development phases are defined through a range of land uses that have been coordinated with needed infrastructure and facility improvements. The identified improvements are the minimum requirements necessary to support a particular development phase. Furthermore, these identified improvements are major facilities; additional facility improvements will be required for

specific projects (See Table 8-1, Development Phasing Strategy). Ultimate buildout is expected to occur over a 20-year period.

Phasing Strategy

The Santa Fe Valley Phasing Strategy requires new subdivision projects to improve certain facilities and infrastructure as described in Table 8-1. This phasing strategy has been developed based on specific land use thresholds expressed as range of dwelling units or a specific land use that can be supported by specific improvement requirements that are associated with each development phase. Therefore, the circulation and community facilities improvements listed in Table 8-1, must be provided or secured for as appropriate prior to permitting the land uses listed under Land Use Threshold column. Based on the rate, location, and nature of proposed development in the SPA, the County of San Diego will condition certain discretionary permits (Tentative Maps, Tentative Parcel Maps, and Major Use Permits) improve/provide these major facilities prior to recordation of Final Maps, Parcel Maps or in the case of Major Use Permits prior to inauguration of use.

The Specific Plan development phases are described as follows:

Phase I

The first phase of the Specific Plan with circulation access to the east allows up to 100 new dwelling units through approved subdivisions or Major Use Permits to be developed in any of the five Planning Areas.

Table 8-1: Development Phasing Strategy							
Phase and Location	Land Use Threshold	Circulation System Improvements ¹	Community Facility Improvements ²				
Phase I All Planning Areas with access to the east only.	Up to 100 dwelling units. ³	Improvement of two lanes (28' of Pavement) of Camino Del Norte as far west as necessary east to connect to the existing Rancho Bernardo Road in 4S Ranch SPA.	Availability interim sewer treatment capacity and/or private sewage disposal system. construction of appropriate utility mains and laterals to support Phase I.				
Phase II All Planning Areas with access to the east and south.	101-800 dwelling units, resort hotel facility, group care facility, and 9-hole golf course with clubhouse.	Extension of two lanes (28' of pavement) of Camino Del Norte east from the City/County boundary to existing Camino Del Norte interchange in 4S Ranch SPA and westerly as far as necessary to support the proposed development project. The development condition for Planning Area II in this phase of development would require the extension of Camino Del Norte to West Loop Road.	Availability of additional sewer treatment capacity, and permanent fire station or identification of funding source. Availability of reclaimed water for irrigation of a 9-hole golf course. Construction of utility mains and laterals to support Phase II.				
Phase III All Planning Areas with access to the east and south.	801-1200 dwelling units and 7-acre neighborhood commercial.	Additional improvement of Camino Del Norte (from 28' to 40' of pavement) from West Loop Road east to Camino San Bernardo in 4S Ranch and Four Gee Road from Camino Del Norte intersection to Camino Santa Fe and 4S Ranch Connector Road to 4S Ranch SPA.	Availability of additional sewer treatment capacity. Construction of remaining utility mains and laterals, as well as wet-weather storage sites to support Phase III.				
Western Phase ⁴ Planning Areas II & III with access to the west only.	1-300 ⁵ dwelling units and 18-hole golf course with clubhouse facility.	Bridge construction to cross San Dieguito River, and traffic signal/road improvements at the intersection of Del Dios Hwy. and Del Dios Connector Road.	Availability of fire protection services, interim sewer capacity and/or private sewage disposal system. Availability of reclaimed water for irrigation of 18-hole golf course. Construction of utility mains to support Western Phase.				

<u>Notes</u>

^{1.} Circulation improvements refer to minimum areawide improvements necessary to support the level of land use at each phase. These improvements are in addition to local improvements that may include private streets, community facilities, infrastructure, and services. Depending on the location of proposed development the actual improvement of roads may vary (i.e.: if western portion of SPA proceeds in the absence of the eastern portion, the first development project in the west will be required to install the minimum improvements identified above and if the first development project is in the east the level of off-site improvements shall only be required to serve that development.

^{2.} These improvements only refer to major or areawide facilities, other required on-site improvements are not included.

^{3.} The number of permitted dwelling units is in addition to dwelling units currently permitted on existing legal lots within the SPA.

^{4.} The Western Phase is independent of other Phases. Subsequent to completion of required improvements the western phases may proceed with allocated development.

^{5.} These 300 dwelling units are not in addition to the 1,200 dwelling units in Phases I-III; but become part of the Phase II or Phase III dwelling unit allocation, depending on the status of their improvement threshold reached.

These dwelling units are in addition to the existing lots in the SPA, which are allowed to proceed with a single-family residence on each existing legal lot. As long as the existing legal lots can meet the single-family development requirements, development is allowed to proceed (subsequent to obtaining a building permit).

The major facility improvements required by the Specific Plan to support the initial (eastern) phase of the SPA includes:

- The improvement of Camino Del Norte from the existing Rancho Bernardo Road in 4S Ranch SPA as far west as necessary to support the proposed subdivision project in the Santa Fe Valley SPA (portions of existing Artesian Road may be used for temporary connections, which will be abandoned as part of subsequent development phases);
- Improvement of sewer collection and treatment facilities to support specific development projects, as required by the RSFCSD (see Chapter 6);
- Improvement of water distribution facilities, as required by the OMWD (Chapter 6);

Phase II

Once development (approved Tentative Maps and/or Tentative Parcel Maps) reaches 100 dwelling units the second phase of Specific Plan major infrastructure and facilities must be initiated by including a number of improvement conditions to subsequent discretionary permits. Approved discretionary permits are required

to secure these improvements prior to recordation of Final Map(s) and/or granting of building permits.

The development phasing strategy allows for the submittal of Tentative Map(s) or Tentative Parcel Map(s) for 101-800 dwelling units, and Major Use Permits for the group care facility of up to 200 beds, and a 9-hole golf course with clubhouse facilities. Development in this phase may take place in all Planning Areas. The circulation access for this phase will be to the south (if available) and east.

As part of this development phase, the abovementioned discretionary permits will be conditioned to improve or secure the following facilities and services:

- Additional improvements to Camino Del Norte by extending this road east to complete its connection with the existing Camino Del Norte interchange in the 4S Ranch SPA, and also western extension as necessary to support the proposed development project in the Santa Fe Valley SPA (portions of existing Artesian Road will be abandoned once the connection to the existing Camino Del Norte interchange in the 4S Ranch SPA is completed as part of Phase III);
- Additional improvement of sewer collection and treatment facilities to the satisfaction of RSFCSD;
- Construction of additional water facilities to the satisfaction of OMWD;
- Construction of reclaimed water facilities for irrigation of the golf course to the satisfaction of RSFCSD or OMWD (Chapter 6);

- Availability of a permanent fire station facility or identification of an appropriate financing mechanism to the satisfaction of RSFFPD as described in Chapter 9, Financing Plan;
- Payment of school fees and participation in the appropriate financing mechanism as described in Chapter 9, Financing Plan.

Phase III

This phase of development in Santa Fe Valley allows for development of 801-1200 dwelling units as well as a Site Plan for the neighborhood commercial area. The development in this phase may be within any of the Planning Areas. However, the access to this phase of development will be restricted to south (if available) and east.

The facility improvement conditions for this development phase include:

- Additional improvement of Camino Del Norte by widening this road from 28' of pavement (as constructed in Phase II) to 40' of pavement in the ultimate right-of-way from the intersection of West Loop Road in the western portion of the SPA to Camino San Bernardo in the 4S Ranch SPA (previously used Artesian Road to be abandoned);
- Improvement of Four Gee Road from Camino Del Norte intersection to Camino Santa Fe:

- Improvement of 4S Ranch Connector Road from Four Gee Road to the western boundary of the 4S Ranch SPA;
- Availability of additional sewer treatment capacity and construction of additional sewer mains and lateral to the satisfaction of RSFCSD, as well as construction of wet-weather storage sites;
- Additional water facility improvements to the satisfaction of OMWD.

Western Phase

The western development phase allows for development of 1-300 dwelling units and a Major Use Permit for the development of an 18-hole Private Golf Club, Tennis Center, and Clubhouse facility. Due to transportation capacity limitations associated with the Del Dios Highway, development in this phase is only allowed within Planning Areas II and III.

Temporary use of portions of the Tennis Center as a sales office and golf course clubhouse is also planned in order to facilitate construction of the western phase.

These Planning Areas are required to include controlled access gates to limit through traffic and minimize circulation impacts on Del Dios Highway. Therefore, access for this phase of development in Planning Areas II and III is to the west. From a timing and sequencing standpoint this phase is independent of other development phases in the Specific Plan.

Tentative Map(s), Tentative Parcel Map(s), and Major Use Permit conditions associated with the western phase will include:

- Construction of a bridge across the San Dieguito
 River and associated improvements to Del Dios
 Highway, installment of traffic signal
 improvements at the intersection of Del Dios
 Highway and Del Dios Connector Road;
- Construction of appropriate sewer collection and treatment facilities in accordance to the RSFCSD requirements;
- Construction of appropriate water facilities as required by OMWD;
- Construction of appropriate reclaimed water facilities for irrigation of 18-hole golf course in accordance with the requirements of RSFCSD or OMWD.
- Availability of fire protection services or participation in appropriate financing mechanism for providing the fire station.

8.2 DEVELOPMENT APPROVALS REQUIRED

The Specific Plan implementation requirements are based on the regulatory provisions of the County's Zoning Ordinance. These provisions apply to all areas of the Santa Fe Valley SPA. The use of all land in the Santa Fe Valley SPA and any buildings or structures located upon this land and the construction, reconstruction, alteration, expansion, or relocation of

any building, structure or use upon the land, should conform to the applicable regulatory provisions contained herein and the San Diego County Zoning Ordinance.

As an implementation measure the preparation of a Fire Management Plan is required prior to recordation of any subdivision map and issuance of any grading plans within the SPA.

The development approvals required in the Specific Plan are intended to allow for consistent implementation of goals, objectives, and policies as contained in the Conservation and Open Space, Land Use, Circulation, and Public Facilities Elements (Chapters 3-6).

Zoning Reclassifications

Currently the 3,160 acres of Santa Fe Valley SPA are predominantly zoned as S88 Specific Planning Area Use Regulations, requiring preparation of a Specific Plan. In order to implement the provisions of the Specific Plan Elements, the existing S88 zone must be reclassified in certain areas of the SPA. These areas include:

- Residential areas from S88 Use Regulations to RR (Rural Residential), RS (Single Family Residential), and RV (Variable Residential) Use Regulations;
- Open space areas (Open Space I and II) from S88
 Use Regulations to S80 (Open Space) Use
 Regulations zone.

The S88 Use Regulations will remain on the sewage treatment plant, fire station, group care, religious

assembly use located on the approximate 9 acre portion of the southeastern most portion of Subarea V.6, and neighborhood commercial sites. This is due to the need for special site-specific regulations and guidelines that these uses require, which can be effectively implemented by using the S88 zone.

Figure 8-1, Generalized Zoning Map depicts the location of SPA zones in relation to existing parcels, open space, and development areas. This map is for informational purposes only. Detailed zoning maps are available in the offices of DPLU.

Development Review Process

There are several steps in the review of development within the Santa Fe Valley SPA. Depending on the nature of proposed development, one or more of the following review procedures would apply:

- Subdivision Maps: Includes discretionary review of proposed land subdivision and grading, which may result in an approved Tentative Map (major subdivision, creating more than four lots) or Tentative Parcel Map (minor subdivision creating four or fewer lots). The purpose of the Tentative Map and Tentative Parcel Map is to show the design and improvements of a proposed major or minor subdivision and the existing conditions in and around the project. Upon compliance with the conditions of an approved Tentative Map or Tentative Parcel Map, a Final Map or a Parcel Map may be recorded.
- Use Permit Review: This permit provides for the those land uses with special site or design requirements, operational characteristics, or potential adverse effects on surroundings, which

are not permitted as of right but which may be approved upon completion of a discretionary review process and, where necessary, with imposition of special conditions of approval.

- Site Plan Review: A procedure, where documents containing sketches, text, drawings and maps certain elements of development. This could include physical design, siting of buildings and structures, interior vehicular and pedestrian access, provision of improvements, and the interrelationship of these elements. Site Plan review required in the Specific Plan also includes evaluation of development impacts on environmental and visual resources. discretionary Site Plan review may be required during subdivision and/or prior to building permit review depending on the location and nature of proposed development project.
- Administrative Permit Review: Typically, this
 discretionary permit is intended to be utilized in
 situations where the public welfare does not require
 a public hearing prior to granting permit approval
 for uses and structures having only minor potential
 adverse impact on surrounding areas.
 Administrative Permits may also establish entities
 that provide for long-term maintenance of common
 uses or areas, such as homeowners associations.
- Grading Permit Review: Pursuant to the County's Grading Ordinance any grading in Santa Fe Valley is subject to ministerial grading review. This review may result in approval of a minor grading permits, generally defined as proposed grading that does not exceed 3,000 cubic yards or a major grading permit, which exceeds 3,000 cubic yards. Submittal of grading

plans is required for both minor and major grading permits.

Building Permit Review: This process includes
plan checks of construction documents for
buildings and structures that are required to
obtain a building permit. The ministerial
building permit review results in the issuance of
a Building Permit.

8.3 PROPOSED USES

The Santa Fe Valley Specific Plan Generalized Zoning Map depicts generalized zoning districts. The zoning districts include Special Purpose, Residential, and Commercial. (See Figure 8-1 Generalized Zoning Map). The precise Specific Plan Zoning Map is available at the County of San Diego DPLU. Any zone reclassification must be consistent with the Land Use Element of the Specific Plan and not the generalized zoning described in this section. The Santa Fe Valley Specific Plan includes the following zones:

Special Purpose Regulations

he Santa Fe Valley Specific Plan designates several areas within the SPA with Special Purpose Regulations. The purpose of these regulations is to provide detailed standards and requirements that are

tailored to a specific use and/or area. These areas include the following:

Open Space Use Regulations

Open Space I: The Santa Fe Valley Specific Plan Generalized Zoning Map designates approximately 1,382 acres of Open Space I areas as S80 Open Space. This zone applies to lands that are intended to be preserved and maintained as permanent open space. No development is allowed within these areas except for community facilities and essential services and as identified in Policy CO-1.1. In certain areas recreational trails are permitted to be constructed in the Open Space I.

As part of Tentative Map(s), Tentative Parcel Map(s) and/or Major Use Permit(s) an open space easement over the areas designated Open Space I shall be granted to the County of San Diego unless these areas have previously been conveyed to the County of San Diego. The ownership of most of the Open Space I areas is intended to be transferred to the County of San Diego or a habitat management agency acceptable to the Director of DPLU, concurrent with or prior to the recordation of the Final Map(s), Parcel Map(s) or prior to inauguration of use in the case of Major Use Permits unless a conveyance to a habitat management agency acceptable to DPLU has previously occurred.

Open Space II: The Specific Plan also designates approximately 410.4 acres as Open Space II. These areas are zoned as S80 Open Space Use Regulations. This designation applies to lands that are intended to allow active (golf courses and equestrian facility) and passive (trails) recreational uses and provide a buffer to permanent open space lands within Open Space I. The S80 zone provides specific use regulations for regulating land uses in planned Open Space II areas in accordance with the Specific Plan's Open Space and Conservation Element (Chapter 3).

The S80 Use Regulations for the Open Space II areas require approval of a Major Use Permit with specific site development guidelines such as landscape design standards for the golf course, and architectural criteria for the clubhouse facilities. The development standards are described in the Community Design Element of the Specific Plan (Chapter 7).

In the event the 9-hole golf course is not developed, the Specific Plan Land Use Element (Chapter 4) allows for the transfer of 18 dwelling units to a portion of Open Space II areas (Planning Area III) pursuant to approval of a Planned Residential Development application and dedication of open space easements. Also there are certain areas (Planning Area II) within the Open Space II areas that are intended to be preserved as permanent open space. These areas are depicted in the Draft EIR and dedication of open space easements will be required to ensure protection of these areas.

Neighborhood Park: The Specific Plan designates approximately 2.9 acres as S80 Open Space Use Regulations to allow for siting a neighborhood park facility. The park site facility is intended to provide passive recreational uses. Conformance to the

Community Design Element (Chapter 7) is also required.

Trail Staging Area: To allow adequate public access to public trails, the Specific Plan designates approximately 2 acres of land near the existing "dip section" river crossing as S80 Open Space Use Regulations. This development of this site is permitted through approval of a Major Use Permit. Conformance to the Community Design Element (Chapter 7) is also required.

Pump Station: As part of Santa Fe Valley's wastewater treatment system, Specific Plan designates approximately 1 acre of land as S80 Open Space Use Regulations. This site is permitted through approval of a Major Use Permit. Conformance to the Community Design Element is also required.

Water Storage Site: To provide adequate reclaimed water storage capacity during the rainy season, the Specific Plan designates approximately 16.5 acres of land as S80 Open Space Use Regulations. The site may be graded pursuant to an approved Tentative Map and as reclaimed water storage through the Major Use Permit for the sewage treatment plant.

Specific Planning Area Use Regulations

The Santa Fe Valley SPA is planned to be developed as a passive and active recreational-oriented residential community. To provide for community facility and support uses the Specific Plan Land Use Element (Chapter 4) allows for siting of these non-residential uses. In the Santa Fe Valley SPA these uses are designated as S88 Specific Planning Area Use Regulations and are intended to provide specific standards and/or limit potential uses of the property.

The provisions of The Zoning Ordinance shall prevail on properties zoned S88 where not specifically superseded by the Santa Fe Valley Specific Plan Text.

Group Care: To care for the aging population of this area the Specific Plan designates approximately 7.3 acres as S88 Specific Planning Area Use Regulations. This S88 zone allows for a congregate care facility of up to 200 beds to be constructed on this site pursuant to an approved Major Use Permit. Group care may include skilled nursing and full medical facilities. The site for this facility is also designated with the "D3" Special Area Designator to implement specific standards as described in the Specific Plan's Community Design Element.

Neighborhood Commercial: The Santa Fe Valley Specific Plan Generalized Zoning Map designates approximately 7 acres of Neighborhood Commercial as a S88 Specific Planning Area zone. The use regulations for the neighborhood commercial sites allow a limited number of retail commercial goods and services. The intent of this zone is to create neighborhood commercial sites within walking or short driving distance of the residential areas within the Santa Fe Valley SPA.

The S88 zoning allows the neighborhood commercial centers to serve only a limited local market, and would permit only those uses which do not create increased traffic, noise, or other such impacts considered incompatible with the residential use in the adjacent areas. The S88 Use Regulations with appropriate development designators can create a shopping area which serves low-density

neighborhoods, more urbanized, high-density residential areas or transient users.

The "D3" Special Area Designator is included for this area and requires submittal of a Site Plan consistent with the Specific Plan's Community Design Element (Chapter 7). The Site Plan criteria for the neighborhood commercial center address a range of site planning components including architectural, landscaping, site lighting, pedestrian circulation, parking, signs, etc.

Sewage Treatment Plant: To provide the required sewage treatment capacity to support the Specific Plan land uses, approximately 8 acres is designated as S88 Specific Planning Area Use Regulations. This S88 zone allows for siting of the facility pursuant to an approved Major Use Permit and conformance to the Community Design Element.

Fire Station: The Specific Plan designates approximately 3.2 acres as S88 Specific Planning Area Use Regulations for a fire station site to protect the eastern areas of the SPA (Chapter 6). This S88 zone allows for siting of this facility pursuant to an approved Site Plan. This site is also designated with the "D3" Special Area Designator to implement specific standards as described in the Specific Plan's Community Design Element.

Residential Use Regulations

The Specific Plan includes three Residential Use Regulations to be applied to various areas within the SPA. These Use Regulations are intended to allow residential development consistent with Specific Plan's Open Space and Conservation, Land Use, Circulation, and Public Facilities Elements (Chapter 3-6) goals, objectives, and policies. The Specific Plan's residential zones include:

Rural Residential Use Regulations

Santa Fe Valley Specific Plan designates approximately 1,007.1 acres as RR Rural Residential zone. The Specific Plan applies this zone to areas that are planned as large lot single-family estate development with a minimum lot size of ½ acre or larger. The areas for this zone in the SPA generally include the Planning Areas I, III, and V. Rural Residential uses are planned on larger subareas of the SPA within previously and currently farmed rolling hills of existing parcels ranging from 40-100 acres and larger (Planning Area III) and on more rugged environmentally sensitive subareas with existing residential lots ranging from 2-20 acres and larger (Planning Areas I and V).

Setback

The interior and exterior side-yard setbacks for single-family residential in Planning Area II shall be consistent with the setback designators in the San Diego County Zoning Ordinance. However, the front-yard setbacks shall vary depending on the width of the private street. Front-yard setbacks shall be the total of one-half of the private street width plus twenty feet. The minimum front-yard setback shall be 40 feet from centerline. Table 8-2 identifies the required front yard setback for private streets less than 50 feet wide within Planning Area II.

Depending on the physical features and location of these properties, certain areas of this zone include Special Area Designators providing specific site development standards and guidelines to ensure preservation and protection of sensitive environmental and visual resources (described below). In addition, certain subareas within this zone may provide private open space and recreational amenities, such as lakes and other common open space areas. Development projects in these areas are required to establish a homeowners association implemented through an Administrative Permit or Major Use Permit.

Single Family Residential Use Regulations

The Santa Fe Valley Specific Plan Zoning Map also designates approximately 272.9 acres of the SPA as RS Single Family Residential zone. The Specific Plan applies this zone to areas where medium density, detached, single-family residential uses are the dominant use. These areas include a residential density range of 1-2 dwelling units per acre with minimum lot size ranging from 7,000 to 40,000 square feet, depending on the location and site characteristics of various subareas, except in Subarea III.12, where lot sizes may be reduced through a Major Use Permit.

Setback

The interior and exterior side-yard setbacks for single-family residential in Planning Area II shall be consistent with the setback designators in the San Diego County Zoning Ordinance. However, the front-yard setbacks shall vary depending on the width of the private street. Front-yard setbacks shall be the total of one-half of the private street width plus twenty feet. The minimum front-yard setback shall be 40 feet from centerline. Table 8-2 identifies the

required front yard setback for private streets less than 50 feet wide within Planning Area II.

