



**MARK WARDLAW**  
*Director*

**County of San Diego**  
**PLANNING & DEVELOPMENT SERVICES**

**DARREN GRETLER**  
*Assistant Director*

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123  
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**NOTICE OF PREPARATION DOCUMENTATION**

**DATE:** January 9, 2014

**PROJECT NAME:** Chinese Bible Church of San Diego

**PROJECT NUMBER(S):** PDS2010-3600-10-004(REZ); PDS2014-SPA-14-001;  
PDS2010-3300-10-037(MUP); PDS2010-3940-12-  
002(VAC);

**PROJECT APPLICANT:** Chinese Bible Church of San Diego, 12335 World Trade Drive, #2, San Diego, CA 92128-3783

**ENV. REVIEW NUMBER:** PDS2014-3910-9508007L(ER)

**PROJECT DESCRIPTION:** The Proposed Project is a multiple-use religious assembly on 9.09 acres. The Proposed Project would include a total of 89,234 square feet of building space and 417 parking spaces, as well as overflow parking. Construction would take place in two phases. The first phase would include a 1,000 seat main sanctuary with ancillary fellowship hall, classrooms, offices, recreation area, Church café, Bible bookstore, kitchen/food preparation area, parsonages, and a preschool/kindergarten facility. The second phase would add 500 seats to the main sanctuary, for a total of 1,500 seats, a new Fellowship Learning Center building and expanded classrooms, parsonages, offices, recreation, kitchen, and preschool/kindergarten. Offsite improvements include construction of the project access road/driveway from Four Gee Road, installation of a traffic signal at Four Gee Road and the project driveway, and the restriping of Four Gee Road.

The Proposed Project application consists of a Specific Plan Amendment (SPA) Major Use Permit (MUP), Rezone (REZ), an exception request, an easement vacation (VAC), and offsite open space dedication. The SPA would update the Santa Fe Valley Specific Plan to clarify that civic use is allowed on this site and implementation through a MUP/Rezone is consistent with the General Plan. The MUP would regulate on-going operational activities of the proposed religious assembly. The Rezone would allow the

project to conform to existing and amended Specific Plan requirements and incorporate a "J" height designator. The height exception waiver would allow three roof peaks six feet to twelve feet above the 40' "J" height designator. The easement vacation would remove an open space easement to accommodate the proposed project design, and the offsite open space dedication would allow for the protection of sensitive habitats and replace the onsite easement that will be vacated.

**PROJECT LOCATION:**

The Proposed Project (APNs 678-060-27-00 and 678-422-03-00) is located in the unincorporated area of County of San Diego, within the San Dieguito Community Plan Area. The site is north of the City of San Diego Future Urbanizing Area (Black Mountain Ranch) and south of the Del Dios Highway and Lake Hodges, and west of the 4S Ranch Specific Plan (NOP attachments Figures 1 and 2).

**PROBABLE ENVIRONMENTAL EFFECTS:**

The probable environmental effects associated with the project are detailed in the attached Environmental Review Update Checklist Form. Based on the analysis contained in this document, the following major issues will be addressed in the EIR:

Aesthetics, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology & Water Quality, Land Use & Planning, Noise, Public Services, Transportation/Traffic, Utilities & Service Systems

**PUBLIC SCOPING MEETING:**

Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments on the EIR. The meeting will be held on January 23, 2014 @ 7:00 pm at the Rancho Santa Fe Fire Station (meeting room), 16936 El Fuego, Rancho Santa Fe, California.

**Attachments:**

- Project General Location Map (Figure 1)
- Project Location Map (Figure 2)
- Plot Plan Exhibit
- Environmental Review Update Checklist Form



# County of San Diego

**MARK WARDLAW**  
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**DARREN GRETLER**  
ASSISTANT DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

February 11, 2014

Chinese Bible Church of San Diego  
12335 World Trade Drive, #2  
San Diego, CA 92128-3783

**RE: TRANSMITTAL OF NOTICE OF PREPARATION COMMENTS**

**PROJECT NAME:** CHINESE BIBLE CHURCH OF SAN DIEGO

**PROJECT NUMBERS:** PDS2010-3600-10-004(REZ); PDS2014-SPA-14-001; PDS2010-3300-10-037(MUP); PDS2010-3940-12-002(VAC); LOG NO. PDS2014-3910-9508007L(ER)

Dear Mr. Harper:

Planning & Development Services (PDS) has circulated for public review a "Notice of Preparation" for the Environmental Impact Report (EIR) for your proposed project. Attached you will find the correspondence received. A copy of the Notice of Preparation and the comments received must be included in the appendices of the EIR. Please forward this information to your EIR consultant so that the comments raised can be addressed in the draft EIR.