An exception to the setback regulations set forth in Table 8-2 are the following regulations that pertain only to Subarea II-30 and II-31:

- Front 20 feet minimum from the property line or edge of the sidewalk for garages with straight-in access. 8 feet for all other parts of the residence;
- Interior Side 5 feet:
- Exterior Side/Rear-Sides 5 feet from property line; and
- Rear/Side-Rears 15 feet.

The provisions of Section 4835 of the Zoning Ordinance are applicable.

A portion of the RS zoned areas includes site development guidelines for protection of environmental and visual resources. Some of the residential neighborhoods under this zone will include common open space and recreational facilities. Generally, most of this area will be served by a public sewage system and will be developed pursuant to urban and semi-urban development standards.

Variable Family Residential

Approximately 62.9 acres of the SPA is designated as RV Variable Family Residential zone. In the SPA, this zone is applied to residential areas of a higher density, where attached residential uses are desired. This zone is applied to areas within the SPA that are easily accessible and have a variety of recreational amenities, such as golf courses, common open space, trails, and other planned community facilities. Compatibility with surrounding detached single-

family areas is ensured through the application of the "D3" Special Area Designator, described below.

8.4 SPECIAL AREA

DESIGNATORS

Creation of new residential lots in the SPA is only permitted through Tentative Map and Tentative Parcel Map applications. As part of the subdivision review, compliance with the grading, landscaping, and lighting guidelines and standards of the Community Design Element is required. In certain areas Site Plan review and approval will be required to minimize environmental and visual impacts. The Site Plan review is implemented through application of three Special Area Designators. The purpose and application of these designators are summarized as follows:

"D1": The objective of this designator is to minimize the visual impacts of residential construction on sensitive ridgeline and hillside properties in the SPA. The Site Plan standards include specific criteria for architecture, grading, landscaping, site planning, and fire prevention.

"D2": The objective of this designator is to assure that all feasible measures are taken to protect sensitive habitat resources and environmentally sensitive areas approved for residential development in the SPA. The Site Plan standards include specific criteria for protection and conservation of Coastal Sage Scrub habitats as well as Vernal Pools and Wetland habitats.

"D3": This designator applies to all development except single-family home development. The objective of the "D3" designator is to promote a visually unified cohesive design within the SPA. This

designator's Site Plan standards include a number of components that are described in the Community Design Element of the Specific Plan (Chapter 7).

Development projects that include common open space areas, parkway landscaping areas and/or other common facilities will be required to process an Administrative Permit or Major Use Permit to establish a homeowners association. The purpose of the homeowners association is to provide ongoing maintenance of these areas.

		Table 8-	2: Plannin	g Area II Se	tback Sched	ule	
Designator	Front Yard Setbacks Measured from street centerline				Side Yards Setback		Rear Yard Setback
					Interior	Exterior(s)	***************************************
	Street Width (Feet) (street width/2) + 20 = Front Setback				Setback measured from	Setback measured from	Setback measured from lot line (e)
	50	46	42	40 (or less)	lot line	centerline	.5, (0)
Н	45	43	41	40	10	35	25
1	45	43	41	40	7.5	35	25

- (e) When a rear yard opens onto an alley, public park or beach, or beach, or other permanent open space, ½ of the with of such alley, public park or beach, or other permanent open space, may be considered as applying to the rear yard setback to the extent of not more than 50% of the required rear yard setback.
- (s) The exterior side yards setback as measured from the nearest edge of the right-of-way-shall not be less than required for the interior side yard.

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Attachment C – Resolution Approving PDS2012-3940-12-002

Resolution	on No.	
Meeting	Date:	

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO VACATING OPEN SPACE EASEMENT PDS2012-3940-12-002

WHEREAS, Chinese Bible Church of San Diego requested the vacation of the described open space easement, as described in Exhibit "A", attached hereto ("Easements"); and

WHEREAS, pursuant to the Public Streets, Highways, and Service Easements Vacation Law (California Streets and Highways Code, Section 8300 et seq.) the Board of Supervisors may, by Resolution, vacate any street, highway or public service easement within its jurisdiction which is determined to be unnecessary for present or prospective public use; and

WHEREAS, pursuant to notice duly published and posted in accordance with law, the Board held a public hearing on the proposed Vacation and received the testimony and reports of all interested persons and agencies.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Board of Supervisors makes the following findings and determinations:

- 1. The vacation of the Easement is in conformance with Policy I-103, subsection 1, which states the vacation shall be in conformance with the County General Plan, with respect to location, purpose and extent. The area covered by the Easement proposed to be vacated is subject to the Semi-Rural General Plan Regional Category, the Specific Plan General Plan Land Use Designation, and the San Dieguito Community Plan. The vacation is consistent with the County General Plan because the Santa Fe Valley Specific Plan does not require the land to be retained as open space. Development of Lot 1 of Final Map 13985 and of the Remainder Parcel of Parcel Map 18105 will be pursued as a result of the open space vacation. Development of the parcel is also consistent with the General Plan. The Santa Fe Valley Specific Plan authorized residential use on area covered by the Easements, which is consistent with the Specific Plan Land Use Designation and the S88 (Specific Plan) zone that permits residential use. Furthermore, the project would comply with General Plan Conservation and Open Space Element Policy COS-2.2 because the project will mitigate for the loss of open space to a less than significant level.
- The Easement is unnecessary for present or prospective public use as a public service easement. The Open Space Easement was placed on the property as mitigation for Parcel Map 18105. The easement's purpose is

Resolution No.	
Meeting Date: _	

unnecessary at present and in the future because of the mitigation measures that will be implemented with the overall project.

3. The vacation of the Easement complies with the California Environmental Quality Act (CEQA) because an EIR was prepared, and a review of those findings indicate that this action will not have a significant effect on the environment because mitigation measures will be implemented in this project to bring it to a level below significance.

BE IT FURTHER RESOLVED that the Easement, described below, is hereby vacated pursuant to Streets and Highways Code Section 8320 et. seq., and the Clerk of the Board shall cause a copy of this Resolution to be recorded pursuant to Streets and Highways Code Section 8325 at the close of the public hearing.

DESCRIPTION OF PUBLIC STREET, HIGHWAY, OR PUBLIC SERVICE EASEMENT:

(See Attached Exhibit A)

cc: Chinese Bible Church of San Diego, 12335 World Trade Drive #2, San Diego, CA 92128

email cc:

David Sibbet, Planning Manager, PDS Michelle Chan, Project Manager, PDS San Dieguito Community Planning Group

Attachment D – Form of Decision Approving PDS2010-3300-10-037

FORM OF DECISION MAJOR USE PERMIT PDS2010-3300-10-037

DATE

PERMITTEE:

CHINESE BIBLE CHURCH MAJOR USE PERMIT

MAJOR USE PERMIT:

PDS2010-3300-10-037

E.R. NUMBER:

PDS2014-3910-95-08-007L

PROPERTY:

1619 FOUR GEE ROAD IN THE SAN DIEGUITO COMMUNITY

PLAN AREA WITHIN UNINCORPORATED SAN DIEGO COUNTY

APNS:

678-060-27-00, 678-422-03-00, & 678-490-01

DECISION OF THE BOARD OF SUPERVISORS

This Major Use Permit consists of three (3) sheets including a plot plan, floor plan, and elevations dated October 15, 2018, for a church. This permit authorizes a proposed facility offering a sanctuary/administration building, an education building, a meeting space, a fellowship hall, a learning center, and 417 parking spaces. The sanctuary will have a maximum capacity of 1,500 seats. The campus will operate from 8AM to 10PM, seven days a week. The campus will also include a bookstore and café to serve the church members.

Grant an exception to the 35-foot height limit pursuant to Section 4620(g) of the Zoning Ordinance to allow for the 40-foot tall sanctuary and administrative building, and towers that will measured 53, 48, and 40 feet respectively.

This Major Use Permit has also been reviewed and approved pursuant to the Site Plan requirements of the Santa Fe Valley Specific Plan guidelines. The granting of this use permit also approves the Preliminary Grading Plan dated October 15, 2018, consisting of two sheets. In accordance with Section 87.207 of the County Grading Ordinance, Environmental Mitigation Measures or other conditions of approval required and identified on the plan(s), shall be completed or implemented on the final engineering plan before any final improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to the County of San Diego Grading Ordinance (Section 87.701 et. al.)

The Director of Planning & Development Services is authorized, at his discretion, to allow changes to the project without requiring a modification provided any such change is not explicitly prohibited by the Santa Fe Valley Specific Plan and County staff determines no new significant impact will be created or no increase in a previously identified significant environmental effect will occur as a result of the requested change(s).

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on DATE except where construction and/or use of the property in reliance on this permit has commenced. Completion of (or entry into agreements to construct where permitted) all required improvements shall be deemed to establish such construction and/or use in reliance; provided however, that the period

within which such construction and/or use must be commenced may be extended as provided by Section 7376 and provided further, that construction complies with zoning regulations in effect at the time of construction.

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

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

1. GEN#1-COST RECOVERY

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

2. GEN#2-RECORDATION OF DECISION

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

3. LNDSCP#1 (M-VIS-1, M-VIS-2, M-VIS-3). LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate landscaping that implements the site planning principles of the Santa Fe Valley Specific Plan, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the <u>COSD Water Efficient Landscape Design Manual</u> and the <u>COSD Water Conservation in Landscaping Ordinance</u>, the <u>COSD Off-Street Parking Design Manual</u>, the COSD Grading Ordinance, and the Santa Fe Valley Specific Plan. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- a. Preparation of a Water Exhibit in accordance with the County's Landscape Design Guidelines to demonstrate consistency with CAP requirements to achieve a 40% reduction in current Maximum Applied Water Allowance for outdoor use. The water exhibit shall identify baseline water use, the maximum allowable water usage for the project site, as well as for common and open space areas, and the reduced water use to be consistent with CAP measures.
- b. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit [Land Development] approving the variety, location, and spacing of all trees proposed to be planted within said right(s) -of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- c. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings. All plants used for landscaping must be listed on the Wildland/Urban Interface Development plant palette included as Appendix D of the FFP (Appendix H of the DSEIR). No plants on the Undesirable Plant List or Invasive Species Plant List shall be planted as per Appendix E of the FPP.
- d. 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. (M-VIS-2)
- e. Install 48" trees and 10 gallon shrubs along the decorative fence line. (M-VIS-3)
- f. Entry monumentation shall be provided at the Grace Way intersection with Four Gee Road outside of the existing right-of-way. Lighted monument signs are to be limited to back illumination.
- g. Signage shall be limited to the entry monumentation, noted above, and a church logo, which would be placed on the main sanctuary building. Small directional signs for traffic, parking, or building identification may be used. Signs with flashing, mechanical, strobe, blinking lights, or moving parts are prohibited.

- h. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system. Provide evidence of legal access to the off-site well that will provide non-potable water for irrigation.
- i. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- j. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- k. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material.
- I. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the <u>County's Light Pollution Code</u>. Lighting shall:
 - 1) Use well shielded, full cutoff luminaries, as defined by the Illuminating Engineering Society of North America (IESNA).
 - 2) Include luminaries that control the intensity (candela) distribution (LPC Section 59.105).
 - 3) Shall be shielded low-pressure sodium light sources, to minimize the amount of light emitted upward directly from the luminaire.
 - 4) Use full cutoff and semi-cutoff lighting to limit the intensity values in the glare zone and provide shielding (Zoning Ordinance Section 6324).
 - 5) Mounting height shall be set to reduce spill light (Zoning Ordinance Section 6324).
 - 6) Focus exterior illumination, including floodlights and spotlights, downward and into the Project site. A combination of shielding, screening, and directing the lighting away from off-site areas shall be used to minimize spillover effects onto off-site roadways, properties, and open space areas.
 - 7) Use landscaping to serve as filtering devices to soften the impact of direct exterior, reflected exterior, and building interior lighting.
 - 8) Use low-level pedestrian lighting (e.g., bollards) on the site for pedestrian pathways.
 - 9) Use lowest intensity Project lighting necessary for security and safety purposes while still adhering to the recommended levels of the IESNA.
- m. Paint or clad the retaining wall with a non-reflective earth-toned material that is matched in color to the surrounding and planned vegetation along the wall. Alternatively, earth toned brick or other building material may be used. (M-VIS-1)
- n. Incorporate vertical elements from the base of the retaining 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 reach the top of the fence along the wall so as to integrate these two structures. (M-VIS-1)

- o. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- p. Parking areas shall be landscaped and designed pursuant to the <u>Off-street Parking Design Manual</u> and the County Zoning Ordinance Section 6793.b. Decomposed granite may be used for the perimeter parking per the Conceptual Landscape Plan. All trees associated with the site's parking lots shall be a minimum 24" box container.
- q. Provide a note on the final landscape plans stating whom will be responsible for maintaining the project landscaping and any proposed right-of-way landscaping in a healthy and disease free condition.
- r. Remove all non-native and/or invasive plantings within or adjacent to biological open space easements.
- s. The landscape plan shall be reviewed and approved by the Rancho Santa Fe Fire Protection District.

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

4. PLN#3. SEWER ANNEXATION

INTENT: In order to promote orderly development, the Project shall be annexed into the appropriate Rancho Santa Fe Community Services District for sewer services. **DESCRIPTION OF REQUIREMENT:** Apply for and receive annexation approval from the Local Agency Formation Commission (LAFCO). **DOCUMENTATION:** The applicant shall provide the annexation approval documents to Planning and Development Services. **TIMING:** Prior to the approval of any plan, issuance of any permit and prior to occupancy or use of the premises in reliance of this permit, the applicant shall annex into the appropriate sewer district. **MONITORING:** Upon request of the applicant, [PDS, PPD] shall provide a recommendation to LAFCO for the annexation into appropriate sewer district. The [PDS, PPD] shall review the annexation documents for compliance with this condition.

BIOLOGICAL RESOURCES

5. BIO#1 (M-BIO-1). OFFSITE MITIGATION – NON-NATIVE GRASSLANDS

INTENT: In order to mitigate for the impacts to Non-Native Grassland (located within the existing dedicated open space easement), which is a sensitive biological resource pursuant to County Guidelines, CEQA, and the Biological Mitigation Ordinance, offsite mitigation for impacts to 0.3 acres shall be acquired at the Crestridge Mitigation Bank, or other location deemed acceptable to the County, the California Department of Fish & Wildlife. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of 0.3 acres of Non-Native Grassland (1:1 ratio) as indicated below. Any MSCP Tier III, Tier II, or Tier I habitat type may be substituted for Non-Native Grassland. The mitigation must be within the MSCP subarea plan boundaries at a site approved by the County of San Diego.

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

- b. Option 2: If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located within the MSCP subarea plan boundaries in San Diego County. The applicant shall provide the following:
 - The type of habitat and the location of the proposed mitigation, should be preapproved by [PDS, PPD] before purchase or entering into any agreement for purchase.
 - 2) A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
 - 3) An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
 - 4) The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements

- shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
- 5) In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the offsite mitigation credits and provide evidence to the [PDS, PPD] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PPD] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PPD], for a pre-approval. If an RMP is submitted in-lieu of purchasing credits (option 1), then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to the approval of any plan and issuance of any permit, the mitigation shall be completed. **MONITORING:** The [PDS, PPD] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PPD] can preapprove the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

6. BIO#2. BIOLOGICAL RPO BUFFER EASEMENT

INTENT: In order to protect sensitive biological resources, pursuant to the <u>Biological Mitigation Ordinance (BMO)</u>, <u>Resource Protection Ordinance (RPO)</u>, a biological RPO buffer open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego and the California Department of Fish and Wildlife by separate document, an open space easement, or grant to the California Department of Fish and Wildlife a conservation easement, as shown on Figure A-2 of the Biological Technical Report. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exception(s) to this prohibition is:

a. Selective clearing of vegetation by hand to the extent required by <u>written order</u> of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, (http://www.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf) between the wildlife agencies and the fire districts and any subsequent amendments thereto.

Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW or DPR.

- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the DEH.
- d. Uses, activities, and placement of structures expressly permitted by the of Director of Planning & Development Services, whose permission may be given only after following the procedures and complying with all requirements applicable to an Administrative Permit pursuant to The Zoning Ordinance of the County San Diego.
- e. Maintenance of private and public drainage facilities to the extent approved or required by written order of the Director of Public Works for the express purpose of reducing an identified flooding or drainage hazard. All maintenance of drainage facilities pursuant to this exception shall not be initiated until all applicable federal, state and local permits (e.g., California Section 1600 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.
- f. Access to the existing off-site well is allowed for maintenance purposes.

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the easements shall be recorded. **MONITORING:** The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] for pre-approval. The [PDS, PCC] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] [DPR, TC] for satisfaction of the condition.

7. BIO#3. LBZ EASEMENT

INTENT: In order to protect sensitive biological resources, pursuant to the <u>Biological Mitigation Ordinance (BMO)</u>, <u>Resource Protection Ordinance (RPO)</u>, a Limited Building Zone Easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Building Zone Easement as shown on Figure A-2 of the Biological Technical Report. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

- a. Decking, fences, and similar facilities.
- b. As identified in Figure A-2 of the Biological Technical Report, parking, fences and walls, portions of the tot lot and volleyball court, landscaping and hardscape, and portions of Building A and Building C, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.
- c. Access to the existing off-site well is allowed for maintenance purposes.

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easements shall be recorded. **MONITORING:** The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] for pre-approval. The [PDS, PCC] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

CULTURAL RESOURCES

8. CULT#1 (M-CR-1). ARCHAEOLOGICAL MONITORING

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources and 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 the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

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

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

LAND DEVELOPMENT

9. ROADS#1. IRREVOCABLE OFFER OF DEDICATION

INTENT: In order to promote orderly development and to comply with the <u>County of San Diego Board Policy I-18</u>, the <u>County of San Diego Public Road Standards</u>, and the <u>Community Trails Master Plan</u>, an irrevocable offer of dedication (IOD) for road purposes shall be granted to the County. **DESCRIPTION OF REQUIREMENT:**

- a. Execute an Irrevocable Offer to Dedicate (IOD) real property off-site for public road purposes, to the County of San Diego. The IOD shall provide a right-of-way width of seventy-two feet (72') from *Four Gee Road* easterly to the proposed off-set cul-desac, thirty feet (30') radius corner rounding(s) at street intersections, plus slope rights and drainage easements for *Grace Way*.
- b. Execute an Irrevocable Offer to Dedicate (IOD) real property off-site for public road purposes, to the County of San Diego. The IOD shall provide a right-of-way radius of forty-eight feet (48'), plus slope rights and drainage easements for the proposed off-set cul-de-sac at the terminus of *Grace Way*.
- c. The IOD shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted in the future for public use as determined by the Director of Planning & Development Services.

DOCUMENTATION: The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the IOD shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approve the IOD documents for recordation, and forward the recorded copies to [PDS, LDR], for review and approval. The [PDS, LDR] shall review the IOD to assure compliance with this condition.

10. ROADS#2-TRAFFIC CONTROL PLAN

INTENT: In order to mitigate below levels of significance for temporary traffic impacts, a traffic control plan shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have Registered Civil Engineer or licensed Traffic Control Contractor prepare a Traffic Control Plan (TCP) to the satisfaction of the Director of Department of Public Works (DPW). **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to the approval of any plan, issuance of any permit, any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

11. ROADS#9. SIGHT DISTANCE

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

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- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____feet of unobstructed intersectional sight distance in both directions along *Four Gee Road* from the private road easement, Grace Way, in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of ____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [*PDS*, *LDR*] for review. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit, the sight distance shall be verified. **MONITORING:** The [*PDS*, *LDR*] shall verify the sight distance certifications.

GRADING PERMIT: (Prior to or at the time approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits (Phase 1 and 2).

AIR QUALITY

12. AQ#1. CONSTRUCTION EXHAUST EMISSIONS

INTENT: In order to mitigate for exhaust emissions. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following Air Quality measures:

a. Use of a construction fleet that uses California Air Resources Board (CARB) certified Tier III or IV equipment.

DOCUMENTATION: The applicant shall show compliance with this measure by providing the construction bid/estimate from the construction contractor that shows the construction equipment that will be used. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The [DPW, PDCI] shall make sure that the construction contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the applicant fails to comply with this condition.

13. AQ#2. FUGITIVE DUST

INTENT: In order to mitigate for fugitive dust and to comply with the San Diego County Air Pollution Control District (SDAPCD), a Dust Abatement and Management Plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** Prepare a Dust Abatement and Management Plan that shall include but is not limited to the following:

- a. The name(s), address(es), and phone number(s) of person(s) responsible for the preparation, submission, and implementation of the plan.
- b. A description of and location of the operation(s).

- c. A listing of all fugitive dust emissions sources included in the operation.
- d. The plan shall include all required measures contained in San Diego County Air Pollution Control District (SDAPCD) Nuisance/Dust Control Rule 51, and other applicable measures deemed necessary to meet these requirements.
- e. The plan shall include the following standards which exceed standard dust control requirements of the SDAPCD:
 - 1) Dust control shall be required during equipment loading and unloading.
 - Sufficient water shall be applied to all graded areas to maintain minimum soil
 moisture content of four percent in the upper 6-inch soil stratum. Other equally
 effective dust palliatives may be substituted if drought conditions limit water
 availability.
 - 3) Application of water three times daily to unpaved roads.
 - 4) Permanent landscaping shall be established within 90 days of the completion of grading, or the graded area shall be hydroseeded with an Interim groundcover plant mix immediately after grading, to minimize wind erosion, and irrigate as necessary to sustain groundcover vegetation.
 - 5) All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods as appropriate.
 - 6) Vehicle/Equipment speed shall be no greater than 15 mph on unpaved roads.
 - 7) All site grading, excavation, and travel on unpaved surfaces shall be terminated when hourly average wind speed exceeds 25 miles per hour.
 - 8) Low pollutant emitting grading equipment shall be used.
 - 9) Electrical grading equipment shall be used, if feasible.
 - 10) Caterpillar prechamber diesel engines or equivalent shall be used, together with proper maintenance and operation of vehicles to reduce emissions.
 - 11) The Department of Public Works shall periodically monitor construction activities to ensure compliance with the dust control measures identified in the approved construction dust abatement and management plan.

DOCUMENTATION: The applicant shall submit the Dust Abatement and Management Plan to *[PDS, PPD]* for review and shall comply with the requirements of this condition. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any grading, demolition, or construction permits. **MONITORING:** The *[PDS, PPD]* shall make sure that the Dust Abatement and Management Plan has been prepared and approved by APCD for compliance with this condition.

GEOLOGY AND SOILS

14. GEO#1. GEOTECHNICAL HAZARDS

INTENT: In order to ensure specific design and mitigation measures for geologic hazards are implemented into the grading plans. **DESCRIPTION OF REQUIREMENT:** Submit a Geotechnical Study prepared by a Professional Geologist to [PDS, BD] for approval. The study shall include but is not limited to identification of liquefaction prone areas, landslide prone areas, and any areas of problem soils. Recommended measures shall be incorporated into the grading and/or improvement plans. **DOCUMENTATION:** Submit the Geotechnical Study for approval and incorporate the recommendations into the grading and/or improvement plans. **TIMING:** Prior to the approval of any grading plans, the grading plans shall include required elements indicated in this condition. **MONITORING:**

The [PDS, BD] shall review the Grading Plan to ensure all recommendations and notes are included per this condition. If there are any additional recommendations for slope stability, the [PDS, BD] shall ensure that they are incorporated into the grading plans for the project.

HAZARDS

15. HAZ #1 (M-HZ-3). ASBESTOS SURVEY

INTENT: In order to avoid hazards associated with Asbestos Containing Materials (ACMs) and to mitigate below levels of significance as established by the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the structure(s) identified on the approved plan set for demolition or remodel shall be surveyed for the presence of ACMs because the structures were built prior to 1980. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of ACMs in the structure(s) identified for demolition or remodel on the approved plan set. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content. or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course. If ACMs are found present, they shall be handled and remediated in compliance with the San Diego County Air Pollution Control District Rule 361.145 -Standard for Demolition and Renovation. DOCUMENTATION: The applicant shall submit to the [DEH HAZ MAT, APCD] a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If regulated asbestos is present, the letter shall describe the procedures taken to remediate the hazard and certify that they have been remediated pursuant to code sections referenced above. TIMING: Prior to the approval of any grading or improvement plans. **MONITORING:** The [DEH HAZ MAT, APCD] shall review the report and any additional evidence for compliance with this condition. The [PDS, PPD] shall review the completed and stamped report and any additional evidence for compliance with this condition.

16. HAZ #2 (M-HZ-4). LEAD SURVEY

INTENT: In order to avoid hazards associated with lead based paint (LBP) and lead containing materials (LCM) to mitigate below levels of significance as established in the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the structure(s) identified on the approved plan set for demolition or remodel shall be surveyed for the presence of LBP/LCM because the structures were built prior to 1980. DESCRIPTION OF REQUIREMENT: A facility survey shall be performed to determine the presence or absence of LBP/LCM in the structure(s) identified for demolition or remodel on the approved plan set. The survey shall be completed by a California Department of Health Services (DHS) certified lead inspector/risk assessor to determine the presence or absence of LBP and LCM located in the structure. The following conditions only apply if LBP and LCM are present:

a. All LBP and LCM shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 California Code of Regulations [CCR] Division 4.5), the worker health and safety requirements (Title 8 California Code of Regulations Section 1532.1), and the State

Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8).

b. All LBP and LCM scheduled for demolition or disturbed during remodeling must comply with applicable regulations for demolition methods and dust suppression.

DOCUMENTATION: The applicant shall submit a letter or report prepared by a California DHS certified lead inspector/risk assessor to the [*DEH HAZ MAT, APCD*], which certifies that there was no LBP/LCM present, or all lead containing materials have been remediated pursuant to applicable regulations. **TIMING:** Prior to the approval of any grading or improvement plans. **MONITORING:** The [*DEH HAZ MAT, APCD*] shall review the report and any additional evidence for compliance with this condition. The [*PDS, PPD*] shall review the completed and stamped report and any additional evidence for compliance with this condition.

17. HAZ #3. STRUCTURE REMOVAL

INTENT: In order to comply with the proposed project design the structure(s) identified on the approved plan set shall be removed or demolished. DESCRIPTION OF REQUIREMENT: The structure(s) shown on the approved plan set shall be removed or demolished. A Demolition Permit shall be obtained from [PDS, BD]. Compliance with conditions HAZ#2 and HAZ#3 to determine the presence or absence of Lead Containing Materials and Asbestos Containing Materials shall be completed before the County can issue a Demolition Permit. DOCUMENTATION: The applicant shall submit to the [PDS, PPD] a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been removed or demolished. The letter report shall also include before and after pictures of the area and structure. TIMING: Prior to the approval of any grading or improvement plans. MONITORING: The [PDS, PPD] shall review the statement and, photos, and any additional evidence for compliance with this condition.

18. HAZ#4 (M-HZ-2a & 2b). DEBRIS REMOVAL (SOIL TESTING)

INTENT: In order to comply with the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, and to follow the recommendations identified in the Phase I Environmental Site Assessment (ESA) for this project, the solid waste and debris located on-site shall be demolished and removed. If obvious signs of soil contamination are present, soil samples must be collected and analyzed for pesticide contamination. **DESCRIPTION OF REQUIREMENT:** A finaled demolition permit for the existing structures shall be obtained. Should testing of contaminated soil be required, provide a signed, stamped addendum to the Phase I ESA, by a Registered Engineer or Professional Geologist. The addendum shall include the following information or as modified by DEH:

- a. Documentation that the soil sampling occurred between six inches to 2-3 feet in depth.
- b. Findings which identify whether onsite soils in this location exceed regulatory screening levels for pesticides, petroleum, heavy metals, or other contaminants.
- c. If contaminated soils are detected, provide a letter from DEH stating that a VAP work plan has been prepared and approved to remediate contaminated soils.

- d. If contaminated soils are detected, provide a copy of the contract and a signed sealed statement from the Registered Engineer or Professional Geologist, which states that they will implement the VAP work plan. Grading required to implement the site remediation activities is permitted.
- e. Provide evidence that all required work has been fully incorporated into the Grading Plans if required to obtain a grading permit pursuant to the County Grading Ordinance 87.101 et. al.

DOCUMENTATION: Upon completion of the solid waste, debris removal, and structure demolition, the applicant shall submit copies of the finaled permits to the [PDS, PPD] for approval. **TIMING:** Prior to approval of any grading and/or improvement plans, issuance of any construction, building or any other permit (other than demolition), and prior to commencement of construction, or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The [PDS, PPD] shall review the permits and possible reports and any additional evidence for compliance with this condition.

19. DEH#1. SEPTIC ABANDONMENT

INTENT: In order to comply with <u>County Regulatory Code Section 68.314</u> the existing on-site waste water system (Septic System) shall be properly abandoned. **DESCRIPTION OF REQUIREMENT:** The septic system serving the existing single family residences onsite shall be pumped and properly abandoned under DEH guidelines. The property owner shall destroy any septic tank, holding tank or seepage pit within 30 days from the date the system or system component is deemed abandoned. The property owner shall have a licensed septic waste hauler remove the contents from any abandoned septic tank, holding tank or seepage pit and properly backfill the component with sand, gravel or other clean fill material. **DOCUMENTATION:** Upon completion of the septic abandonment, the applicant shall submit proof of the septic tank abandonment in the form of a letter statement from the licensed septic contractor to [*DEH*, *LWQ*] that the septic system has been abandoned according the Regulatory Code. **TIMING:** Prior to the approval of any grading or improvement plans. **MONITORING:** proof of the septic tank abandonment shall be provided by the applicant to [*DEH*, *LWQ*] to verify that the septic system has been properly abandoned.

20. HAZ#5. HAZARDS PROJECT DESIGN IMPLEMENTATION - GRADING AND IMPROVEMENT PLANS

INTENT: In order to mitigate impacts to Hazards and comply with the California Environmental Quality Act, the following Project Design Features shall be implemented on the grading and/or improvement plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements:

a. Access Road Design

- 1. The access road, Grace Way and internal loop shall be constructed in conformance with Section 503 of the Consolidated Fire Code, County Ordinance 10148, and District Ordinance 2014-01A.
- 2. Per Section 503 of the Consolidated Fire Code, fire apparatus access roads shall be provided for every facility, building, or portion of building and shall extend within 150 feet of all portions of the facility and all portions of the exterior walls of

- the first story of the building as measured by an approved route around the exterior of the building or facility.
- 3. All other portions of Section 503 of the Consolidated Fire Code apply including but not limited to: dimensions, vertical clearance, grade, surface and imposed loads. The first layer of asphalt must be in place and serviceable prior to delivery of combustible materials to the site.
- 4. The Project shall install fire hydrants at locations acceptable to RSFFPD according to the type of occupancy. The required fire flow for the Project is 2,500 gallons per minute at 20 pounds per square inch residual pressure. Fire hydrants shall be in place and serviceable prior to the delivery of combustible construction materials.
- 5. Fire lanes shall be marked and fire alarms installed.

DOCUMENTATION: The applicant shall implement the Hazards Project Design Features pursuant to this condition. **TIMING:** Prior to the approval of any grading or improvement plans, the Hazards Project Design Features shall be shown on the grading and/or improvement plans. **MONITORING:** The [PDS, LD] shall verify that the specific notes and design elements have been placed on all sets of the grading and/or improvement plans and made conditions of its issuance.

21. PLN#5. PLAN CONFORMANCE

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

PALEONTOGICAL RESOURCES

22. PALEO#1. PALEO GRADING MONITORING

INTENT: In order to mitigate for potential impacts to paleontological resources, a monitoring program during grading, trenching or other excavation into undisturbed rock layers beneath the soil horizons and a fossil recovery program, if significant paleontological resources are encountered, shall be implemented pursuant to the <u>County of San Diego Guidelines for Determining Significance for Paleontological Resources.</u> **DESCRIPTION OF REQUIREMENT:** A Qualified Paleontologist shall be contracted to perform paleontological resource monitoring and a fossil recovery program if significant paleontological resources are encountered during all grading, trenching, or other

excavation into undisturbed rock layers beneath the soil horizons. The monitoring program shall include the following:

- a. A Qualified Paleontologist ("Project Paleontologist") shall perform the monitoring duties pursuant to the most current version of the <u>County of San Diego Guidelines for Determining Significance for Paleontological Resources</u>, and this permit. The contract or letter of acceptance provided to the County shall include an agreement that the grading/ trenching/excavation monitoring will be completed, and a <u>Memorandum of Understanding (MOU)</u> between the Project Paleontologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The cost of the monitoring shall be added to the grading bonds or bonded separately.

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

LAND DEVELOPMENT

23. STRMWTR#1-STORMWATER MAINTENANCE DOCUMENTATION

INTENT: In order to promote orderly development and to comply with the <u>County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq.</u>, the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following:

- a. Process a Maintenance Notification Agreement to assure maintenance of the Category 1 Structural BMPs to the satisfaction of the Director of DPW and PDS. The Maintenance Notification Agreement shall be signed, notarized and recorded by the applicant.
- b. Process a Storm Water Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County.

DOCUMENTATION: The applicant shall process the agreement forms with [*PDS*, *LDR*] and pay any deposit and applicable review fees. **TIMING:** Prior to approval of any grading or improvement plan or construction permit; execution of the recorded agreements and securities shall be completed. **MONITORING:** The [*PDS*, *LDR*] shall review the agreements/mechanisms for consistency with the condition and County Standards.

24. STRMWTR#2-EROSION CONTROL

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

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

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

25. UTILITIES#1-PAVEMENT CUT POLICY

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

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

BUILDING PERMIT: (Prior to approval of any building plan and the issuance of any building permit (Phase 1 and 2).

AIR QUALITY

26. AQ#3. SITE DESIGN, ACCESS, AND TRANSIT

INTENT: In order to implement a sustainable project design that would promote alternative modes of transportation and reduce automobile use. **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project:

- a. Reduce vehicle emissions by promoting the use of alternative transportation methods. The project applicants shall coordinate with appropriate agencies (San Diego Association of Governments, North County Transit District, and other transportation agencies) to implement the following techniques to further reduce vehicle emissions:
 - Shuttle services (provision of two vans) between the church and regional transit services shall be provided.
 - 2) Rideshare opportunities shall be encouraged.
 - 3) Walking trails and bike route connections shall be provided to areas where regional transit services are located.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. **TIMING:** Prior to approval of any construction or building plan or the issuance of any grading permit or any building permit, these design measures shall be implemented on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.

GREENHOUSE GAS

27. GHG#1. Energy Efficient Design

INTENT: In order to implement a sustainable project design that would minimize energy consumption and greenhouse gas (GHG) emissions **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project:

- a. The project shall install an electric car hook-up parking space and 34 specialty marked parking spaces shall be provided for high mpg and electric vehicles.
- b. The project shall incorporate rooftop solar photovoltaic (PV) panels to offset a portion of its energy demand. Solar PV panels would be designed to achieve a 10 percent offset of project energy demand. This equates to 84,027 kilowatt-hours (kWh) per year. Evidence supporting the size of the system that would generate 84,027 kWh per year of electricity shall be provided prior to building plan approval.

- c. The project shall use lighter colored pavers in large areas of the parking lot to reduce heat absorption and radiating heat compared to normal asphalt paving.
- d. The project shall use lighter decomposed granite in large areas of the parking lot to reduce heat absorption and radiating heat compared to normal asphalt paving.
- e. The project shall plant large canopy trees in the parking lot, the entry street, and around buildings to reduce heat absorption, radiant heat, consume carbon dioxide, and produce oxygen to minimize heat island effect.
- f. The project shall include several outdoor water reduction measures including xeriscape planting and installing weather- or soil moisture-based automatic irrigation system controllers and provision of outdoor water from an existing on-site well. These features are estimated to achieve at least a 40 percent reduction in outdoor water use.
- g. The project shall incorporate cool roof technologies on all buildings which utilize lightcolored, reflective roofing materials to significantly reduce heat absorption.
- h. The project shall install U.S. Environmental Protection Agency's (EPA's) Energy Starrated appliances in all kitchens.
- i. The project shall install high energy efficient Heating, Ventilating, and Air Conditioning (HVAC) rooftop units.
- j. The project shall minimize site lighting to only that necessary for security, safety, and identification. The proposed project would increase the use of low-voltage lighting and equipment.
- k. The project shall implement a voluntary commute trip reduction (CTR) program with parishioners to discourage single-occupancy vehicle trips and encourage alternative modes of transportation such as carpooling, taking transit, walking, and biking.
- I. The project shall provide online access to worship services for tele-worshipping.
- m. The project shall use a landscape service that provides certification that only electric equipment would be used for landscaping.
- The project shall recycle waste generated from new construction and the demolition of existing structures.

DOCUMENTATION: The applicant shall comply with the energy efficiency requirements of this condition. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the following design measures shall be implemented on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.

HAZARDS

28. HAZ#6. HAZARDS PROJECT DESIGN IMPLEMENTATION – BUILDING PERMITS

INTENT: In order to mitigate impacts to Hazards and comply with the California Environmental Quality Act, the following Project Design Features shall be implemented on the building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements:

- a. Access Road Design:
 - 1) A lighted directory map meeting current Fire District Standards shall be installed in a pre-approved location.
- b. Ignition Resistant Construction and Fire Protection Systems:
 - 1) The Project shall use construction methods for exterior wildfire exposure per Section 4910.1 of the County Ordinance 10148, County Fire Code.
 - 2) The Project shall use construction methods for exterior wildfire exposure per Chapter 7A of the County Building Code.
 - 3) The Project shall comply with District Ordinance 2014-01.
 - 4) The Project shall install an automatic fire protection system sprinklers as appropriate to the use of each building in conformance with the requirements of for Group 'E' occupancies as identified by NFPA 13, the State, District and the County Codes.
 - 5) The Project shall install fire hydrants at locations acceptable to RSFFPD according to the type of occupancy. The required fire flow for the Project is 2,500 gallons per minute at 20 pounds per square inch residual pressure. Fire hydrants shall be in place and serviceable prior to the delivery of combustible construction materials.

DOCUMENTATION: The applicant shall implement the Hazards Project Design Features pursuant to this condition. **TIMING:** Prior to issuance of any building permit, the Hazards Project Design Features shall be shown on the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific notes and design elements have been placed on all sets of the building plans and made conditions of its issuance.

LAND DEVELOPMENT

29. ROADS#3. TRANSPORTATION IMPACT FEE

INTENT: In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the <u>Transportation Impact Fee (TIF) Ordinance Number 77.201-77.223</u>, the TIF shall be paid. **DESCRIPTION OF REQUIREMENT:** The TIF shall be paid pursuant to the <u>County TIF Ordinance number 77.201-77.223</u> for Select Industrial Uses in the North TIF region area based on 392 weekday Average Daily Trips (ADT) and 2,775 weekend ADT identified in the approved Traffic Study. The fee is calculated pursuant to the ordinance. **DOCUMENTATION:** The applicant shall pay the TIF at the [PDS, ZONING] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance. The cost of the fee shall be calculated at time of payment. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, or use of the premises in reliance of this permit, the TIF shall be paid. **MONITORING:** The [PDS, ZONING] shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the applicant. [PDS, BD] shall verify that the TIF has been paid before the

first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance.

30. ROADS#4. PRIVATE ROAD IMPROVEMENTS

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

- a. The onsite/offsite private easement road, *Grace Way*, from *Four Gee Road* to the proposed offset cul-de-sac, shall be graded to a width of fifty-four feet (54') and improved to a width of forty-four feet (44') of pervious asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(B) of the <u>San Diego County Standards for Private Roads</u> for 750 or less trips shall apply.
- b. **Grace Way** shall have an off-set cul-de-sac and shall be graded to a radius of forty-eight feet (48') and improved with pervious asphalt concrete to a radius of thirty-eight feet (38').
- c. **All** plans and improvements shall be completed pursuant to the <u>County of San Diego Standards for Private Roads</u> and the <u>Land Development Improvement Plan Checking Manual</u>. The design and construction of all driveways, turnarounds, and private easement roads shall be to the satisfaction of the Rancho

DOCUMENTATION: The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to construct onsite/offsite private easement road *Grace Way*
- b. Pay all applicable inspection deposits/fees with [DPW, PDCI].
- c. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Rancho Santa Fe Fire Protection District and [PDS, LDR].
- d. Access to the project site shall be built per the San Diego County Private Road Standards.

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

PLANNING

31. PLN#6. PROJECT DESIGN FEATURES

INTENT: In order to comply with the California Environmental Quality Act, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements shall be implemented as indicated on the building plans and made conditions of its issuance:

a. Buildings shall be located around a central courtyard and connect with covered walkways.

- b. Non-potable water for irrigation may be provided by an offsite well to which the Project has legal access. Well water shall be tested prior to use for irrigation.
- c. Fencing and walls shall be located within the LBZ per Figure A-2 of the Biological Technical Report.
- d. Any gates that cross over the fire access roads or hinder access into a facility shall have an approved emergency Knox key switch and Knox box with keys to all appropriate doors and/or locked gates.

DOCUMENTATION: The applicant shall place the design elements, or notes on the building plans and submit the plans to *[PDS, BPPR]* for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements shall be incorporated into the building plans. **MONITORING:** The *[PDS, BPPR]* shall verify that the specific note(s), and design elements have been placed on all sets of the building plans and made conditions of its issuance.

NOISE

32. NOISE#1. NOISE REQUIREMENT PARAPET WALL

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the <u>County of San Diego Noise Ordinance 36.404</u>, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise measures shall be implemented as indicated on the building plans and made conditions of its issuance: Building B will have a three-foot high parapet wall around the roof (or similar design to screen the roof-top HVAC equipment). **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to *[PDS, BPPR]* for review and approval. **TIMING:** Prior to issuance of any building permit for Building B, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The *[PDS, BPPR]* shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

OCCUPANCY: (Prior to any occupancy, final grading release, or use of the premises in reliance of this permit (Phase 1 and 2)).

LANDSCAPING

33. LNDSCP#2 (M-VIS-1, M-VIS-2, M-VIS-3). CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that implements the site planning principles of the Santa Fe Valley Specific Plan, and to comply with the <u>COSD Water Efficient Landscape Design Manual</u>, the <u>COSD Water Conservation in Landscaping Ordinance</u>, the <u>COSD Off-Street Parking Design Manual</u>, the COSD Grading ordinance, and the Santa Fe Valley Specific Plan, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to <u>Section 87.417 and 87.418 of the County Grading Ordinance</u>. These areas may be overlapping, but any requirements of a grading

plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS LA], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PPD] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

CULTURAL RESOURCES

34. CULT#2 (M-CR-1). CULTURAL RESOURCES MONITORING REPORT

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

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

or

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

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

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

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

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

LAND DEVELOPMENT

35. ROADS#5-TRAFFIC SIGNAL AT FOUR GEE ROAD & GRACE WAY

INTENT: In order to promote orderly development and to comply with the Street Improvement requirement of the <u>County of San Diego</u>, <u>Policy I-18</u>, a traffic signal shall be installed at the intersection of *Four Gee Road* and *Grace Way*. **DESCRIPTION OF REQUIREMENT:**

- a. The Project applicant shall install or agree to install and provide security for the installation of a traffic signal at the *intersection of Four Gee Road* and *Grace Way* as recommended by the Traffic Impact Study. Both signal lights at intersection of *Four Gee Road/Grace Way* and *Four Gee Road/Camino Del Norte* shall be interconnected to the satisfaction of the Director of PDS/DPW and the City of San Diego.
- b. All plans and improvements shall be completed pursuant to the <u>County of San Diego Public Road Standards</u>, and the PDS <u>Land Development Improvement Plan Checking Manual</u>. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities.