If you have any questions regarding this request, please contact me at (858) 694-2019 or by e-mail at [kristin.blackson@sdcounty.ca.gov](mailto:kristin.blackson@sdcounty.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Kristin Blackson", with a long horizontal flourish extending to the right.

Kristin Blackson, Project Manager  
Project Planning Division

Attachments: Notice of Preparation Comments

cc: Ron Harper Jr, 8110 El Paseo Grande, Suite 105, San Diego, CA 92037  
Mark Thompson, 438 Camino Del Rio, # 223 San Diego, CA 92108  
Sophia Hahl Mitchell, PO BOX 1700, Gualala, CA 95445  
Justine Nielsen, San Diego Land Lawyers, Inc., 1620 Fifth Avenue, Suite 400, San Diego 92101

email cc:

Ed Sinsay, Team Leader, Land Development, PDS  
Marisa Smith, Planner, Project Planning, PDS  
Mindy Fogg, Planning Manager, Project Planning, PDS



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
(858) 467-4201  
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor  
CHARLTON H. BONHAM, Director



February 4, 2014

Ms. Kristin Blackson, Project Manager  
County of San Diego  
Planning and Development Services  
5510 Overland Avenue, Suite 110  
San Diego, California 92123

**Subject: Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Chinese Bible Church of San Diego, San Diego County, California (Environment Review Number PDS2014-3910-9508007L (ER); SCH No. 214011018)**

Dear Ms. Blackson:

The California Department of Fish and Wildlife (Department) has reviewed the above-referenced Notice of Preparation (NOP) of a draft Environmental Impact Report (DEIR) for the Chinese Bible Church of San Diego project, dated January 9, 2014. The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (California Environmental Quality Act [CEQA] Guidelines §15386) and pursuant to our authority as a Responsible Agency under CEQA Guidelines section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (Fish and Game Code § 2050 et seq.) and Fish and Game Code section 1600 et seq. The Department also administers the Natural Community Conservation Planning (NCCP) program. The County of San Diego (County) participates in the NCCP program by implementing its approved Multiple Species Conservation Program (MSCP) Subarea Plan (SAP).

The proposed project involves a Specific Plan Amendment, Rezone, Major Use Permit and Open Space Vacation, to construct and operate the Chinese Bible Church of San Diego. The proposed project would be constructed on 9.09 acres within unincorporated area of the County of San Diego, within the San Dieguito Community Plan Area. At build-out, the project includes 89,234 square feet of building space and 417 parking spaces, as well as overflow parking. Offsite improvements would include construction of the project access road/driveway from Four Gee Road, installation of a traffic signal at Four Gee Road and the project driveway, and the restriping of Four Gee Road.

The Department offers the following comments and recommendations to assist the County in avoiding, minimizing, and adequately mitigating project-related impacts to biological resources.

### **Specific Comments**

1. The site plan that was provided within the NOP notification depicts biological open space easements on assessor's parcel numbers 678-490-01 and 678-490-36. Both of these parcels are identified as a HabiTrak gains under the County's MSCP. In our review of the subject parcels, both current and some historical aerial images of the property (dating back to 2008) depict portions of each biological open space easement as having ongoing

agricultural activity within it. The DEIR should include information on the encumbrances defined within the original biological open space easement language, parties that were subject to the easement and any prior County actions that permitted the existing agricultural activities which are evident in the aerial images. Additionally, the discussion should identify all commensurate mitigation that was previously provided to offset agricultural activities that occurred within biological open space easement.

2. The DEIR should accurately disclose the relationship of this project to the County's MSCP and the general planning policies and design guidelines (i.e., manner consistent with Section 1.4 of the County's SAP) that are required to be considered and to adhere to minimizing impacts to the maximum extent practicable. The direct, indirect and cumulative impact analysis should include figures of the designated preserve area that exist within and adjacent to the project boundaries along with discussion on the current status and long-term management obligations associated with this area and any potential impacts to this area that may result from the proposed project.
3. The Department would emphasize that one of the purposes of CEQA is to "prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible" (CEQA Guideline, §15002 (a)(3); emphasis added). Because of the proximity of the project site to biological open space and associated sensitive species (e.g., burrowing owl) and habitats that could be negatively affected or lost by the proposed project, the CEQA alternatives analysis for this project is extremely important. We are particularly interested in the DEIR describing "range of reasonable alternatives to the project (particularly options to maximize open space), 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," as required by Section 15126.6(a) of the CEQA Guideline. The alternatives are to include "alternative [that] would impede to some degree the attainment of the project objectives, or would be more costly" (§15126.6[b] of the CEQA Guidelines). "The range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision making" (§15126.6[f] of the CEQA Guidelines). The Department will consider the alternatives analyzed in the context of their relative impacts on biological resources on both a local and regional level.