DOCUMENTATION: The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to install a traffic signal at the intersection of *Four Gee Road* and *Grace Way*.
- b. Provide Secured agreements. The required security shall be in accordance with Section 7613 of the Zoning Ordinance.
- c. Pay all applicable inspection fees/deposits with [DPW, PDCI].

- d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- e. Obtain a Construction Permit for any work within the County road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-2055 to coordinate departmental requirements.

TIMING: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; the plans shall be approved and securities must be provided. **MONITORING:** The [*PDS, LDR*] and [*DPR, TC*] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS before any work can commence. **REFERENCES:** Traffic Study by Koa Corporation dated March 2017.

36. ROADS#6-ROAD IMPROVEMENTS FOR FOUR GEE ROAD/CAMINO DEL NORTE INTERSECTION WITHIN THE CITY OF SAN DIEGO:

INTENT: In order to promote orderly development and to comply with the <u>County of San Diego Board Policy I-18</u>, the intersection of *Four Gee Road/Camino Del Norte* shall be improved. **DESCRIPTION OF REQUIREMENT:**

a. Improve or agree to improve and provide security for the intersection of Four *Gee Road/Camino Del Norte* to install a traffic signal as recommended by the Traffic Impact Study and in consultation with the City of San Diego. Required improvements for the intersection shall include signalization of the intersection or any other configuration acceptable to the City of San Diego and the County of San Diego and that achieves an acceptable level of service. All of the above shall be to the satisfaction of the Director of Planning & Development Services.

OR

b. Provide evidence that the improvements for the intersection of **Four Gee Road/Camino Del Norte** have been completed to achieve an acceptable level of service to the satisfaction of the City of San Diego.

DOCUMENTATION: The applicant shall submit documentation from the City of San Diego demonstrating that the requirements of this condition have been completed. **TIMING:** The improvements shall be fully constructed to the satisfaction of the City of San Diego prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The Director of PDS shall review the evidence provided by the applicant for compliance with this mitigation measure. Following review, the Director of PDS shall provide the applicant with a letter of clearance.

37. ROADS#7-NO PARKING RESTRICTION:

INTENT: In order to provide proper clearance for fire apparatus on *Four Gee Road*, which is necessary for the health and safety of present and future residents, a no parking restriction shall be provided. **DESCRIPTION OF REQUIREMENT:** *Four Gee Road* shall either be posted with "NO PARKING" signs or improved with red-painted curbs marked

"No Parking Fire Lane" to the satisfaction of the Rancho Santa Fe Fire Protection District. **DOCUMENTATION:** The applicant shall request that the Board of Supervisors approve a parking prohibition for *Four Gee Road*, in the vicinity of the *Four Gee Road/ Grace Way* intersection. Applications for said parking prohibition shall be made to the Traffic Advisory Committee (TAC) at 858-694-3845. **TIMING:** Prior to occupancy of the first structure built in association with this permit, and prior to final grading release, or use of the premises in reliance of this permit, and annually after that until the project is completely built, the parking restrictions shall be provided. **MONITORING:** The *[PDS, LDR]* shall review the parking restriction documents to determine adequacy with this condition.

38. ROADS#8-INSTALL STREETLIGHTS

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the County of San Diego Board Policy I-18, street lights shall be installed and energized. DESCRIPTION OF REQUIREMENT: Install or arrange to install a streetlight/safety light at the northeast corner of Four Gee Road and Grace Way to County standards and the satisfaction of the Director of PDS/DPW, and deposit with PDS, a cash deposit sufficient to energize and operate the street lights until the property has been transferred into Zone A. The safety light may be installed on the traffic signal that will be installed at the intersection of Four Gee Road and Grace Way. DOCUMENTATION: The streetlight/safety light shall be shown on the improvement plans for the road improvements and shall be energized. TIMING: Prior to occupancy of the first structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the streetlights shall be installed and all fees paid. MONITORING: The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant. The [PDS, LDR] shall ensure that the streetlights have been installed and all fees have been paid.

39. STRMWTR#3-VERIFICATION OF STRUCTURAL BMPs

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

PLANNING

40. PLN#7. INSPECTION FEE

Intent: In order to comply with Zoning Ordinance Section 7362.e the Discretionary Inspection Fee shall be paid. **DESCRIPTION OF REQIREMENT:** Pay the Discretionary Permit Inspection Fee at the [PDS, Zoning Counter] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PPD]. **TIMING:** Prior to

any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The *[PDS, Zoning Counter]* shall process an invoice and collect the fee for the Use Permit Compliance Inspection Fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

41. PLN#8. SITE PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. DESCRIPTION OF REQUIREMENT: The site shall conform to the approved Major Use Permit (PDS2010-3300-10-037) plot plan and the building plans. This includes, but is not limited to improving public and private roads, all parking areas, driveways, installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. DOCUMENTATION: The applicant shall ensure that the site conforms to the approved plot plan and building plans. TIMING: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. MONITORING: The [PDS, Building Inspector] shall inspect the site for compliance with the approved Building Plans.

NOISE

42. NOISE#2. NOISE CONTROL DESIGN MEASURES

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the <u>County of San Diego Noise Ordinance</u> 36.404, the following design measures shall be verified that they have been constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans: Building B will have a three-foot high parapet wall around the roof (or similar design to screen the roof-top HVAC equipment). **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit for Building B, the noise control measure shall be installed and operational. **MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

PALEONTOGICAL RESOURCES

43. PALEO#2. PALEO RESOURCES REPORT

INTENT: In order to ensure that the Grading Monitoring occurred during the grading, trenching or other excavation phase of the project, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Paleontological Resources Mitigation Report that documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program shall be prepared. The report shall include the following:

- a. If no paleontological resources were discovered, submit a Negative letter report, which states that the monitoring has been completed and that no paleontological resources were discovered.
- b. If resources were discovered and recovered during grading, a detailed report shall be prepared by the Project Paleontologist. The report shall comply with the <u>County</u>

of San Diego's Guidelines for Determining Significance for Paleontological Resources. The report shall identify which accredited institution has agreed to accept the curated fossils and include proof of the Transfer of Paleontological Resources, in the form of a letter, from the director of the paleontology department of the accredited institution to the Director of PDS verifying that the curated fossils from the project site have been received by the institution.

DOCUMENTATION: The Project Paleontologist shall prepare the final report and submit it to the *[PDS, PPD]* for approval. If resources were discovered then the following shall be completed:

- Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display; and
- b. The applicant shall submit two hard copies of the final Paleontological Resources Mitigation Report to the [PDS, PPD] for final approval of the mitigation, and submit an electronic copy of the complete report in Microsoft Word on an USB disk. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils.

TIMING: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS, FISCAL] to release the bond back to the applicant.

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

LANDSCAPING

44. LNDSCP#3 (M-VIS-1, M-VIS-2, M-VIS-3). LANDSCAPING MAINTENANCE

INTENT: In order to mitigate for visual impacts pursuant to the California Environmental Quality Act, all landscaping installed shall be maintained. **DESCRIPTION OF REQUIREMENT:** All landscaping shall be maintained pursuant to the approved landscaping plans. **DOCUMENTATION:** None required. **TIMING:** Upon establishment of use this condition shall apply during the term of this permit. **MONITORING:** Compliance with this condition shall be monitored by the PDS Code Enforcement Division through response to complaints. Compliance would also be monitored during the processing of any subsequent permit request filed by the property owner or their representative.

AESTHETICS

45. AES#1. AESTHETIC PROJECT DESIGN FEATURES

INTENT: In order to comply with the California Environmental Quality Act, project design features shall be implemented. **DESCRIPTION OF REQUIREMENT:** Project Design Features shall be implemented for the term of this permit and includes the following:

- a. A unified Mediterranean/Tuscan architectural style will be used throughout the Project. The design will reflect the features shown on the Project elevations discussed in the DSEIR and shown in Figures 1-3 through I-7.
- b. Implement a Landscape Plan that reflects the Concept Landscape Plan as discussed in the DSEIR as shown on Figures 1-7 through 1-9.
- c. Entry monumentation will be provided at the proposed Grace Way intersection with Four Gee Road and will be outside the existing right of way. Lighting is limited to back illumination.
- d. HVAC and solar equipment on building roofs will be screened from view by a parapet. Solar panel surfaces shall incorporate a non-glare finish.
- e. Signage will be limited to the entry monumentation noted above, and a church logo, which would be placed on the main sanctuary building. Small directional signs for traffic, parking, or building identification may be used.
- f. Temporary signage will be allowed in conformance with County regulations.
- g. Use full cutoff luminaries, as defined by the Illuminating Engineering Society of North America (IESNA), to minimize the amount of light emitted upward directly from the luminaire. A fully shielded outdoor light ensures that light rays emitted from the fixture are projected below the horizontal plane passing through the lowest point on the fixture from which the light is emitted (LPC Section 59.105).
- h. Restrict the hours of operation of outdoor lighting to hours of active use (LPC Section 59.107 and Zoning Ordinance Section 6322).
- i. Require low-pressure sodium light sources, which allow astronomers to filter the line spectra from telescopic images (LPC Section 59.105).
- j. Prohibit the post-construction addition of outdoor lighting that was not included in the Project.
- k. Select luminaries that control the intensity (candela) distribution (LPC Section 59.105).
- I. Use well-shielded luminaries (LPC Section 59.105).
- m. Keep floodlight angles aimed low enabling the entire beam to fall within the intended area to be lit.
- n. Use full cutoff and semi-cutoff lighting. Cutoff designations limit the intensity values in the glare zone and provide shielding (Zoning Ordinance Section 6324).
- o. Adjust mounting height to reduce spill light (Zoning Ordinance Section 6324).
- p. Focus exterior illumination, including floodlights and spotlights, downward and into the Project site. A combination of shielding, screening, and directing the lighting

away from off-site areas shall be used to minimize spillover effects onto off-site roadways, properties, and open space areas.

- q. Use landscaping to serve as filtering devices to soften the impact of direct exterior, reflected exterior, and building interior lighting.
- r. Prohibit signs with flashing, mechanical, strobe, blinking lights, or moving parts.
- s. Limit lighted monument signs.
- t. Use low-level pedestrian lighting (e.g., bollards) on the site for pedestrian pathways.
- u. Use lowest intensity Project lighting necessary for security and safety purposes while still adhering to the recommended levels of the IESNA.

DOCUMENTATION: None required. **TIMING:** Upon establishment of use this condition shall apply during the term of this permit. **MONITORING:** Compliance with this condition shall be monitored by the PDS Code Enforcement Division through response to complaints. Compliance would also be monitored during the processing of any subsequent permit request filed by the property owner or their representative.

AIR QUALITY

46. AQ#4. ONGOING AIR QUALITY PROJECT DESIGN IMPLEMENTATION

INTENT: In order to comply with the California Environmental Quality Act, the following Project Design Features shall be implemented during Project operations:

- a. Architectural coatings would be required to meet the requirements of SDAPCD Rule 67.0, which limits VOC content to 150 g/l for exterior paints and 100 g/l for interior paints.
- b. Project will promote the use of alternative transportation methods, including the provision of two vans that would pick up patrons.

DOCUMENTATION: The applicant shall implement the Air Quality Project Design Features pursuant to this condition. **TIMING:** The following actions shall occur for the duration of this permit. **MONITORING:** Compliance with this condition shall be monitored by the PDS Code Enforcement Division through response to complaints. Compliance would also be monitored during the processing of any subsequent permit request filed by the property owner or their representative.

HAZARDS

47. HAZ#7. HAZARDS PROJECT DESIGN IMPLEMENTATION - ONGOING

INTENT: In order to mitigate impacts to Hazards and comply with the California Environmental Quality Act, the following Project Design Features shall be implemented during the term of this permit. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements:

a. Flammable vegetation within 100 feet of structures shall be managed in accordance with the approved Fire Protection Plan (FPP). The main entrance roadway, Grace Way, requires 30 feet of fuel management on both sides of the road as measured from the improved surface.

- b. Fuel management within the 100 foot Limited Building Zone adjacent to the 50 foot RPO buffer shall be maintained in accordance with Section 4704.4 of the Consolidated Fire Code and District Ordinance 2014-01.
- c. Fuel management and landscaping shall be in conformance with Section 4704.4 of the Consolidated Fire Code and District Ordinance 2014-01.
- d. All plants used for landscaping shall be listed on the Wildland/Urban Interface Development plant palette included as Appendix D of the FPP. No plants on the Undesirable Plan List or Invasive Species Plan List shall be planted per Appendix E of the FPP.
- e. Vegetation maintenance shall be the responsibility of the applicant, its successors or assignees, or owner. The following maintenance activities shall be performed on an ongoing basis:
 - Conduct annual or more frequent, if necessary, maintenance to reduce fuel volumes, remove dead and detached material, and maintain in healthy succulent condition.
 - 2) Maintain irrigation in a working condition.
 - Mature trees greater than 18 feet shall be limbed up to a minimum of six feet above the ground.
 - 4) No tree limbs within 10 feet of chimneys or dead limbs overhanging structures or roadways shall be allowed.
 - 5) Trees adjacent to or overhanging roadways, driveways, or other emergency access paths shall be maintained with a minimum height clearance of 13 feet and six inches.
 - 6) Palm trees shall be maintained in conformance with the Rancho Santa Fe Fire Protection District Policy included as Appendix F of the Fire Protection Plan.
 - 7) Perform additional measures that may be required by the Fire District.

f. Access Road Design

- 1) To assist emergency personnel to find a building, the lighted directory map meeting current Fire District Standards shall be maintained.
- 2) Fire lanes and fire alarms shall be maintained.
- g. Ignition Resistant Construction and Fire Protection Systems
 - 1) The Project shall be maintain the construction methods for exterior wildfire exposure per Section 4910.1 of the County Ordinance 10148, County Fire Code.

- 2) The Project shall maintain the construction methods for exterior wildfire exposure in a wildland-urban interface fire area as provided in Chapter 7A of the County Building Code.
- 3) The Project shall comply with District Ordinance 2011-01.
- 4) The Project shall maintain the automatic fire protection system sprinklers.

DOCUMENTATION: The applicant shall comply with the Hazards Project Design Features pursuant to this condition. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

LAND DEVELOPMENT

48. STRMWTR#3-SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., an operation and maintenance verification form for each Structural BMPs shall be completed. DESCRIPTION OF REQUIREMENT: Every year the property owner shall receive from the County a BMP Verification Form to be completed for each privately owned Structural BMP. DOCUMENTATION: Every year the property owner shall file with the County the completed Structural BMP Verification Form stating the maintenance performed during the reporting period for each privately owned Structural BMP with [DPW, WPP]. TIMING: Upon establishment of the use, this condition shall apply for the duration of the term of this permit. MONITORING: The [DPW, WPP] is responsible for

PLANNING

49. PLN#9 - SITE CONFORMANCE

compliance of this permit.

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. DESCRIPTION OF REQUIREMENT: The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking, recreation facilities, driveway areas, watering all landscaping at all times, painting all necessary aesthetics design features, and all lighting wall/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. DOCUMENTATION: The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. TIMING: Upon establishment of the use, this condition shall apply for the duration of the term of this permit. MONITORING: The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

50. PLN#10 - PROJECT DESIGN FEATURES - ONGOING

INTENT: In order to comply with the California Environmental Quality Act, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements shall be implemented as indicated on the building plans and made conditions of its issuance:

- a. Avoid the existing open space and RPO wetland buffer.
- Fencing and walls shall be maintained in good condition.
- c. Buildings shall be located around a central courtyard and connect with covered walkways.
- d. Non-potable water for irrigation may be provided by an offsite well to which the Project has legal access. Well water testing shall be tested prior to use for irrigation.
- e. Trees/shrubs placed on the Project site shall not obstruct line of sight, which shall be clear from vegetation higher than 36 inches or any other obstacles.
- f. Any gates that cross over the fire access roads or hinder access into a facility shall have an approved emergency Knox key switch and Knox box with keys to all appropriate doors and/or locked gates.
- g. A bicycle rack shall be maintained on the project site.
- Recycling containers shall be placed throughout the buildings to encourage recycling and divert waste from the landfill.

DOCUMENTATION: The applicant shall comply with the Project Design Features pursuant to this condition. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

51. PLN#11 - SPECIAL EVENTS

INTENT: In order to ensure the number of special events held at the church is consistent with the adopted SEIR. **DESCRIPTION OF REQUIREMENT:** In addition to weddings and funerals that are considered part of the church operation and will be held on a semi regular basis, the church is required to comply with the special events schedule below and shall not overlap with the church's regular service hours. Unless additional noise information is submitted pursuant to Condition #53 (*NOISE*#3. *SPECIAL EVENTS AND CHURCH OPERATIONS*), all outdoor activities must cease by 7PM.

	Duration	Number of Events		
Holidays	(days)	per Year	Start Time	End Time
New Year's Eve	1	1	7:30 PM	10:30 PM
New Years	1	1	10:00 AM	9:00 PM
Chinese New Year Eve	1	1	7:30 PM	10:30 PM
Spring Festival	5	1	10:00 AM	9:00 PM

Chinese New Year				
Celebration	1	1	10:00 AM	9:00 PM
Women's Celebration	5	1	10:00 AM	9:00 PM
Good Friday	1	1	10:00 AM	2:30 PM
Youth Expo	5	1	10:00 AM	9:00 PM
Harvest Fair	3	1	10:00 AM	9:00 PM
Worship Celebration	4	1	10:00 AM	9:00 PM
Men's Conference	5	1	10:00 AM	9:00 PM
Thanksgiving	3	1	10:00 AM	9:00 PM
Christmas Festival	3	1	10:00 AM	9:00 PM
Christmas	1	1	10:00 AM	9:00 PM
Service Fair	1	1	10:00 AM	9:00 PM

DOCUMENTATION: The applicant shall comply with the special event schedule pursuant to this condition. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

TRAFFIC

52. TRAFFIC#1 - SPECIAL EVENTS

INTENT: In order to ensure the special events held at the church are consistent with the approved Traffic Impact Analysis. **DESCRIPTION OF REQUIREMENT:** All special events, other than typical church holidays, including non-church community events, cannot be held during peak hours and the church's regular services hours. **DOCUMENTATION:** The applicant shall comply with the special event schedule pursuant to this condition. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

NOISE

53. NOISE#3 (M-N-1). SPECIAL EVENTS AND CHURCH OPERATIONS

INTENT: In order to comply with <u>County of San Diego Noise Ordinance 36.404</u>, CEQA, and the approved project design for church related outdoor events, the project shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements:

- a. Prior to any outdoor events that would include more than 500 people or will extend after the hours of 7 PM, a Minor Deviation with a noise study or letter report shall be submitted at a minimum 30 days prior to the scheduled event to evaluate the noise impacts of the specific events to determine design features required to comply with the applicable noise regulations. The Minor Deviation must be approved prior to the event.
- b. Events shall be located to maximize noise attenuation from intervening buildings, topography, and distance.
- c. Limit the time of outdoor special events and cease all substantial noise generating activities by 10:00 PM.

- d. Limit the number of attendees to not exceed 500 people to minimize impacts to offsite noise sensitive receptors.
- e. Associated outdoor audio equipment shall be directed away from the occupied neighbors. Audio equipment shall be directed in designated areas, facing towards the center of the site and/or using intervening structures to screen and shield associated noise sources.
- f. The audio system will be tested prior to the event and the system will be adjusted so that noise does not exceed County of San Diego noise limits.

DOCUMENTATION: The property owner(s) and applicant shall conform to the ongoing requirements of this condition. A Minor Deviation shall be submitted and approved to evaluate the noise impacts of the specific events to determine design feature required to comply with the applicable noise regulations for any outdoor events that would include more than 500 people, or will extend after the hours of 7 p.m. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

54. NOISE#4. ON-GOING SOUND LEVEL COMPLIANCE

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIRMENT:** The project shall conform to the following requirements:

- Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404.
- b. Church bell operations shall be limited to operate during daytime hours and shall comply with the one hour average sound level limit of 50 dBA at the project property line pursuant to Section 36.404.

DOCUMENTATION: The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

Grading Plan Notes

The following Grading and or Improvement Plan Notes shall be placed on the Preliminary Grading Plan and made conditions of the issuance of said permits. An email or disc will be provided with an electronic copy of the grading plan note language.

AIR QUALITY

DURING CONTRUCTION: (The following actions shall occur throughout the duration of the grading construction (Phase 1 and 2)).

55. AQ#GR-1. PROJECT DESIGN IMPLEMENTATION DURING CONSTRUCTION

INTENT: In order to comply with the California Environmental Quality Act, the following Project Design Features shall be implemented during construction:

Air Quality - Construction

- a. All haul/dump trucks entering or leaving the site with soil or fill material must maintain at least 2 feet of freeboard or cover loads of all haul/dump trucks securely.
- b. Dust control measures of the Grading Ordinance will be enhanced with a minimum of three daily applications of water to the construction areas, between dozer/scraper passes and on any unpaved roads within the project limits.
- c. Grading is to be terminated in winds exceed 25 miles per hour (mph).
- d. Sweepers and water trucks shall be used to control dust and debris at public street access points.
- e. Dirt storage piles will be stabilized by chemical binders, tarps, fencing or other suppression measures.
- f. Internal construction-roadways will be stabilized by paving, chip sealing or chemicals after rough grading.
- g. A minimum of one-15 mph sign shall be posted and enforced on unpaved areas during construction.
- h. Dust control during equipment loading and unloading.
- i. Comply with all requirements of the Construction Dust Abatement and Management Plan that is required under condition AQ#2.

DOCUMENTATION: The applicant shall implement the Air Quality requirements pursuant to this condition. **TIMING:** The following actions shall occur throughout project construction and offsite improvements. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the applicant or their representative fails to comply with this condition.

56. AQ#GR-2. CONSTRUCTION ARCHITECTURAL COATINGS

INTENT: In order to reduce emissions of volatile organic compounds (VOC). **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following Air Quality measure:

a. Use architectural coatings with a VOC content of 150 grams per liter (g/L) or less for exterior and interior coatings.

DOCUMENTATION: The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following action shall occur throughout the duration of the construction activities involving the application of architectural coatings. **MONITORING:** The [DPW, PDCI] shall make sure that the construction contractor complies with the Air Quality requirement of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the applicant fails to comply with this condition.

PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS: (Prior to any clearing, grubbing, trenching, grading, or any land disturbances.(Phase 1 and 2))

57. BIO#GR-1 (M-BIO-2). BREEDING SEASON AVOIDANCE - RAPTORS

INTENT: In order to avoid impacts to raptors which are a sensitive biological resource pursuant to the migratory bird treaty act, a pre-construction survey to determine the absence and/or presence of nesting raptors onsite shall be conducted three (3) days prior to construction. **DESCRIPTION OF REQUIREMENT**: Conduct a preconstruction survey to determine the absence and/or presence of nesting raptors. If the preconstruction survey indicates the presence of nesting raptors, a Resource Avoidance Area (RAA) or buffer area shall be established so that there will be no brushing, clearing and/or grading until such time that the nest is no longer active. The buffer shall be a minimum of 500 feet and be delineated by temporary fencing, and shall remain in effect as long as construction is occurring or until the nest is no longer active. Preconstruction surveys are required during the breeding season of nesting raptors. The breeding season is defined as January 1 to July 15 of each year. The Director of PDS [PDS, PPD] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no nesting birds are present in the vicinity of the brushing, clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. No Grading shall occur within the (RAA) until concurrence is received from the County and the Wildlife Agencies. TIMING: Prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. MONITORING: The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

58. BIO#GR-2. TEMPORARY FENCING

INTENT: In order to prevent inadvertent disturbance to biological resources outside of the project area, temporary construction fencing shall be installed. DESCRIPTION OF REQUIREMENT: Prior to the commencement of any grading and/or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance all project areas that do not allow grading, brushing or clearing. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The placement of such fencing shall be approved by the [PDS, PPD]. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. DOCUMENTATION: The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PPD] for approval. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. MONITORING: The [PDS, PPD] shall review the certification and pictures provided by the applicant.

DURING CONTRUCTION: (The following actions shall occur throughout the duration of the grading construction (Phase 1 and 2)).

BIOLOGICAL RESOURCES

59. BIO#GR-3. PROJECT DESIGN IMPLEMENTATION DURING CONSTRUCTION INTENT: In order to mitigate impacts to Biological Resources and comply with the

California Environmental Quality Act, the following Project Design Features shall be implemented during construction:

- a. Siltation and erosion control Best Management Practices (BMPs) shall be implemented during construction, including use of boundary silt fencing, bags of gravel, fiber rolls, weed-free straw wattles and mulch, and slope stabilization.
- b. The limits of Project impacts (including construction staging areas and access routes) shall be clearly delineated with temporary construction fencing, stakes, flags, or markers that will be installed in a manner that does not impact sensitive habitats such that they are clearly visible to personnel on foot and operating heavy equipment. This delineation shall be conducted under the supervision of the County-approved biologist prior to commencement of construction activities and shall remain in place during all construction activities. All temporary fencing shall be shown on grading plans and/or associated construction documents. No work shall occur beyond the fenced or demarcated limits of impact. Temporary construction fencing and markers shall be maintained in good repair until the completion of Project construction and removed upon Project completion.
- c. A 50 foot RPO buffer shall be provided from the Emergent Wetland (EW) to any development. The buffer shall preclude grading, building, or other disturbances.
- d. A 100 foot Limited Building Zone (LBZ) shall be provided adjacent to the 50 foot RPO buffer. This LBZ has been defined for fire protection purposes and parking, fences and walls, hardscape, portions of the tot lot and volleyball court, landscaping, and portions of Building A and Building C are allowed within this area as identified on Figure A-2 of the Biological Technical Report.

DOCUMENTATION: The applicant shall implement the biological design features pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration any construction activities. **MONITORING:** The [DPW, PDCI] shall make sure that the project design features are implemented. The [DPW, PDCI] shall contact the [PDS, PPD] if the project design features are not implemented pursuant to this condition.

CULTURAL RESOURCES

PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS: (Prior to any clearing, grubbing, trenching, grading, or any land disturbances.(Phase 1 and 2))

60. CULT#GR-1 (M-CR-1). ARCHAELOGICAL MONITORING - PRECONSTRUCTION MEETING

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

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

DURING CONTRUCTION: (The following actions shall occur throughout the duration of the grading construction (Phase 1 and 2)).

CULTURAL RESOURCES

61. CULT#GR-2 (M-CR-1). ARCHAEOLOGICAL MONITORING - DURING CONSTRUCTION

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

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

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

c. **Human Remains.** If any human remains are discovered:

- 1) The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
- 2) Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Luiseño Native American monitor.
- 3) If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
- 4) The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
- The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
- 6) Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- d. **Fill Soils.** The Project Archaeologist and Luiseño Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.
- e. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the

archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

f. **Disagreements.** The County Archaeologist shall make a determination for any disagreements between the Project Archaeologist and the Luiseño Native American monitor related to archaeological monitoring.

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

ROUGH GRADING: (Prior to rough grading approval and issuance of any building permit (Phase 1 and 2)).

CULTURAL RESOURCES

- 61. CULT#GR-3 (M-CR-1). ARCHAEOLOGICAL MONITORING ROUGH GRADING INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. DESCRIPTION OF REQUIREMENT: The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:
 - a. No Archaeological Resources Encountered. If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.
 - b. Archaeological Resources Encountered. If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

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

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FINAL GRADING RELEASE: (Prior to any occupancy, final grading release, or use of the premises in reliance of this permit (Phase 1 and 2)).

CULTURAL RESOURCES

62. CULT#GR-4 (M-CR-1). ARCHAEOLOGICAL MONITORING - FINAL GRADING

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

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

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Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- 2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

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

NOISE

DURING CONTRUCTION: (The following actions shall occur throughout the duration of the grading construction (Phase 1 and 2)).

63. NOISE#GR-1. PROJECT DESIGN – DURING CONSTRUCTION

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

- a. Construction activities are limited to the hours of 7:00 AM to 7:00 PM, Monday through Saturday (except legal holidays). There shall be no construction activity on Sunday.
- b. Fences and gates shall be installed as a control feature to limit the after-hours access to the construction site.
- c. Turn off equipment when not in use.
- d. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- e. Use equipment with effective mufflers
- f. Minimize the use of back up alarm.
- g. Equipment staging areas should be placed at locations away from noise sensitive receivers.

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

PRE-CONSTRUCTION MEETING: (Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances (Phase 1 and 2).)

PALEONTOLOGICAL RESOURCES

64. PALEO-GR#1. PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the Mitigation Monitoring and Reporting Program, a Paleontological Resources Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall attend the preconstruction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources. DOCUMENTATION: The applicant shall have the contracted Project Paleontologist attend the preconstruction meeting to explain the monitoring requirements. **TIMING**: Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. MONITORING: The [DPW, PDCI] shall attend the preconstruction conference and confirm the attendance of the approved Project Paleontologist.

DURING CONTRUCTION: (The following actions shall occur throughout the duration of the grading construction (Phase 1 and 2)).

PALEONTOLOGICAL RESOURCES

65. PALEO-GR#2. PALEONTOLOGICAL MONITORING

INTENT: In order to comply with Mitigation Monitoring and Reporting Program, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site. The Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the following requirements during grading:

- a. If paleontological resources are encountered during grading/excavation, the following shall be completed:
 - The Paleontological Resources Monitor shall have the authority to direct, divert, or halt any grading/excavation activity until such time that the sensitivity of the resource can be determined and the appropriate salvage implemented.
 - 2) The Monitor shall immediately contact the Project Paleontologist.
 - 3) The Project Paleontologist shall contact the Planning & Development Services immediately.
 - 4) The Project Paleontologist shall determine if the discovered resource is significant. If it is not significant, grading and/or excavation may resume.
- b. If the paleontological resource is significant or potentially significant, the Project Paleontologist or Paleontological Resources Monitor, under the supervision of the Project Paleontologist, shall complete the following tasks in the field:
 - Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile s3pecimens or more elaborate quarry excavations of richly fossiliferous deposits;

- 2) Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting; and
- 3) Transport the collected specimens to a laboratory for processing (cleaning, curation, cataloging, etc.).

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

ROUGH GRADING: (Prior to rough grading approval and issuance of any building permit (Phase 1 and 2)).

PALEONTOLOGICAL RESOURCES

66. PALEO-GR#3. PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP), and the <u>County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources</u>, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall prepare one of the following letters upon completion of the grading activities that require monitoring:

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

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

FINAL GRADING RELEASE: (Prior to any occupancy, final grading release, or use of the premises in reliance of this permit (Phase 1 and 2)).

PALEONTOLOGICAL RESOURCES

67. PALEO-GR#4. PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2010-3300-10-037 (MUP), and the <u>County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources</u>, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program if resources were encountered during grading. The report shall include the following:

- a. If paleontological resources were discovered, the following tasks shall be completed by or under the supervision of the Project Paleontologist:
 - Prepare collected fossil remains for curation, to include cleaning the fossils by removing the enclosing rock material, stabilizing fragile specimens using glues and other hardeners, if necessary, and repairing broken specimens;
 - Curate, catalog and identify all fossil remains to the lowest taxon possible, inventory specimens, assigning catalog numbers, and enter the appropriate specimen and locality data into a collection database;
 - 3) Submit a detailed report prepared by the Project Paleontologist in the format provided in Appendix D of the County of San Diego's Guidelines for Determining Significance for Paleontological Resources. The report shall identify which accredited institution has agreed to accept the curated fossils. Submit two hard copies of the final Paleontological Resources Mitigation Report to the Director of PDS for final approval of the mitigation, and submit an electronic copy of the complete report in Microsoft Word on an USB drive. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils.
 - 4) Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display, and submit Proof of Transfer of Paleontological Resources, in the form of a letter, from the director of the paleontology department of the accredited institution to the Director of PDS verifying that the curated fossils from the project site have been received by the institution.
- b. If no resources were discovered, a brief letter to that effect and stating that the grading monitoring activities have been completed, shall be sent to the Director of Planning and Land Use by the Project Paleontologist.

DOCUMENTATION: The applicant shall submit the letter report to the [*PDS, PPD*] for review and approval. **TIMING:** Prior to the occupancy of any structure or use of the premises, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), for PDS2010-3300-10-037 (MUP), the final report shall be completed. **MONITORING:** The [*PDS, PPD*] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

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

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

Section 21081(b) further states:

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

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

Intent: An explanation of why the mitigation measure (MM) was imposed on the project. **Description:** A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts. **Documentation:** A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA. **Timing:** The specific project milestone (point in progress) when the specific required actions are required to implemented. **Monitoring:** This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

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MAJOR USE PERMIT FINDINGS

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

- (a) The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to:
 - 1. Harmony in scale, bulk, coverage, and density

Bulk, Scale and Coverage

The proposed project is for the operation of a church complex on 9.1 acres. The project includes approximately 89,234 square feet of structures. The bulk, scale, and lot coverage of the church complex is compatible with other civic and commercial uses in the area. Religious use is classified as a type of civic use as defined in the Zoning Ordinance. Examples of other civic uses in the surrounding area include a fire station, public and private schools, and churches. The site is

located approximately 755 feet from the existing shopping center, 200 feet from the closest single family residential development, 100 feet from the existing apartment, and 170 feet from the fire station.

The project would include a total of five separate buildings that would be constructed in two phases. Phase 1 would include the partial buildout of the main sanctuary and administration building, education building, religious meeting building, fellowship hall, and recreation areas, café, bible bookstore and parking lots. Phase 2 would include expanding the sanctuary building to 1,500 seats and constructing the fellowship learning center, which would include a recreation area, kitchen/food preparation area, and additional office space. The large commercial center located across the project site contains buildings range from 7,000 to over 124,000 square feet; therefore, the size of the proposed structures would be compatible with the surrounding structures. Further, the elevation of the project site would be lower than that of the exiting adjacent residential development, hence reducing the perceived bulk and scale of the proposed project structures.

Three of the proposed structures would be two stories, with the other two structures being one story. The main sanctuary building includes towers, as architectural features commonly seen in religious structures, would measure 53, 48 and 40 feet tall. All proposed structures, except for the sanctuary and administration building, would measure less than 35 feet. This Major Use Permit includes a height exception to allow the sanctuary and administration building, and the towers to exceed the 35 feet maximum height accordance to zoning regulation. The height of the proposed structures would be consistent with the existing structures in the surrounding area because the area is composed predominantly of two-story buildings. In addition, the fire station located across street from the project site contains a 43-foot tall training tower and a 60-foot tower was approved for the Maranatha Chapel, which is located one mile from the project site. Therefore, the proposed towers are not unique in the area.

The proposed structures are located on a 9.1 acre lot with 23% site coverage. It is consistent with the lot coverage in the surroundings as the residential properties to the north, northeast, and east of the site have a coverage between 23 and 45%. To the southeast, the coverage is from 19 to 48%. To the south, the coverage is from 3.5 to 47%. To the southwest, the coverage is 30%, and to the west and northwest, the coverage range from 9 to 28%. Per the Santa Fe Valley Specific Plan, maximum floor-area-ratio within the Specific Plan boundaries range from 25 to 100%. The proposed project's square footage equals a 4% floor-area-ratio which is consistent to the Santa Fe Valley Specific Plan maximum floor-area-ratio.

Density

The proposed project is a religious use and classified as a civic use type. As such, the project is not subject to the residential density limitations.

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

All necessary public facilities and services are available as detailed in the service availability letters submitted for the project. Fire protection services would be

provided by the Rancho Santa Fe Fire Authority and an existing fire station is located across the street. Water service would be provided by the Olivenhain Municipal Water District. Sewer services would be provided by the Rancho Santa Fe Community Facilities District. As such, all necessary public facilities and services are available.

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

The proposed project is for the operation of a church complex on 9.1 acres. The project includes approximately 89,234 square feet of structures. The project proposes approximately 32,000 cubic yards of balanced cut and fill. Majority of the lots in the surroundings were previously graded for existing development. The elevation of the project site would be reduced by approximately five to ten feet, hence reducing the perceived bulk and scale of the proposed project structures.

Furthermore, the project is a proposed church, and religious use is considered a civic use. There are six existing churches located within 2.5 miles of the project site. Therefore, the project would not detract from the existing neighborhood character.

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

A Traffic Impact Analysis was prepared for the project. The analysis identified that the proposed project will generate 392 weekday and 2,775 weekend Average Daily Trips (ADTs). As discussed in the TIA, the project would take access off of Four Gee Road, which operates at a level of service (LOS) B currently. However, due to the project access is located in close proximity to the Rancho Santa Fe Fire Station, the project would signalize the access point at Four Gee Road and Camino del Sur. In addition a new traffic signal for the site entrance will be interconnected with the intersection of Four Gee Road and Camino del Sur. The interconnected signals will also assist pedestrian and bicyclists use by controlling the movement of vehicles at intersections.

To minimize traffic impact, all special events, other than typical church holidays, will be held during off peak hours and outside of typical church operation hours. Traffic flow onsite will be one-way only and a staff person will be present at the entrance to stop cars behind crosswalks when there is no capacity on Four Gee Road for the vehicles to exit the site.

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

The proposed project is for a religious use. The project design and site layout is similar to existing development in the Santa Fe Valley Specific Plan Area and conforms to the policies as set forth in the Santa Fe Valley Specific Plan and the Santa Fe Valley community design element. The finished grade of the site will be five to ten feet lower than the existing grade. With the incorporation of site grading,

landscaping, and fencing the site would be suitable for the type and intensity of the proposed development and would be compatible with the surrounding community.

6. Any other relevant impact of the proposed use

None identified.

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

The proposed project is subject to the General Plan Land Use Designation Specific Plan Area, and Zoning Specific Plan (S88). The project is considered a civic use under the use regulations as defined in the County Zoning Ordinance. The San Dieguito Community Plan designates the site as a Specific Plan Area with an assigned density of 0.4 dwelling units per acre. The project site is located within the Santa Fe Valley Specific Plan (SFVSP) Subarea V.6. The project requires an amendment to the SFVSP in order to allow for a religious assembly use in Subarea V upon the approval of a Major Use Permit. The project is consistent with the General Plan, specifically Land Use Policy 18.1 and 18.2, because the project is compatible with the character of the community and adjoining uses, and is co-located with other civic uses, such as fire station and school.

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

The project has been reviewed in compliance with CEQA. A Notice of Preparation was out for public review from January 9, 2014 to February 10, 2014. A Supplement Environmental Impact Report, dated June 2017, was prepared and is on file with PDS as Environmental Review Number PDS2014-3910-9508007L. The SEIR was available during a 45-day public review period from August 24, 2017 to October 9, 2017.

SITE PLAN FINDINGS

That the proposed development meets the intent and specific standards and criteria a. prescribed in Sections 7150 et.al of the Zoning Ordinance because the development is compatible with adjacent land uses. Religious use is classified as a type of civic use as defined in the Zoning Ordinance. Examples of other civic uses in the surrounding area include a fire station, public and private schools, and churches. The site is located approximately 755 feet from the existing shopping center, 200 feet from the closest single family residential development, 100 feet from the existing apartment, and 170 feet from the fire station. Three of the proposed structures would be two stories, with the other two structures being one story. The main sanctuary building includes towers, as architectural features commonly seen in religious structures, would measure 53, 48 and 40 feet tall. All proposed structures, except for the sanctuary and administration building, would measure less than 35 feet. The height of the proposed structures would be consistent with the existing structures in the surrounding area because the area is composed predominantly of two-story buildings. In addition, the fire station located across street from the project site contains a 43-foot tall training tower and a 60-foot tower was approved for the Maranatha Chapel, which is located one mile from the project site.

- b. With the approval of the Specific Plan Amendment, the project is compatible with the San Dieguito Community Plan and Santa Fe Valley Specific Plan. The proposed project is for the operation of a church on 9.1 acres. The project includes approximately 89,234 square feet of structures.
- c. That any applicable standards or criteria waived by the Director pursuant to Section 7158d have been or will be fulfilled by the conditions of this Use Permit.
- d. In order to promote a visually cohesive design with the Santa Fe Valley Specific Plan Area (SVFSPA), all development, except single family dwellings, shall be reviewed for the following components: grading, streetscapes, entry treatments, pedestrian circulation, parking lots, service and loading areas, architecture, walls/fences, site lighting, signs, landscaping, and plant palette. The proposed project has been designed to be consistent with the Santa Fe Valley Specific Plan (SFVSP) community design element.

Grading: The graded elevation of the project site would be similar to the surrounding developments. Due to the lower elevation of the site and the incorporation of landscaping, fencing, and walls; the site, after it is graded, would be less visible than many of the surrounding development areas. As required in the SFVSP, the alignment proposed driveway (Grace Way) would require minimal grading hence compatible with the natural topography. Therefore, the proposed project is consistent with the SFVSP.

Entry Treatments: The SFVSP has designated specific location for community or neighborhood entry treatments. The location of the site entrance would be through a driveway connected to Four Gee Road, and is one of the designated neighborhood entry locations. The proposed entry monument sign would measure approximately eight feet tall, decorated with stucco, stone, and a water fall feature. The entrance would be designed to match the surrounding residential establishments so that it would be consistent with the community character within the SFVSA.

Pedestrian Circulation: The SFVSP requires parking lots, walkways, and courtyards be designed to promote pedestrian movement and reduce the impersonal expansiveness of large space. A sidewalk is proposed on the north side of the project driveway from Four Gee Road to connect the site to the surrounding to promote pedestrian circulation. Perimeter sidewalks would be installed on the project site that lead to the central courtyards, lawns and plazas to promote pedestrian and bicycle circulation. Therefore, the proposed project is consistent with the SFVSP.

Parking Lots: The SFVSP requires landscape strip planted with shade trees and low shrubs should be provided around parking lot perimeters on non-street edges. A minimum of one share tree for every 30 feet is recommended and additional tress may be planted to effectively shade and screen parking lots. The proposed parking areas, which are located within the site's side and rear yards, would be screened by walls and landscaping. This includes planting with shade and ornamental trees. In addition, a landscaped buffer would be used to provide shade for the parking spaces and to delineate vehicular and pedestrian circulation. The proposed landscaping would provide sufficient landscaping to conform to the recommendations as set forth in the SFVSP, therefore, the proposed project is consistent with the SFVSP.

Architecture: The SFVSP requires maximum amount of attention be paid to the execution of high quality architectural detail for non-residential development. The proposed structures would consist of low-pitched hipped roofs with boxed eaves. Windows would be grouped and rectangular in shape on the second floor, with mostly arched windows on the first floor. There would be an open beam arcade with fieldstone-faced pillars on the west side and tower structures on the south and north facades. The exterior finish would be predominately stucco painted in earth tones, with the towers faced in fieldstone. The general layout of the building would be asymmetrical with multiple levels tied tougher with a vertical element, such as the proposed towers. The architectural design would be of similar design to that used in nearby commercial centers, residential development, and school. The proposed project would be consistent with the guidelines contained in the SFVSP and visually compatible with the surrounding structures.

Walls/Fences: The proposed walls and fences have been designed in conformance with the SFVSP community design element, which calls for earth tones and off-white colors and the avoidance of the monotonous, horizontal form of continuous walls. The majority of the project boundary would feature a six-foot tall vinyl coated chain-link fence. Fencing along the project driveway and parking lot would consist of a 6-foot tall wrought iron fence with stone columns.

Site Lighting: The SFVSP requires the utilization of energy-efficient, shielded, and screened outdoor lighting to prevent light spillage to adjacent properties. The proposed lighting will be directed downwardly and horizontally shielded. Additionally, the project would include landscape buffer to reduce light spillover effects to the surrounding single family residences. Also, a Photometric Study was prepared for dark skies and glare and concluded that the project would be in compliance with the County's Light Pollution Ordinance. Therefore, the project is consistent with the SFVSP site lighting requirements.

Signs: The SFVSP community design element states that signs should be limited to that needed for adequate identification, should be constructed with high quality durable materials, and should be designed to coordinate with project architecture. The proposed project would utilize monument sign, measured approximately eight feet tall, at the project entrance at Four Gee Road. In addition, there will be two additional free standing signs, measuring approximately six-feet in height, be placed on the project site and located approximately 250 feet from the project entrance. These two signs would not be visible from Four Gee Road due to the distance and the alignment of the proposed driveway. Therefore, the project is consistent with the SFVSP signage requirements.