### **General Comments**

1. To enable the Department to adequately review and comment on the proposed project from the standpoint of the protection of plants, fish and wildlife, we recommend the following information be included in the DEIR.
  - a) The document should contain a complete discussion of the purpose and need for, and description of, the proposed project, including all staging areas and access routes to the construction and staging areas.
  - b) A range of feasible alternatives should be included to ensure that alternatives to the proposed project are fully considered and evaluated; the alternatives should avoid or otherwise minimize impacts to sensitive biological resources. Specific alternative locations should be evaluated in areas with lower resource sensitivity where appropriate.

### Biological Resources within the Project's Area of Potential Effect

2. The document should provide a complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, sensitive, and locally unique species and sensitive habitats. This should include a complete floral and faunal species compendium of the entire project site, undertaken at the appropriate time of year. The DEIR should include the following information.
  - a) CEQA Guidelines, section 15125(c), specifies that knowledge on the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
  - b) A thorough assessment of rare plants and rare natural communities, following the Department's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see: <http://www.dfg.ca.gov/habcon/plant/>) (hard copy available on request).
  - c) A current inventory of the biological resources associated with each habitat type on site and within the area of potential effect. The Department's California Natural Diversity Database in Sacramento should be contacted at (916) 322-2493 or [www.wildlife.ca.gov/biogeodata/](http://www.wildlife.ca.gov/biogeodata/) to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.
  - d) An inventory of rare, threatened, and endangered, and other sensitive species on site and within the area of potential effect. Species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines, §15380). This should include sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.

### Analyses of the Potential Project-Related Impacts on the Biological Resources

3. The DEIR should provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts. This discussion should focus on maximizing avoidance, and minimizing impacts.
  - a) A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, and drainage should also be included. The latter subject should address: project-related changes on drainage patterns on and downstream of the project site; the volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site. The discussions should also address the proximity of the extraction activities to the water table, whether dewatering would be necessary, and the potential resulting impacts on the habitat, if any, supported by the groundwater.

Mitigation measures proposed to alleviate such impacts should be included.

- b) Project impacts should be analyzed relative to their indirect impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands. Impacts on, and maintenance of, wildlife corridor/ movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR.
- c) The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
- d) A cumulative effects analysis should be developed as described under CEQA Guidelines, section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

#### Mitigation for the Project-related Biological Impacts

- 4. The DEIR should include measures to fully avoid and otherwise protect Rare Natural Communities from project-related impacts. The Department considers these communities as threatened habitats having both regional and local significance.
- 5. The DEIR should include mitigation measures for adverse project-related impacts to sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.
- 6. For proposed preservation and/or restoration, the DEIR should include measures to perpetually protect the targeted habitat values from direct and indirect negative impacts. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.
- 7. In order to avoid impacts to nesting birds, the DEIR should require that clearing of vegetation, and when biologically warranted construction, occur outside of the peak avian breeding season which generally runs from February 1 through September 1 (as early as January for some raptors). If project construction is necessary during the bird breeding season, a qualified biologist should conduct a survey for nesting birds, within three days prior to the work in the area, and ensure no nesting birds in the project area would be impacted by the project. 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 should be a minimum width of 300 feet (500 feet for raptors), 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 occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the project. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.

8. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Studies have shown that these efforts are experimental in nature and largely unsuccessful.
9. Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity.

We appreciate the opportunity to comment on the referenced NOP. Questions regarding this letter and further coordination on these issues should be directed to Paul Schlitt at (858) 637-5510 or [Paul.Schlitt@wildlife.ca.gov](mailto:Paul.Schlitt@wildlife.ca.gov).