Landscaping and Plant Palette: The SFVSP requires the usage of drought tolerant landscaping and the palette should be consistent with the landscaping theme within the SFVSPA. The proposed landscaping would include drought tolerant and native species to complement the existing landscape palette within the SFVSPA. Transition areas would be provided from the landscaped church campus to the adjacent biological open space. Therefore, the project is consistent with the SFVSP.

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the <u>San Diego Regional Water Quality Control Board (RWQCB)</u> and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control <u>Ordinance No. 10096</u> and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning January 25, 2008. *Project design shall be in compliance with the new Municipal Permit regulations*. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r 9 2007 0001/2007 0001final.pdf.

http://www.sdcounty.ca.gov/PDS/docs/LID-Handbook.pdf.

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link above.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of Section 87.202 (a) of the County Code.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs

in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

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

<u>Ordinance 59.101</u> et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the <u>County Lighting Ordinance 59.101</u> et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

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

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS						
Planning & Development Services (PDS)						
Project Planning Division	PPD	Land Development Project Review Teams	LDR			
Permit Compliance Coordinator	PCC	Project Manager	PM			
Building Plan Process Review	BPPR	Plan Checker	PC			

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Building Division	BD	Map Checker	MC			
Building Inspector	ВІ	Landscape Architect	LA			
Zoning Counter	ZO					
Department of Public Works (DPW)						
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU			
Department of General Service (DGS)						
Real Property Division	RP					

ON MOTION of, seconded by, this Major Use Permit Form of Decision is passed by the Board of Supervisors, at a regular meeting held on this DATE, in the County Administration Center Hearing Room, 1600 Pacific Highway, Room 310, San Diego, California, by the following vote:

AYES:

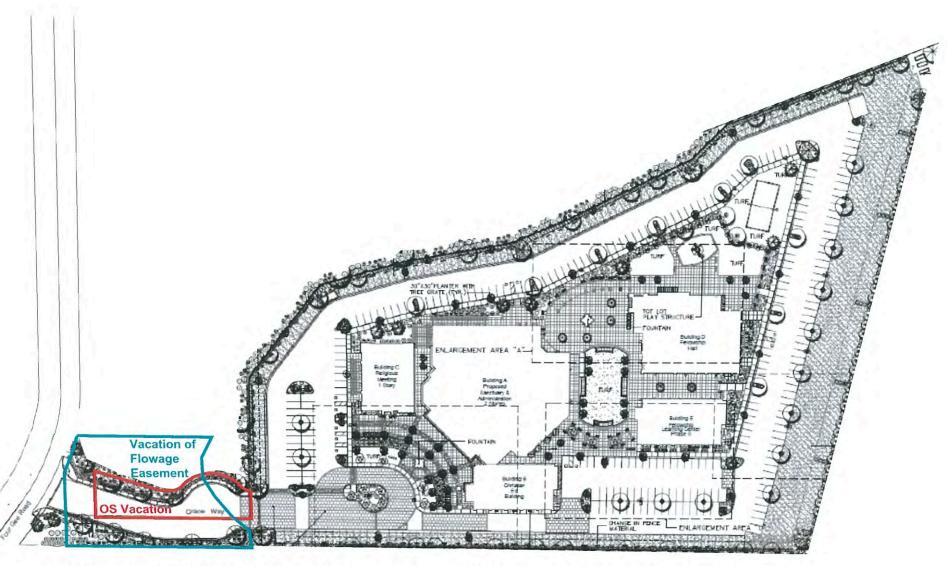
NOES:

ABSENT:

Approved as to form and legality County Counsel

By: Justin Crumley/Randall Sjoblom, Senior Deputy

Attachment E - Open Space and Flowage Easement Vacation Exhibits



- Vacation of Flowage Easement
- Vacation of Open Space Easement

Chinese Bible Church of San Diego

10/15/2018

Attachment F – Final Supplemental Environmental Impact Report & Notice of Determination

(Final SEIR, including Technical Studies and Response to Comments are available at :

https://www.sandiegocounty.gov/content/sdc/pds/ceqa/Chinese_Bible_Church_NOP/Chinese_Bible_Church_SEIR_PR.html)

NOTICE OF DETERMINATION

10:	K)	Attn: James S 1600 Pacific H San Diego, CA	Scott lighway, M.S. A33	Planning & Development Services, M.S. 0650 Attn: Project Planning Section Secretary 5510 Overland Avenue, Suite 110 San Diego, CA 92123			
	\boxtimes	Office of Plant P.O. Box 3044 Sacramento, O					
SUBJ	ECT:	FILING OF NO SECTION 211		TION IN COMPLIANCE WITH PUBLIC RESOURCES CODE			
Project	Name an	d Number(s):		DS2014-SPA-14-001, PDS2010-3300-10-037 (MUP), VAC), PDS2010-3910-9508007L (ER)			
State C	learingho	use No.:	214011018				
Project Location:			Four Gee Road north of Camino del Norte, Unincorporated San Diego County, CA 92127; APN: 678-060-27-00, 678-422-03-00				
Project	Applicant	::	Harper Communities, Attn: Ron Harper, Jr.; 8110 El Paseo Grande, Suite #105, San Diego, CA 92037; (858) 499-4425				
Project Description:		on:	The Project is the development of a Christian church that will include five buildings, courtyards, and recreational amenities that will be constructed in two phases. A parking area will include 417 parking spaces (406 standard, 11 handicap-accessible), and overflow parking will provided with the development of Phase II. Landscaping will be installed to provide screening and will include a citrus grove, vegetable garden, trees, bushes, vines, and native vegetation. Access will be provided by a driveway off of Four Gee Road. Project grading will require approximately 32,000 cubic yards of balanced cut and fill.				
Agency	Approvin	g Project:	County of San Diego				
County Contact Person:		Person:	Donna Beddow				
Date Fo	orm Comp	oleted:	November 16, 2018				
		that the County of the following determined th		pervisors has approved the above described project on/Item#			
2. Ar	n Environm Negative D n Addendu eclaration, ation meas	ental Impact Repor Declaration or Mitiga m to a previously ce was prepared and o ures ⊠ were ∐we	ated Negative Declaration was ertified Environmental Impact R	r this project pursuant to the provisions of the CEQA. adopted for this project pursuant to the provisions of the CEQA. Report, or to a previously adopted Negative Declaration or Mitigated Negative uant to the provisions of CEQA. approval of the project.			
5. A Stat	tement of C	Overriding Consider	ations 🗌 was 🔯 was not adop	Environmental Impact Reports: oted for this project. state CEQA Guidelines Section 15091.			
☐ Certif	ficate of Fe	er Fish and Wildlife of Exemption (attack int of Fees (attached)		ent of Fish and Wildlife Fees):			
				omments and responses and record of project approval may be examined at the cessing Counter, 5510 Overland Avenue, Suite 110, San Diego, California.			
Date rec		ling and posting at	OPR:				
Signatu	re:			Telephone: (858)			
Name (Print): <u> </u>	Oonna Beddow	·	Title: Environmental Planner			
This noti	aa muat ba	filed with the Peee	dar/County Clark within five	rbing days offer preject envisored by the decision making hady. The Decode 10.			

This notice must be filed with the Recorder/County Clerk within five working days <u>after</u> project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15075 or 15094.

Attachment G – Environmental Findings

ENVIRONMENTAL FINDINGS FOR CHINESE BIBLE CHURCH PDS2014-SPA-14-001; PDS2012-3940-12-002; PDS2010-3300-10-037; PDS2014-3910-9508007L

I. CEQA FINDINGS

- 1) Find that the Planning Commission has reviewed and considered the Supplemental Environmental Impact Report for the proposed project dated June 2018 on file with Planning & Development Services as Environmental Review Number PDS2014-3910-9508007L before making its recommendation on the project.
- 2) Certify that the Environmental Impact Report (EIR) dated June 2018 on file with Planning & Development Services as Environmental Review Number PDS2014-3910-9508007L has been completed in compliance with the California Environmental Quality Act and the State CEQA Guidelines, that the EIR was presented to the Board of Supervisors and that the Board of Supervisors reviewed and considered the information contained therein before approving the project, and that the EIR reflects the independent judgment and analysis of the Board of Supervisors.
- 3) Adopt the findings concerning mitigation of significant environmental effects pursuant to CEQA Guidelines section 15091. (Attachment J)
- 4) Adopt the Decision and Explanation Regarding Recirculation of the Draft Environmental Impact Report pursuant to State CEQA Guidelines Section 15088.5. (Attachment J.)
- 5) Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines section 15091(d).

II. OTHER ENVIRONMENTAL FINDINGS

- 1) Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
- 2) Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).
- 3) Find that the project is consistent with the Multiple Species Conservation Plan (MSCP), the County Subarea Plan and the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Conformance Statement dated August 10. 2017 on file with Planning & Development Services as Environmental Review Number PDS2014-3910-9508007L.

MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT TAKE AUTHORIZED DESIGNATED LANDS Chinese Bible Church, PDS2010-3600-10-004 APN (s) 678-060-27-00

August 10, 2017

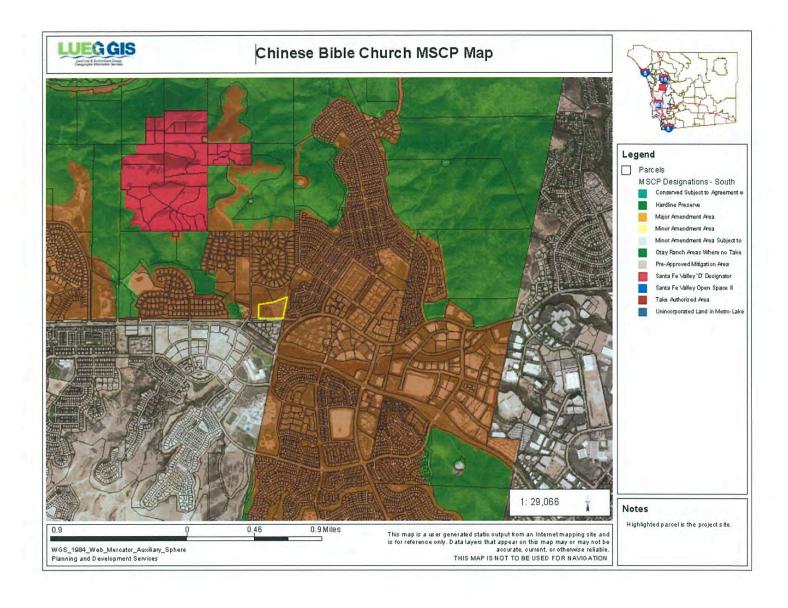
The project proposes development on land identified as "Take Authorized" within the Multiple Species Conservation Program (MSCP). Areas designated as Take Authorized were evaluated by the County, the US Fish and Wildlife Service, and the California Department of Fish and Wildlife during development of the MSCP and approval of the Biological Mitigation Ordinance (BMO). Compensation for impacts to biological resources in Take Authorized Areas has already been built into the MSCP conservation process and no further mitigation is required. Projects proposed in Take Authorized Areas are exempt from the BMO [Section 86.503(a)(4)], but must conform to the MSCP County Subarea Plan. Based on the following findings, the project has been found to adequately conform to the County Subarea Plan and has met all requirements under the MSCP.

1. The project has been identified in the San Diego County Subarea Plan Figure 1-2 as a "Take Authorized Area".

The project has been identified as a "Take Authorized Area" in the San Diego County Subarea Plan (Figure 1-2 of the Subarea Plan). The attached map depicts the project location in relation to MSCP areas designated as "Take Authorized" and "No Take Authorized/Preserved".

2. The project has been designed to conform with the requirements of the Lake Hodges segment of the San Diego County Subarea Plan.

The project proposes a religious assembly complex that requires a Major Use Permit. The proposed project is within the Santa Fe Valley Specific Plan area. This Specific Plan included the preservation of 1,411.00 acres of open space, which is now identified as "No Take Authorized/Preserved" on the County Subarea Plan map. The project does not propose development within these "Preserved" areas and will restrict all direct and indirect impacts to "Take Authorized" areas. Furthermore, the project does not propose land uses adjacent to the Preserved land other than those allowed in Section 1.10 of the County Subarea Plan. In addition, the project is subject to the following mitigation measures as part of the specific plan: wetlands in open space on an adjacent property will not be impacted. Based on the above information, the project has been designed to conform to the requirements of the County Subarea Plan.



Attachment H – Public Documentation

(Comments received during the SEIR public review periods are available at:

https://www.sandiegocounty.gov/content/sdc/pds/ceqa/Chinese_Bible_Church_NOP/Chinese_Bible_Church_SEIR_PR.html)



Rec	ord ID(s)	: <u>PDS2</u>	014-SP/	\-14-001	(SPA), PDS	2010-3300-	10-037	(MUP), others	
Proj	ject Name	e: <u>Chine</u>	ese Bible	Church	1					
Plar	nning/Spo	onsor Gı	oup: Sa	n Diegu	ito Cor	mmuni	ty Planning	Group		
Res	ults of Pla	ınning/Sp	onsor Gr	oup Revie	ew					
Mee	eting Date	. Sept	ember 13	, 2018						
A.	Comm	ents ma	de by the	group o	-	_	d project. ed the prject a	at length	We were all concerned	
	and Silve	er Crest L	₋ane. Cor	cerns inc	luded n	oise an	d lights relate	d to ever	ties on Silver Crest Drivening events at the church	
	The proj	ect was a	approved	but only w	vith the	specific	conditions lis	ted.		
В.				oup 🔯 D project at			l ot make a foi	mal reco	ommendation,	
	If a for	mal recor	mmendati	on was m	ade, ple	ease ch	eck the appro	priate bo	ox below:	
	MOTIC	N:	□ A	pprove wi	thout co	ondition	S			
			A K	pprove wi	th recor	mmende	ed conditions			
			□ D	eny						
			□ C	ontinue						
	VOTE:	8	Yes	1	_ N o _	0	Abstain	4	Vacant/Absent	
C.	Recon	nmended	d condition	ons of ap	proval:					
			· · · · · · · · · · · · · · · · · · ·	See atta	chmen	t			-	
								···		
										
Rep	orted by:	Philip J.	Fisch			Position	. Member	Da	ate:	
	ase email					NLS;				

Project Manager listed in email (in this format): <u>Firstname.Lastname@sdcounty.ca.gov</u> **and to** <u>CommunityGroups.LUEG@sdcounty.ca.gov</u>

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http://www.sdcounty.ca.gov/pds

PDS-534 (Rev. 09/04/2013)

- 1. At the east property line add additional shrublandscaping to filter and screen light from cars parked in the overflow DG parking area.
- 2. Any kitchen space and/or food services in building D to be located and facing to the west
- 3. The overflow DG parking area cannot be used after 6pm in order to mitigate sounds and light affecting the neighbors in Silver Crest Lane and Sliver Crest Drive
- 4. No loading or unloading on the east side of the property
- 5. A 10pm hard curfew for the entire property with no exceptions. All activities must cease and the front gates locked at that time.
- 6. The Church will create a monitored hotline for neighbors to report any disturbances to the Sheriff Station.

Attachment I – Ownership Disclosure



County of San Diego, Planning & Development Services

APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS

ZONING DIVISION

		-10-037 (MUP), PDS2012-3940-12-002 (VAC),					
Red	ecord ID(s) Log No. PDS2014-3910-95-08-007 (ER)						
	sessor's Parcel Number(s) 678-060-27-00						
Ord disc auth	dinance No. 4544 (N.S.) requires that the following information scretionary permit. The application shall be signed by all owners thorized agent(s) of the owner(s), pursuant to Section 7017 of the ges if necessary.	of the property subject to the application or the					
A.	A. List the names of all persons having any ownership interest in the property involved.						
Chinese Bible Church of San Diego							
		<u> </u>					
В.	If any person identified pursuant to (A) above is a corporation owning more than 10% of the shares in the corporation or owning						
C.	If any person identified pursuant to (A) above is a non-profit persons serving as director of the non-profit organization or as tr						
	Chiamu Chang De	nnis Ho					
	Andrew Poon						
	Ming Gao						
	Dereck Wong						
j	NOTE: Section 1127 of The Zoning Ordinance defines Persipoint venture, association, social club, fraternal organization, corpand any other county, city and county, city, municipality, district group or combination acting as a unit."	oration, estate, trust, receiver syndicate, this					
Sigr	gnature of Applicant	OFFICIAL USE ONLY					
De	ennis Ho						
Prin	int Name						
_10	0/24/2018						
Date	ate						

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PDS-305 (Rev. 09/21/2012)

PAGE 1 of 1

Attachment J – CEQA Findings

CEQA FINDINGS REGARDING SIGNIFICANT EFFECTS PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15088.5, 15090, 15091 AND 15093

CHINESE BIBLE CHURCH

PDS2014-SPA-14-001, PDS2010-3300-10-037 (MUP), PDS2012-3940-12-002 (VAC), PDS2010-3910-9508007L(ER)

SCH No. 214011018

November 2018

I. <u>INTRODUCTION</u>

The Final Supplemental Environmental Impact Report (FSEIR), dated June 2018, for the Chinese Bible Church of San Diego Project analyzes the development of a church complex on 9.09 acres, with an additional 0.3 acres on an adjoining lot to be used for access.

The project has been analyzed in a Supplemental Environmental Impact Report (EIR). 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 Salviati 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 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 handicapaccessible 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 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 SEIR provides details from the 1995 EIR for analytical and comparative purposes where appropriate, while providing the necessary additional analysis of the Project design.

II. ENVIRONMENTAL REVIEW PROCESS

The lead agency approving the project and conducting environmental review under the California Environmental Quality Act (California Public Resources Code Sections 21000, et seq., and the Guidelines promulgated thereunder in California Code of Regulations, Title 14, Sections 15000 et seq. (CEQA Guidelines), hereinafter collectively, CEQA) is the County of San Diego (County). The County as lead agency shall be primarily responsible for carrying out the project. In compliance with Section 15082 of the CEQA Guidelines, the County published a Notice of Preparation (NOP) on January 9, 2014, which began a 30-day period for comments on the appropriate scope of the project Supplemental Environmental Impact Report (SEIR). The County received NOP comment letters from the California Department of Fish and Wildlife, San Dieguito Planning Group, 4S SFV MPAC, and several individual. A copy of the NOP and public comment letters received on the NOP are provided in Appendix A of the Final EIR.

The Draft SEIR for the proposed project was then prepared and circulated for review and comment by the public, agencies, and organizations for a public review period that began on August 24, 2017 and concluded on October 9, 2017. A Notice of Completion of the Draft SEIR was sent to the State Clearinghouse, and the Draft SEIR was circulated to state agencies for review through the State Clearinghouse, Office of Planning and Research (SCH No. 214011018). A Notice of Availability of the Draft EIR was filed with the County Clerk.

The Final SEIR for the project was distributed on November 6, 2018. The Final SEIR has been prepared in accordance with CEQA and the State CEQA Guidelines. The County, acting as the Lead Agency, has reviewed and edited as necessary the submitted drafts and certified that the Final SEIR reflects its own independent judgment and analysis under Guideline Section 15090(a)(3) and CEQA Section 21082.1(a)-(c).

The SEIR addresses the environmental effects associated with implementation of the project. The SEIR is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and components of the project. The SEIR addressed the potential significant adverse environmental impacts associated with the project and identifies feasible mitigation measures and alternatives that may be adopted to reduce or eliminate these impacts. The SEIR is incorporated by reference into this CEQA Findings document.

The SEIR is the primary reference document for the formulation and implementation of a mitigation monitoring program for the project. Environmental impacts cannot always be mitigated to a level that is considered less than significant. In accordance with CEQA, if a lead agency approves a project that has significant unavoidable impacts that cannot be mitigated to a level below significance, the agency must state in writing the specific reasons and overriding considerations for approving the project based on the final CEQA documents and any other information in the public record for the project (CEQA Guidelines §15093). This is called a "statement of overriding considerations" (CEQA Guidelines §15093). A statement of overriding considerations is not required for the proposed Project because all impacts can be mitigated to below a level of significance.

The documents and other materials which constitute the administrative record for the County's actions related to the project are located at the County of San Diego, Planning & Development Services, Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, CA 92123. The County Planning & Development Services, Project Processing Counter is the custodian of the administrative record for the project. Copies of these documents, which constitute the Record of Proceedings, are and at all relevant times have been and will be available upon request at the offices of the Planning & Development Services, Project Processing Counter. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and Guidelines Section 15091(e).

III. FINDINGS

The California Environmental Quality Act (CEQA) (California Public Resources Code §21000 et seq. and the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.) require that no public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

- 1. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects on the environment;
- 2. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been or can or should be adopted by that other agency; or
- 3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the FSEIR (CEQA §21081[a]; Guidelines §15091[a]).

CEQA requires that the lead agency adopt mitigation measures or alternatives where feasible to avoid or mitigate significant environmental impacts that would otherwise occur with the implementation of the project. Project mitigation or alternatives are not required, however, where they are infeasible or where the responsibility for modifying the proposed project lies with another agency (Guidelines Section 15091(a)(b)). For those significant impacts that cannot be mitigated

to a less than significant level, the lead agency is required to find that specific overriding economic, legal, social, technological, or other benefits of the proposed project outweigh the significant effects on the environment (CEQA Section 21081(b) and Guidelines Section 15093). If such findings can be made, the Guidelines state in Section 15093 that "the adverse environmental effects may be considered acceptable." CEQA also requires that findings made pursuant to Section 15091 be supported by substantial evidence in the record (State CEQA Guidelines, Section 15091(b)). Under CEQA, substantial evidence means enough relevant information has been provided (reasonable inferences from this information may be made) to support a conclusion, even though other conclusions might also be reached. Substantial evidence includes facts, reasonable assumptions predicated on facts, and expert opinion supported by facts (State CEQA Guidelines, Section 15384).

The findings reported in the following pages incorporate the facts and discussions in the EIR for the project as fully set forth therein. For each of the significant impacts associated with the project, the following sections are provided:

Significant Effect: A specific description of the environmental effects identified in the EIR.

Finding: One or more of the three specific findings set forth in CEQA Guidelines Section 15091.

Mitigation Measures: Identified feasible mitigation measures or actions that are required as part of the project and, if mitigation is infeasible, the reasons supporting the finding that the rejected mitigation is infeasible.

Rationale: A summary of the reasons for the finding(s).

For each significant effect identified, one of the above three findings under CEQA Guidelines Section 15091 applies. Therefore, the discussion of significant impacts and, where possible, mitigation measures, are organized below by finding rather than by environmental subject area. These findings are explained below and supported by substantial evidence in the record of these proceedings, including materials in the County of San Diego's (County's) files for this Project.

The following Findings are made for the proposed Chinese Bible Church of San Diego Project (hereinafter referred to as the "Proposed Project") based on consideration of the alternatives, project objectives, project benefits, environmental impacts, and numerous other factors within the record of proceedings. The environmental effects of the Proposed Project are addressed in the Final Supplemental Environmental Impact Report (FSEIR) dated June 2018.

Pursuant to Section 15132 of the State CEQA Guidelines, the FSEIR prepared for the Proposed Project consists of:

- The Draft Supplemental EIR (DSEIR); comment letters received on the DSEIR; a list of persons, organizations and public agencies commenting on the documents; and responses to comments and other information provided by the lead agency; and
- A series of volumes containing 14 Technical Appendices to the FSEIR.

The FSEIR evaluates potentially significant effects for the following environmental areas of potential concern: (1) Aesthetics; (2) Biological Resources; (3) Cultural Resources; (4) Hazards – Fire Safety and Hazardous Chemicals; (5) Noise; (6) Air Quality; (7) Greenhouse Gases; (8) Hydrology/Water Quality; (9) Land Use and Planning; (10) Public Services; (11) Traffic; (12) Utilities and Services Systems; (13) Agriculture and Forest Resources; (14) Geology and Soils; (15) Mineral Resources; (16) Paleontological Resources; (17) Population and Housing; and (18) Recreation.

Of these 18 environmental subject areas, the following were determined to not be significant during the environmental checklist review: Agriculture and Forest Resources, Geology and Soils, Mineral Resources, Paleontological Resources, Population and Housing, and Recreation. The FSEIR concludes that Air Quality, Greenhouse Gases, Hydrology and Water Quality, Land Use and Planning, Public Services, Traffic, and Utilities and Service Systems will not result in potentially significant impacts. The FSEIR concludes that the following environmental subject areas will result in significant impacts, requiring the implementation of mitigation measures: Aesthetics, Biological Resources, Cultural Resources, Hazards, and Noise.

All of the identified impacts can be mitigated to below a level of significance and are addressed in Sections IV of these Findings.

IV. <u>POTENTIALLY SIGNIFICANT IMPACTS THAT CAN BE MITIGATED</u> BELOW A LEVEL OF SIGNIFICANCE (CEQA GUIDELINES § 15091(a)(1))

Pursuant to Section 21081(a) of the Public Resources Code and Section 15091(a)(1) of the State CEQA Guidelines, the County of San Diego Board of Supervisors finds that, for each of the following significant effects identified in the FSEIR, changes or alterations (including mitigation measures) have been required in, or incorporated into, the project which avoid or substantially lessen each of the significant environmental effects identified in the FSEIR. The significant effects (impacts) and mitigation measures are stated fully in the FSEIR. The following section identifies all issue areas in the FSEIR for which changes or alterations (mitigation measures) have been required in, or incorporated into, the Project which avoid or substantially lessen each of the significant environmental effects as identified in the FSEIR. The rationale for this finding follows each impact and mitigation summary and are supported by substantial evidence in the record of proceedings.

Where Project Design Features (PDFs) have been relied upon (i.e., incorporated into the Project) to avoid or substantially lessen potentially significant effects, they have been specifically incorporated in Chapter 7.0, List of Mitigation Measures and Environmental Design Considerations, of the FSEIR. Each of the mitigation measures and Project Design Features identified in Chapter 7.0 are ensured of implementation. They are Project conditions carried over onto project plans (e.g., construction specifications or building permit checks), and require sign-off from County staff prior to issuance of permits.

Some impacts would be significant without Project PDFs. As noted in the FSEIR, some PDFs lower potential Project effects to less than significant levels, and some PDFs lower Project impacts but not to less than significant levels (so still require mitigation measures), unless otherwise stated herein.

A. Aesthetics

1) Significant Effect - Impact 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.

Finding: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect.

Mitigation Measure M-VIS-1: This mitigation measure specified in the FSEIR has been imposed upon the Project as a condition of approval. To screen the retaining wall along the northern site boundary, the Project shall:

- 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 reach the top of the fence along the wall so as to integrate these two structures.

Rationale: 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 MUP, thereby conserving the 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. This is a condition of the Project.

2) Impact VIS-2:

- **Significant Effect Impact VIS-2a:** The Project would result in a change that contributes to the valued visual character of the area.
- **Significant Effect Impact VIS-2b:** The Project would result in a change in tree cover that contributes to the valued visual character of the area.

Finding: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect.

Mitigation Measure M-VIS-1: This mitigation measure specified in the FSEIR has been imposed upon the Project as a condition of approval. To screen the retaining wall along the northern site boundary, the Project shall:

- 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.

Mitigation Measure M-VIS-2: This mitigation measure specified in the FSEIR has been imposed upon the Project as a condition of approval. 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.

Mitigation Measure M-VIS-3: This mitigation measure specified in the FSEIR has been imposed upon the Project as a condition of approval. Install 48" trees and 10 gallon shrubs along the decorative fence line.

Rationale: 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 and landscaping will be made a condition of the MUP, thereby conserving site's aesthetic value into the future. With implementation of Mitigation Measures M-VIS-1, M-VIS-2 and M-VIS-3, temporary construction impacts are rendered not significant because screening and design elements are provided.

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 MUP, thereby conserving site's aesthetic value into the future. With implementation of Mitigation Measures M-VIS-2 and M-VIS-3, temporary construction impacts are rendered not significant.

In addition, Proposed Project Design Features require a unified Mediterranean/Tuscan architectural style, landscape plan, entry monumentation, screening for HVAC and solar equipment on building roofs along with a non-glare finish for solar panel surfaces, limited signage in conformance with County regulations, use of select, full cutoff and semi-cutoff, well-shielded luminaries with shielding during restricted hours of operation of outdoor lighting. These PDFs, as well as Mitigation Measures VIS-1, VIS-2 and VIS-3 would reduce impacts to visual character. Permit issuance is conditioned upon completion of the PDFs.

3) Impact VIS-3:

- **Significant Effect Impact VIS-3a:** The Project would obstruct views from the Campania Avenue trail.
- **Significant Effect Impact VIS-3b:** The Project would modify views from the trail along the southern boundary.

Finding: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect.

Mitigation Measure M-VIS-1: This mitigation measure specified in the FSEIR has been imposed upon the Project as a condition of approval. To screen the retaining wall along the northern site boundary, the Project shall:

- 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.

Mitigation Measure M-VIS-2: This mitigation measure specified in the FSEIR has been imposed upon the Project as a condition of approval. 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.

Mitigation Measure M-VIS-3: This mitigation measure specified in the FSEIR has been imposed upon the Project as a condition of approval. Install 48" trees and 10 gallon shrubs along the decorative fence line.

Rationale: Aesthetic resources along the Campania Avenue Trail will be preserved through implementation of Mitigation Measure M-VIS-1. 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 MUP, thereby conserving the site's aesthetic value into the future. With implementation of M-VIS-1, impacts would be rendered not significant because the long horizontal line of the retaining wall will be obscured.

Aesthetic resources from the trail along the southern boundary will be preserved through implementation of Mitigation Measures M-VIS-2 and M-VIS-3. The use of extensive design requirements, 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 MUP, thereby conserving site's aesthetic value into the future. With implementation Mitigation Measures M-VIS-2 and M-VIS-3, impacts are rendered not significant because immediate screening is provided and long-term landscaping will establish an effective visual amenity along the trail.

4) Impact VIS-4:

- Significant Effect Impact VIS-4a: The Project would not comply with applicable goals, policies, or requirements of the SFVSP due to the proposed northern retaining wall.
- **Significant Effect Impact 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.

Finding: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect.

Mitigation Measure M-VIS-1: This mitigation measure specified in the FSEIR has been imposed upon the Project as a condition of approval. To screen the retaining wall along the northern site boundary, the Project shall:

- 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.

Mitigation Measure M-VIS-2: This mitigation measure specified in the FSEIR has been imposed upon the Project as a condition of approval. 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.

Mitigation Measure M-VIS-3: This mitigation measure specified in the FSEIR has been imposed upon the Project as a condition of approval. Install 48" trees and 10 gallon shrubs along the decorative fence line.

Rationale: Aesthetic resources as expressed in the SFVSP will be preserved through implementation of Mitigation Measure M-VIS-1. 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 MUP, thereby conserving the site's aesthetic value into the future. With implementation of M-VIS-1, impacts would be rendered not significant because the long horizontal line of the retaining wall will be obscured.

Aesthetic resources as expressed in the SFVSP from the Campania Avenue trail and the trail along the southern boundary will be preserved through implementation of Mitigation Measures M-VIS-2 and M-VIS-3. The use of extensive design requirements, 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 MUP, thereby conserving site's aesthetic value into the future. With implementation Mitigation Measures M-VIS-2 and M-VIS-3, impacts are rendered not significant because immediate screening is provided and long-term landscaping will establish effective visual amenities along the trail.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impacts VIS-1, VIS-2a, VIS-2b, VIS-3a, VIS-3b, VIS-4a, and VIS-4b would be reduced to less than significant levels with the implementation of mitigation, as well as that of other potential visual effects would be reduced to less than significant levels with the implementation of Project Design Features, is found within the administrative record pertaining to this FSEIR; including responses to comments, Project correspondence, technical studies and SEIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents:

- FSEIR Chapter S.0, Section S.2, and Table S-1
- FSEIR Subchapter 2.1, Sections 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6 and 2.1.7
- FSEIR Chapter 7.0, Sections 7.1.1 and 7.2.1
- FSEIR Appendix C, Visual Resources Impact Report
- FSEIR Appendix D, Chinese Bible Church of San Diego Photometric Studies

B. Biological Resources

1) Significant Effect - Impact BI-1: Impact to 0.3 acre of non-native grassland offsite within the proposed access road footprint.

Finding: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect.

Mitigation Measure M-BI-1: This mitigation measure specified in the FSEIR has been imposed upon the Project as a condition of approval. Direct impact to 0.3 acre of offsite non-native grassland shall be mitigated at a 1:1 ratio in conformance with the Multiple Species Conservation Program (MSCP) and Biological Mitigation Ordinance (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.

Rationale: Mitigation Measure M-BI-1 will preserve habitat 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. Additionally, Proposed Project Design Features include siltation and erosion control Best Management Practices, and clear delineation of project limits and temporary construction fencing, and 50-foot buffer from the Emergent Wetland development would further reduce offsite impacts. These PDFs, as well as Mitigation Measures M-BI-1 would reduce impacts to biological resources. Permit issuance is conditioned upon completion of the PDFs.

2) Significant Effect - Impact BI-2: Potential impact to nesting birds covered under the MBTA due to removal of onsite trees during project construction.

Finding: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect.

Mitigation Measure M-BI-2: This mitigation measure specified in the FSEIR has been imposed upon the Project as a condition of approval. 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 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.

Rationale: Mitigation Measure M-BI-2 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 the project so it will be enforced through the County's compliance system.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impacts BI-1 and BI-2 would be reduced to less than significant levels with the implementation of mitigation, as well as that of other potential biological effects would be reduced to less than significant levels with the implementation of Project Design Features, is found within the administrative record pertaining to this FSEIR; including responses to comments, Project correspondence, technical studies and SEIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents:

- FSEIR Chapter S.0, Section S.2 and Table S-1
- FSEIR Subchapter 2.2, Sections 2.2.1 through 2.2.7
- FSEIR Chapter 7.0, Sections 7.1.2 and 7.2.2
- FSEIR Appendix E, Biological Letter Report for Chinese Bible Church of San Diego

C. <u>Cultural Resources</u>

1) Significant Effect - Impact CR-1: Potential to uncover previously unrecorded archaeological resources during project grading.

Finding: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect.

Mitigation Measure M-CR-1: This mitigation measure specified in the FSEIR has been imposed upon the Project as a condition of approval. 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:

- Pre-Construction
 - o Pre-construction meeting to be attended by the Project Archaeologist and Luiseño Native American monitor to explain the monitoring requirements.

Construction

- o Monitoring. Both the Project Archaeologist and Luiseño Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the 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.
- o If cultural resources are identified:
 - 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.
 - 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 tribes to determine the appropriate mitigation.

o Human Remains

- The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
- Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
- If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property

- Owner or their representative in order to determine proper treatment and disposition of the remains.
- The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
- Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

Rough Grading

O 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

- 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.
- o Cultural Material Conveyance
 - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79. Alternatively, the prehistoric materials may be repatriated to a culturally-affiliated Tribe.
 - The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.

Rationale: These measures included within Mitigation Measure M-CR-1 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.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact CR-1 would be reduced to less than significant levels with the implementation of mitigation, is found within the administrative record pertaining to this FSEIR; including responses to comments, Project correspondence, technical studies and SEIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents:

- FSEIR Chapter S.0, Section S.2 and Table S-1
- FSEIR Subchapter 2.3, Sections 2.3.1 through 2.3.7
- FSEIR Chapter 7.0, Section 7.1.3
- FSEIR Appendix F, Phase I Cultural Resources Study for the Santa Fe Valley Chinese Church Project
- FSEIR Appendix G, Historical Resources Technical Report

D. Hazards - Fire Safety and Hazardous Chemicals

1) Significant Effect – Impact HZ-1: The Proposed Project could impede ingress and egress from the fire station during peak traffic periods.

Finding: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect.

Mitigation Measure M-HZ-1: This mitigation measure specified in the FSEIR has been imposed upon the Project as a condition of approval. 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 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.

Rationale: Mitigation Measure M-HZ-1will 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. These measures will be made a condition of the MUP for the Proposed Project to be completed prior to occupancy of the facilities and so will be enforced through the County's compliance system.

Additionally, Proposed Project Design Features include an approved Fire Protection Plan which will dictate requirements for landscaping, vegetation maintenance, open space buffers, and fire access road design. Project Design Features also include requirements for ignition resistant construction methods and installation of fire protection systems. These PDFs would further reduce impacts. These PDFs, as well as

Mitigation Measures M-HZ-1would reduce impacts to Hazardous Materials. Permit issuance is conditioned upon completion of the PDFs.

2) Significant Effect - Impact HZ-2: 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.

Finding: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect.

Mitigation Measure M-HZ-2a: This mitigation measure specified in the FSEIR has been imposed upon the Project as a condition of approval. 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.

Mitigation Measure M-HZ-2b: This mitigation measure specified in the FSEIR has been imposed upon the Project as a condition of approval. 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.

Mitigation Measure M-HZ-3: This mitigation measure specified in the FSEIR has been imposed upon the Project as a condition of approval. 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.

Mitigation Measure M-HZ-4: This mitigation measure specified in the FSEIR has been imposed upon the Project as a condition of approval. 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.

Rationale: Mitigation Measure M-HZ-2a through M-HZ-4 will 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. These measures will be made a condition of the MUP for the Proposed Project and so will be enforced through the County's compliance system.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impacts HZ-1 through HZ-4 would be reduced to less than significant levels with the implementation of mitigation, as well as that of other potential noise effects would be reduced to less than significant levels with the implementation of Project Design Features, is found within the administrative record pertaining to this FSEIR; including responses to comments, Project correspondence, technical studies and SEIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents:

- FSEIR Chapter S.0, Section S.2 and Table S-1
- FSEIR Subchapter 2.4, Sections 2.4. through 2.4.1 through 2.4.7
- FSEIR Chapter 7.0, Sections 7.1.3 and 7.2.3
- FSEIR Appendix H, Fire Protection Plan
- FSEIR Appendix I, Phase 1 Environmental Site Assessment

E. Noise

3) Significant Effect - 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. Associated audio equipment used for any outdoor events proposed that include more than 500 people, or extend after the hours of 7:00 PM, could exceed County and City noise limits.

Finding: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect.

Mitigation Measure M-N-1: This mitigation measure specified in the FSEIR has been imposed upon the Project as a condition of approval. If any outdoor events are proposed that includes more than 500 people, or if any outdoor event will extend past 7 PM, 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:

- 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.
- The audio system will be tested prior to the event and the system will be adjusted so that noise does not exceed County of San Diego noise limits.

Rationale: Mitigation Measure M-N-1 will provide for an evaluation of each event that includes more than 500 people or extends past 7 PM 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 deal with each instance where large events are scheduled to occur. These measures will be made a condition of the

MUP for the Proposed Project and so will be enforced through the County's compliance system. Additionally, Proposed Project Design Features include limitations on Church bell operations and hours of construction activities. Project Design Features also include best management practices for construction activities and HVAC equipment. These PDFs, as well as Mitigation Measures M-N-1 would reduce noise impacts. Permit issuance is conditioned upon completion of the PDFs.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact N-1 would be reduced to less than significant levels with the implementation of mitigation, is found within the administrative record pertaining to this FSEIR; including responses to comments, Project correspondence, technical studies and SEIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents:

- FSEIR Chapter S.0, Section S.2 and Table S-1
- FSEIR Subchapter 2.5, Sections 2.5.1 through 2.5.7
- FSEIR Chapter 7.0, Sections 7.1.5 and 7.2.4
- FSEIR Appendix J, Acoustical Analysis Report

V. <u>FINDINGS REGARDING ALTERNATIVES</u>

Section 15126.6(a) of the CEQA Guidelines requires the discussion of "a reasonable range of alternatives to a project, or the location of a project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." CEQA Guidelines Section 15364 defines feasibility as being "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors."

Four alternatives to the Proposed Project were evaluated, including two full build alternatives, and one Specific Plan- Designated Land Use Alternative and the No Project Alternative. The alternatives are:

- No Project Alternative
- Specific Plan Designated Land Alternative
- Reduced Development Footprint Alternative
- Reduced Building Height Alternative

Pursuant to Section 15091(a)(3) of the State CEQA Guidelines, the Board of Supervisors finds that, for each of the project alternatives identified in the FSEIR, specific economic, legal, social, technological, or other considerations make the project alternatives infeasible. The following section provides a summary of each alternative analyzed in Chapter 4.0 of the FSEIR, compares their impacts with those of the Proposed Project, reviews their ability to meet the objectives of the

Proposed Project, and provides a rationale as to why each alternative has been rejected as infeasible. Project Objectives include:

- 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.

A. No Project Alternative

1. No Project Alternative Description

The No Project Alternative provides an analysis of the site were the Proposed Project not to be developed. The land would remain in its present state, supporting an unoccupied residence and caretaker's residence in the central part of the site, surrounded by a dense grove of eucalyptus, palm trees, and bushes. Figure S-3, Aerial Photograph, in the FSEIR provides a view of the site that reflects its current state. The No Project Alternative would not conflict with current land use designations and zoning and would be consistent with the General Plan and the Santa Fe Valley Specific Plan (SFVSP). Existing on-site well would continue to be used for non-potable water needs.

2. Impact Comparison – Proposed Project and No Project Alternative

No significant impacts would result from this alternative. This alternative would reduce significant impacts in all five areas when compared to the Project: Aesthetics, Biological Resources, Cultural Resources, Hazards, and Noise. The No Project Alternative would not alter the current aesthetic character of the site. Drivers on local roads would continue to experience the site as an open field with stands of trees. This is in contrast to the Project, which requires a visual buffer and screening to reduce potential visual effects. The No Project Alternative would not change the existing biological conditions of the site and would reduce biological impact to sensitive biological areas and reduction of open space. The No Project Alternative would have no impact to cultural resources because there would be no grading or other construction work. The No Project Alternative would not pose an additional fire risk to the site because it would not introduce a new, more intensive level of human activity on the site requiring a fire protection plan to effectively limit the fire risk. Finally, the No Project Alternative would not increase traffic noise or construction noise.

3. Finding

The County finds that this alternative would avoid all significant environmental impacts identified in the FSEIR. Accordingly, this alternative would be environmentally superior to all other alternatives considered (CEQA Guidelines § 15126.6[e][2]). The County finds that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make this alternative infeasible (PRC Section 21081[a][3], Guidelines Section 15091[a][3]).

The County identifies the following specific economic, legal, social, technological or other considerations that make this alternative infeasible. The County finds that each of the following reasons, standing alone, renders this alternative infeasible:

- The County finds that this alternative is infeasible because it would fail to meet Project objectives to provide a new church campus and ancillary services with high quality, spiritually inspiring facilities. (Objective 1 and 4)
- The County finds that this alternative is infeasible because it would fail to meet Project objectives to provide training facilities. (Objective 2)
- The County finds that this alternative is infeasible because it would fail to meet Project objectives to provide a consolidated location for existing dispersed congregations. The desired effect on church attendance and use of a more efficient means of transit for church attendees would not be realized. (Objective 3)

4. Facts in Support of the Finding

The No Project Alternative would avoid or reduce most significant impacts associated with the Proposed Project, including: significant and/or potentially significant impacts related to Aesthetics, Biological Resources, Cultural Resources, Hazardous Materials and Noise, all of which would be avoided or reduced to less than significant through identified mitigation measures and/or Project Design Features. Overall, this alternative constitutes an environmentally superior alternative.

This alternative would, however, fail to meet any of the Proposed Project objectives. Therefore, the No Project Alternative is rejected because it fails to feasibly attain any of the objectives of the Proposed Project.

¹ Consistent with CEQA Guidelines § 15126.6[e][2], where the No Project is the environmentally superior alternative, the EIR must identify another environmentally superior alternative among the other alternatives. For this Project, that is the Specific Plan-Designated Land Use Alternative.