Sincerely,



FOR

Gail K. Sevens  
Environmental Program Manager  
South Coast Region

cc: Scott Morgan, State Clearinghouse  
Eric Porter, U.S. Fish and Wildlife Service, Carlsbad Office

# CHINESE BIBLE CHURCH OF SAN DIEGO

PDS2010-3600-10-004(REZ); PDS2014-SPA-14-001; PDS2010-3300-10-037(MUP); PDS2010-3940-12-002(VAC); LOG NO. PDS2014-3910-9508007L(ER)

## PUBLIC SCOPING MEETING COMMENT SHEET

Thursday, January 23, 2014

### NOTICE OF PREPARATION PUBLIC REVIEW PERIOD

January 9, 2014 through February 10, 2014

### WRITTEN COMMENT FORM

(See attached letter)

(Attach additional pages as needed)

#### MAIL, FAX or E-MAIL FORMS TO:

Kristin Blackson  
County of San Diego  
Department of Planning and Land Use  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123  
FAX #: (858) 694-3373  
e-mail: [kristin.blackson@sdcounty.ca.gov](mailto:kristin.blackson@sdcounty.ca.gov)

R. Bruce Liska 2/7/14  
Signature Date

R. BRUCE LISKA, CHAIR

Print Name  
SAN DIEGUITO PLANNING GROUP  
P.O. BOX 2789

Address  
RANCHO SANTA FE, CA 92067  
City State Zip Code

Phone Number

COMMENTS MUST BE RECEIVED BY 4:00 PM, FEBRUARY 10, 2014

**SAN DIEGUITO PLANNING GROUP  
Post Office Box 2789  
Rancho Santa Fe, CA 92067**

February 7, 2014

Kristen Blackson  
County of San Diego  
Department of Planning & Development Services  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123

Dear Kristen;

Ref: Chinese Bible Church of San Diego

The San Dieguito Planning Group submits the following areas of concern with the proposed Chinese Bible Church Project, and requests that they be included in the preparation of the Environmental Impact Report (EIR):

- 1) The five proposed one and two-story buildings averaging 40 feet in height with three over-40 foot towers and nearly 90,000 SF of space on the 8.4 acre site are inconsistent in scale, bulk, coverage and density with the adjacent residential neighborhoods.
- 2) The proposed rezone to RS (Single-family residential) with an accompanying change to "J" height designator (40 feet, 3 stories) are not compatible with the Santa Fe Valley Specific Plan Land Use Element which defines the property as Rural Residential designated for Low Medium (LM) density residential use. This overly-large religious assembly project which initially proposes only pre-school care classes but could easily become a school with the addition of Kindergarten or higher grades could produce additional traffic which will have a harmful effect on the surrounding neighborhoods. (See item #3 below.) The spirit of the Zoning Ordinance would be violated by allowing a mega-church on a residentially-zoned parcel. SDPG could not recommend an amendment to the Santa Fe Valley Specific Plan to increase density.

3) The single access/egress from Four Gee Road directly opposite a critical public safety facility (RSFFPD Fire Station #2, a major fire training facility for North San Diego County), even with traffic signal control creates the potential for major traffic problems on Four Gee Road, Camino Del Sur, Campania Avenue and other adjacent residential streets during routine church events and fire emergencies. Several new and future traffic sources from the adjacent City of San Diego must be considered such as:

a) Black Mountain Ranch Town Center

b) Del Norte High School

c) PUSD School 39 (K-8, opening Fall 2014)

d) Another PUSD future school site on Four Gee Road north of the Fire Station has the potential to further exacerbate traffic flow.

The addition of more traffic lanes on Four Gee Road need to be considered.

4) The site is not suitable for the intensity of proposed use. The 100-year flood inundation across the only proposed access/egress does not merit vacating the Open Space easement. The close proximity to wetland drainage and local trails, potentially damaging retaining walls along the north boundary and 64,000 CY of cut/fill are not appropriate for this site.

5) The historical significance of the Golem family homesite should be evaluated and placed in perspective with the character of the community. Numerous existing mature trees on site will be lost with this development.

6) The primary concern for this project is the long-standing goal of the Santa Fe Valley Specific Plan to provide a transition region between significant urban uses to the east and south of the property and low density residential communities to the west.

We urge you to insure that these areas receive careful consideration during the EIR process. The San Dieguito Planning Group remains opposed to this revised project.