B. Specific Plan-Designated Land Use Alternative

1. Specific Plan-Designated Land Use Alternative Description

The Specific Plan-Designated Land Use Alternative is a residential alternative based on the density allowed under the Santa Fe Valley Specific Plan. The Project site is in the southeast corner of Subarea V.6 of the Santa Fe Valley Specific Plan. Subarea V.6 is designated as "low medium density," defined as one dwelling unit per 1–1.9 acres, which would allow up to four single family homes on the site's 9.09 acres. A map of the potential subdivision of the site is provided in Figure 4.3-1 of the SEIR.

2. Impact Comparison – Specific Plan – Designated Land Use Alternative

The Specific Plan-Designated Land Use Alternative has significant and mitigable effects in two areas: biological resources and cultural resources. It reduces environmental effects from Proposed Project levels in four areas: aesthetics, biological resources, fire safety, and noise. Impacts to cultural resources would be similar as the Proposed Project.

The Specific Plan-Designated Land Use Alternative would alter the current aesthetic character of the site through development of four large lots but overall, visual impacts would be less than significant because residential structures are a common visual feature of the area and some existing vegetation could be retained. In contrast, the Proposed Project would have significant visual effects due to the removal of trees and subsequent, construction of retaining walls and buildings on the site. Due to their bulk, height, and number, buildings need to be screened to reduce impacts.

Under this Alternative, two lots would border the open space along the northern boundary which could increase the likelihood of human intrusions, noise, and lighting effects. Provisions for fencing and/or signage would likely be required as part of the discretionary permitting process. These impacts are potentially significant but mitigable and would be reduced from Proposed Project levels, where human presence, lighting, and noise are more intensive.

The Specific Plan-Designated Land Use Alternative could impact cultural resources if grading takes place in areas suspected of supporting cultural resources. Monitoring during grading would be required to ensure that if any resources are detected, they would be properly preserved and documented. Impacts and mitigation are similar to the Proposed Project.

The Specific Plan-Designated Land Use Alternative would create a residential use on the site that is located in an area of high fire hazards and would require fire protection measures. Similar design measures as the Proposed Project would be required, including defensible space designs that would establish a 100-foot radius around homes where vegetation would be managed. Similar to the Proposed Project, impacts are not significant because regulations are in place that would require a defensible space

design. The Project's effects have been found to be significant but mitigable because events on the Project site could generate a large volume of traffic exiting the site at about the same time and traffic controls at the Project entrance would be required to prevent interference with fire station vehicle movements in an emergency. No traffic controls would be needed for the Specific Plan-Designated Land Use Alternative – generated traffic because 48 ADT in a 24-hour period is not expected to interfere with emergency calls. Specific Plan-Designated Land Use Alternative fire safety impacts are not significant and are reduced from Project levels.

The Specific Plan-Designated Land Use Alternative would introduce noise in the area that would be associated with construction and the on-going residential use. Construction of four residences would represent a temporary noise source that would not have long term impacts in the community. The low density of the Alternative would allow flexibility in siting and as such noise impacts could be somewhat attenuated by distance. The Proposed Project has significant but mitigable noise impacts related to potential noise from large events. The Specific Plan-Designated Land Use Alternative noise impacts are not significant and therefore this Alternative reduces noise impacts when compared to the Proposed Project.

3. Finding

The County finds that this alternative would not avoid all significant environmental impacts identified in the FSEIR, but would reduce aesthetics, biological resources, fire safety, and noise impacts. The traffic loading onto streets and construction-period air quality emissions. Similar to the Proposed Project, the Specific Plan – Designated Land Use Alternative would have significant and mitigable effects in two areas: biological resources and cultural resources. The County also finds that specific economic, legal, social, technological, or other considerations, make this alternative infeasible (PRC Section 21081[a][3], Guidelines Section 15091[a][3]).

The County identifies the following specific economic, legal, social, technological or other considerations make this alternative infeasible. The County finds that each of the following reasons, standing alone, renders this alternative infeasible:

- The County finds that this alternative is infeasible because it would fail to meet Project objectives to provide a new church campus and ancillary services with high quality, spiritually inspiring facilities. (Objective 1 and 4)
- The County finds that this alternative is infeasible because it would fail to meet Project objectives to provide training facilities. (Objective 2)
- The County finds that this alternative is infeasible because it would fail to meet Project objectives to provide a consolidated location for existing dispersed congregations. The desired effect on church attendance and use of a more efficient means of transit for church attendees would not be realized. (Objective 3)

4. Facts in Support of the Finding

The Specific Plan-Designated Land Use Alternative would be expected to result in impacts generally similar to or less than those of the Proposed Project, in that this alternative would include significant or potentially significant impacts related to biological resources and cultural resources. Overall, the alternative would have fewer impacts than the Proposed Project.

This alternative would not meet any of the Project objectives related to providing a church campus that would provide training facilities and would consolidate attendants to one larger location at the Proposed Project. The desired effect on church attendance and use of a more efficient means of transit for church attendees would not be realized.

Therefore, the Specific Plan-Designated Land Use Alternative is rejected because it fails to meet all of the Project objectives fails to provide the significant public benefits associated with implementation of the Proposed Project.

C. Reduced Development Footprint Alternative

1. Description of Reduced Development Footprint Alternative

The Reduced Development Footprint Alternative proposes a wider buffer between open space and Project buildings. The main sanctuary building would be moved east and reduced in size. The result is more protection for the biological open space to the north and northwest. The biological impact to 0.3 acres of open space west of the site remains because site access in this location would still be required. A graphic of this alternative is shown in Figure 4.4-1, Reduced Development Footprint Alternative of the FSEIR.

2. Impact Comparison – Proposed Project and Reduced Development Footprint Alternative

The Reduced Development Footprint Alternative has significant effects in five areas, Aesthetics, Biological Resources, Cultural Resources, Hazards, and Noise. Impacts would be similar to the Proposed Project for all environmental impact areas except for biological resource effects because the open space buffer is increased. Because the design would be essentially the same, the Reduced Development Footprint Alternative has aesthetic impacts that are significant and similar to the Project related to scenic views.

The Reduced Development Footprint Alternative design differs in the way that the open space north of the site is buffered. Buildings A, B and C (the western-most buildings) have been moved east, away from the small area of existing open space that crosses the site at the northwest boundary. An increased open space buffer along the northern boundary will reduce biological impacts in several ways. Noise and lighting will be moved farther from the open space boundary. Human presence will be farther removed from the open space, thereby making intrusions less likely. Other aspects of the

Reduced Development Footprint Alternative remain similar to the Project. This includes the impact to 0.3 acres of sensitive open space on the west to allow for the Reduced Development Footprint Alternative entryway. Design features such as the retaining wall and fencing will still be employed. Mitigation would still be required to provide assurances that the open space will remain undisturbed. These include downward-directed lighting and grading restrictions between January 1 and July 15 to protect breeding birds protected under the Migratory Bird Treaty Act (MBTA). Silt and erosion controls through Best Management Practices, and precautions during grading would also be required. In conclusion, the Reduced Development Footprint Alternative's biological impacts are significant and mitigable and are reduced from Project levels.

The Reduced Development Footprint Alternative proposes grading over most of the site, although some building locations are shifted. Therefore, cultural resource impacts are similar to the Proposed Project because cultural resources could be disturbed. Project-level impacts are similar and remain significant and mitigable.

The Reduced Development Footprint Alternative design is similar to the Proposed Project so would result in the same significant but mitigable impacts related to fire safety.

The Reduced Development Footprint Alternative pulls buildings away from the northern boundary. The design alteration on the northern part of the site will not change the overall conclusions about noise impacts to residences from this direction northward because the noise sources remain in relatively the same position and are not significant. Impacts to breeding birds could be reduced due to the greater distance between development and open space. However, mitigation to account for breeding bird activity will still be necessary. Therefore, impacts are similar to the Proposed Project and remain significant and mitigable and are similar to the Project.

3. Finding

The County finds that this alternative would not avoid all significant environmental impacts identified in the FSEIR, but would reduce impacts to biological resources. The County also finds that specific economic, legal, social, technological, or other considerations (PRC Section 21081[a][3], Guidelines Section 15091[a][3]).

The County identifies the following specific economic, legal, social, technological or other considerations that make this alternative infeasible. The County finds that each of the following reasons, standing alone, renders this alternative infeasible:

• The County finds that this alternative is infeasible because it would fail to fully meet Objective 1 because the main sanctuary building would be reduced in size, thereby requiring a reduction of space for ancillary church services such as spiritual counseling, fellowship, and administration. As a result, the scope of the church's religious mission would be reduced. In addition, opportunities for

- the existing and future population of congregants would be limited. The church has been carefully planned and designed to reflect the vision of the church community. Reducing the church capacity would not meet this vision.
- The County finds that this alternative is infeasible because it would fail to fully meet Objective 2 because a smaller capacity for spiritual activities would limit the ability of the church to attract and train people for its outreach mission. The central plaza is designed to provide mixed sun/shade standing/seating for multiple small groups. It also connects all other uses/spaces and quiet spaces as a unifying factor. As shown in Figure 4.4-1 in the FSEIR, the central plaza is eliminated and the remaining outdoor space is divided into two smaller and disjointed spaces.
- The County finds that this alternative is infeasible because it would fail to fully meet Objective 3 because the church plans for this facility is to last for many years. As a result, the ability to accommodate growth is essential to its mission. A reduction in the size and location of buildings would therefore limit its capacity to consolidate services and meet the needs of underserved populations in the future.
- The County finds that this alternative is infeasible because it would fail to fully
 meet Objective 4 because the central outdoor meeting spaces, which are a key
 part of the church activities envisioned for the Project, are constrained by the
 closer building locations.

4. Facts in Support of the Finding

The Reduced Development Footprint Alternative would be expected to result in impacts generally similar to the Proposed Project with the exception of lesser impact to biological resources.

The Reduced Development Footprint Alternative would not fully meet any of the Project objectives. Among the other considerations contributing to the infeasibility of this alternative is that the County does not find it desirable to adopt a reduced scale project that would provide fewer or shorter construction jobs for its residents employed in the construction industry than the larger proposed project would. Facilitating the economic prosperity of its residents by creating more and longer job opportunities in the construction industry is a worthwhile goal for the County.

Therefore, the Reduced Development Alternative is rejected because while it satisfies the goal of providing a church campus, it fails to attain objectives to the same extent as the Proposed Project and reduces the public benefit related to construction jobs.

D. Reduced Building Height Alternative

1. Reduced Building Height Alternative Description

The Reduced Building Height Alternative proposes a reduction in height of three towers and the main sanctuary. Reductions would be as follows:

Element	Project	Reduced Building Height Alternative
Tower 1	53	40
Tower 2	48	40
Tower 3	48	40
Main Sanctuary	46	40

All other aspects of the Reduced Building Height Alternative would remain the same as the Proposed Project. The resulting design change is shown in Figure 4.5-1, Reduced Building Height Alternative Elevations of the FSEIR. The Reduced Building Height Alternative would not reduce the ultimate footprint of the Project because the square footage of the buildings would be the same. Seating capacity in the main sanctuary would be the same but the roof of the building would be lowered approximately 6 feet. Lowering the roof would affect the overall sense of spaciousness and "lift" of the main sanctuary interior. Functionality of the towers would not be affected but their aesthetic purpose would be affected.

2. Impact Comparison – Proposed Project and Reduced Building Height Alternative

The Reduced Building Height Alternative has significant effects in five areas, Aesthetics, Biological Resources, Cultural Resources, Hazards, and Noise. Impacts would be similar to the Proposed Project for all environmental impact areas except for aesthetics. Visual impacts would be reduced under this Alternative because of the reduction in building height and mass. The height reduction of the three tower elements will make them blend with the proposed buildings when seen from a distance. Their aesthetic benefit of providing visual variation would be visible on closer inspection. A reduction in size of the main sanctuary reduces the central mass of the Reduced Building Height Alternative because the walls are lowered by six feet. This produces a more compact aesthetic effect that is consistent with the SFVSP and general aesthetic character of the area. Views through the site from north and south would be improved. The overall architectural effect is of a block of buildings with fewer articulations, and less mass. Design measures and mitigation specified for the Proposed Project are still required in this alternative to screen buildings and parking areas and break up long horizontals. In summary, aesthetic effects are significant and mitigable but would be reduced from Proposed Project levels.

The Reduced Building Height Alternative does not differ from the overall footprint of the Project. Therefore, the Reduced Building Height Alternative and the Project would have similar significant and mitigable biological and cultural resources impacts.

The Reduced Building Height Alternative design and layout is similar to the Proposed Project. Therefore, its hazardous materials impacts are similar to the Proposed Project. Project-level impacts remain significant and mitigable.

The Reduced Building Height Alternative does not differ from the overall footprint, design, or operation of the Project. Therefore, its noise impacts are similar to the Project. Project-level impacts remain significant and mitigable.

3. Finding

The County finds that this alternative would not avoid all significant environmental impacts identified in the FSEIR, but would reduce impacts to aesthetics. The County also finds that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make this alternative infeasible (PRC Section 21081[a][3], Guidelines Section 15091[a][3]).

The County identifies the following specific economic, legal, social, technological or other considerations make this alternative infeasible. The County finds that each of the following reasons, standing alone, renders this alternative infeasible:

- The County finds that this alternative is infeasible because the loss of key design features would impact the overall ability of the church to achieve its planned size, scope, and vision for this new opportunity to worship. A reduction in exterior height would have an effect on interior spaces, reducing ceiling heights from 24 to 18 feet, a 25 percent reduction. To reach the ultimate capacity of 1,500 congregants, a balcony is necessary. The height reduction would reduce the size of the balcony, thereby reducing seating capacity. Reducing tower heights would in effect remove them from the Project design because they would merge into the overall mass of the building and reinforce a "big box" appearance that would diminish the objective of providing an architecturally distinctive church facility that would attract the scope of activity envisioned by Objective 1. The additional height provides for a more spacious and inviting interior that will allow congregants and visitors alike to feel inspired. The new church, which will host special worship events and more importantly, serve as the spiritual home of the congregation, needs the "sense of place" conveyed by the larger facility and towers. As a result, Objective 1 can only be partially met by this alternative.
- The County finds that this alternative is infeasible because it would fail to fully meet Objectives 2 and 3. A Recued Building Height alternative will not fulfill these objectives in the same way that a landmark facility will, as a landmark facility will provide a sense of inspiration to its regular visitors, which is essential to the church's attendance, recruitment and mission efforts. A more spacious interior will convey the expansive spiritual vision of the church and the three towers will symbolize the church's ongoing efforts to reach a sense of spiritual uplift and hope. Both aspects are critical to the church's near- and long-term goals to provide an inspirational and transformative training experience and increase its local congregation by meeting the needs of underserved populations. A more compact, "big box" church facility will not meet either objective to the same degree as the proposed Project.

• The County finds that this alternative is infeasible because it would fail to fully meet Objective 4 because it would reduce the size of the main sanctuary and towers which would reduce the spaciousness and "lift" of the interior and exterior spaces. The distinctive and inspiring design is replaced with a more monolithic, boxy appearance, as shown in Figure 4.5-1 of the FSEIR, thereby diminishing the intended religious and spiritual impact of the design. A design modification of this type would also not meet the design standards of the SFVSP.

4. Facts in Support of the Finding

The Reduced Building Height Alternative would be expected to result in similar impacts as those described for the Proposed Project, except for aesthetics because the Project would have a similar footprint, design layout, and operations plan. Therefore, this Alternative would result in significant but mitigable impacts to biological resources, cultural resources, hazardous materials, and noise. However due to a smaller building height, impacts to aesthetics would be reduced compared to the Proposed Project.

Therefore, the Reduced Building Height Alternative is rejected because, it fails to attain the objectives of the Project and reduces the public benefit related to construction jobs.

E. Conclusion

As explained in the FSEIR, the No Project Alternative would be environmentally superior to the proposed project, based on the reduction of impacts of the proposed project's environmental impacts. However, the No Project Alternative does not meet most of the basic project objectives. Additionally, CEQA Guidelines, Section 15126.6(e)(2) require that, if the environmentally superior alternative is the No Project Alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. The Specific Plan-Designated Land use Alternative is identified as the environmentally superior alternative.

The Specific Plan-Designated Land Use Alternative has the fewest significant environmental impacts among the alternatives discussed above. It would result in two significant but mitigable effects, cultural resources and biological resources. It would avoid or reduce significant but mitigable effects in relation to aesthetics, hazardous materials (fire safety), and noise. Neither the No Project Alternative nor the Specific Plan-Designated Land Use Alternative meet any of the applicant's objectives because a church facility would not be constructed under these scenarios.

VI. NO RECIRCULATION REQUIRED

The County of San Diego Board of Supervisors hereby finds that the responses to comments made on the Draft SEIR, and any revisions reflected in the FSEIR merely clarify and amplify the analysis presented in the documents and do not trigger the need to recirculate the EIR under CEQA Guidelines section 15088.5(b), which provides that "[r]ecirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR."

Pursuant to CEQA Guidelines section 15088.5(a), "[a] lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. . . . New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation include, for example, a disclosure showing that:

- (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
- (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.
- (4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded. (Mountain Lion Coalition v. Fish and Game Com. (1989) 214 Cal.App.3d 1043)

Each of these findings that represent "significant new information" as specified in the CEQA Guidelines are addressed below.

(1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.

No new significant environmental impacts would result or were identified since circulation of the DSEIR. In addition, no new mitigation measures that have been proposed would result in significant environmental impacts since circulation of the DSEIR. The FSEIR includes a minor revision to a noise mitigation measure (M-N-1); however, this mitigation measure reduces significant impacts to a less-than-significant level. The revised measure would not result in new environmental impacts but is designed to clarify and/or bolster the requirements of the mitigation measure to further reduce the impacts of the Project. Specifically, text was added to existing Impact N-1 and M-N-1 related to potential noise effects from associated audio equipment used for any outdoor events that include more than 500 people or extend after the hours of 7:00PM. The FSEIR and supporting analyses determined that implementation of Mitigation Measures M-N-1

would reduce the project's potential for noise impacts from outdoor events to below a level of significance. Therefore, the County has determined that no new significant environmental impacts would result from the project or from a new mitigation measure proposed to be implemented.

(2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

As previously discussed under the first finding, the FSEIR includes revision to one noise mitigation measure; however, this mitigation measure reduces significant impacts to a less-than-significant level. None of the revisions result in new environmental impacts. The revisions are designed to clarify and/or bolster the requirements of the mitigation measure to further reduce the impacts of the Project. Therefore, the County finds that the project would not result in a substantial increase in the severity of an environmental impact.

(3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.

As previously discussed, the FSEIR includes revisions to one noise mitigation measure; however, this mitigation measure reduces significant impacts to a less-than-significant level. In response to comments and based on the commitment of the Project applicant to reduce noise impacts, text was added to existing Impact N-1 and M-N-1 related to potential noise effects from associated audio equipment used for any outdoor events that include more than 500 people or extend after the hours of 7:00PM. The FSEIR and supporting analyses determined that implementation of Mitigation Measures M-N-1 would reduce the project's noise impacts related to outdoor events. Revised Mitigation Measure M-N-1 is not considerably different from others previously analyzed. Though revision to Mitigation Measure M-N-1 has been made in the FSEIR, it would clearly lessen the noise impacts of the project. Therefore, the County finds that the project would not require recirculation pursuant to this finding.

(4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded. (Mountain Lion Coalition v. Fish and Game Com. (1989) 214 Cal.App.3d 1043)

The County finds that the DSEIR, which includes approximately 2,500 pages of analysis, supported by numerous technical reports and expert opinion, is not inadequate or conclusory such that the public was deprived of a meaningful opportunity to review and comment on the SEIR. Accordingly, the County finds that recirculation is not required pursuant to CEQA.

The County recognizes that new information has been added to the SEIR since circulation of the DSEIR, but the new information serves simply to clarify or amplify information already found in the DSEIR or improve the Project and its protection of the environment. It does not rise to the level of "significant new information."

Other changes and revisions to the DSEIR that are not specifically described above were also found not to amount to "significant new information" requiring recirculation. None of the new information added to the FSEIR raises important new issues about significant adverse effects on the environment. The ultimate conclusions about the project's significant impacts do not change

in light of any new information added to the SEIR. Therefore, any new information in the SEIR is insignificant for purposes of recirculation, particularly as set forth in Section 15088.5(b) of the CEQA Guidelines.

VII. CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT, CEQA GUIDELINES § 15090

The Board of Supervisors certifies that the Final SEIR, dated June 2018, on file with the Department of Planning & Development Services, as Log No. PDS2014-3910-95-08-007 (ER), has been completed in compliance with CEQA and the State CEQA Guidelines. That the EIR was presented to the Board of Supervisors, and that the Board of Supervisors reviewed and considered the information contained therein before approving the Project, and that the EIR reflects the independent judgment and analysis of the Board of Supervisors. State CEQA Guidelines § 15090.

STATEMENT OF LOCATION AND CUSTODIAN OF DOCUMENTS OR OTHER MATERIALS THAT CONSTITUTE A RECORD OF PROCEEDINGS

November 2018

<u>Project Name</u>: Chinese Bible Church of San Diego

Reference Case Numbers: PDS2014-SPA-14-001 (SPA)

PDS2010-3300-10-037 (MUP) PDS2012-3940-12-002 (VAC) PDS2010-3910-9508007(ER)

SCH No. 214011018

The CEQA [Section 21081.6(a)(2)] requires that the lead agency (in this case the County of San Diego) specify the location and custodian of the documents or other material that constitute the record of proceedings upon which its decision is based. It is the purpose of this statement to satisfy this requirement.

Location of Documents and Other Materials That Constitute the Record of Proceedings:

County of San Diego, Planning & Development Services Project Processing Center 5510 Overland Avenue, Suite 110 San Diego, California 92123

County of San Diego, Clerk of the Board of Supervisors 1600 Pacific Highway, Room 402 San Diego, California 92101

Custodian:

County of San Diego, Planning & Development Services Project Processing Center 5510 Overland Avenue, Suite 110 San Diego, California 92123

County of San Diego, Clerk of the Board of Supervisors 1600 Pacific Highway, Room 402 San Diego, California 92101