Sincerely,



R. Bruce Liska, Chair

San Dieguito Planning Group

xc: Ali Shapouri  
Rancho Santa Fe Fire Protection District

**Blackson, Kristin**

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**From:** Dr. Gerald Kent <jerrykent@cox.net>  
**Sent:** Friday, February 07, 2014 5:19 PM  
**To:** Blackson, Kristin  
**Cc:** Chris Polychron; marco@coastlawgroup.com  
**Subject:** Comments reading CBC EIR  
**Attachments:** Comment form MPAC.pdf; EIR Comments MPAC lh.pdf

## 4S SFV MPAC

*4S Santa Fe Valley Mega-Project Abatement Coalition*

**Subj:** CBC EIR comments

**Ref:** Chinese Bible Church applications for rezone, MUP, vacation, amendment

Your presentation at the SDPG Meeting on 23 Jan 2014

Kristin,

We appreciate the opportunity to comment on many of the factors that would impact the environment if this project should be built.

Here are some questions and comments for the applicant to consider in preparation of the EIR for the Chinese Bible Church project. I have included your standard form as a cover sheet in a separate file. Since we have not seen the final project documents, I expect there will be more issues raised in the future.

We have not had time to canvas all of the approximately 4,000 people who signed the petition against the construction of the project or the 3 HOAs that have passed resolutions against the project.

I would appreciate receiving confirmation of receipt by return e mail.  
Thanks.

Best regards,

*Jerry*

Gerald I. Kent, Ph.D.  
Spokesperson

**CHINESE BIBLE CHURCH OF SAN DIEGO**  
**PDS2010-3600-10-004(REZ); PDS2014-SPA-14-001; PDS2010-3300-10-037(MUP); PDS2010-3940-12-002(VAC); LOG NO. PDS2014-3910-9508007L(ER)**

**PUBLIC SCOPING MEETING COMMENT SHEET**  
**Thursday, January 23, 2014**

**NOTICE OF PREPARATION PUBLIC REVIEW PERIOD**  
**January 9, 2014 through February 10, 2014**

**WRITTEN COMMENT FORM**

Please see attached.

For the Mega Project Abatement Coalition

(Attach additional pages as needed)



2/7/2014

Signature

Date

Gerald I. Kent

Print Name

9425 Camino Santa Fe

Address

San Diego, CA 92127

City

State

Zip Code

858 829-3064

Phone Number

**MAIL, FAX or E-MAIL FORMS TO:**

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Department of Planning and Land Use  
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FAX # (858) 694-3373  
e-mail: [kristin.blackson@sdcounty.ca.gov](mailto:kristin.blackson@sdcounty.ca.gov)

# 4S SFV MPAC

## 4S Santa Fe Valley Mega-Project Abatement Coalition

### **Chinese Bible Church Project**

### **Questions and Comments in Response to the EIR Scoping Meeting**

**January 23, 2014**

### **Provided by the Mega Project Abatement Coalition**

1. How has the project demonstrated compliance with the SP land use designation of rural as the County indicates in the 10/23/12 second iteration review letter (item 10. ??Under Unresolved Issues).
2. How does amending the SP change the applicant's requirement to meet the MUP findings?
3. How does the applicant justify civic use on a residential property when the Plan indicates that while this particular civic use is allowed with an MUP, it must serve the residents and the congregation of the church has only a minute population in the PA?
4. How are the proposed hours of operation Sun-Sat until 10pm or 11pm compatible with adjacent single family residential uses?
5. How will the noise impacts from a 1,500 seat church and all the contemporaneous accessory uses not significantly impact adjacent residential uses? How does bell ringing not impact a single family residential neighborhood?
6. How will the violation of the SP banner restriction not impact the viewscape of the residential neighborhood?
7. How do the requirement for waivers and/or exemptions for height demonstrate that the project is consistent with the surrounding land uses, community character and will not significantly adversely effect existing land uses?
8. How can a "J" height designator (3 story, 40 ft + more with waiver) be compatible with the L-M density of the Specific Plan or the surrounding residences. It seems the allowable height designator should be "G" (2 story 35 ft +).
9. How can the applicant mitigate allowing 3 buildings to exceed the height limit by 6'-12' to make it compatible with the adjacent community character? These towers would tower over and look into the adjacent single family residential homes and block neighbourhood views from La Viña and Rosemary Lane.
10. How can the applicant mitigate the impacts of the bulk in density of the project, as compared to the planned 4 single-family dwelling units in the SPA, on the community?
11. How can the applicant screen the rooftops of the lower buildings from the viewshed from the east when the viewers are 20 feet higher in elevation?
12. How will the change in viewscape from public equestrian and hiking trails on the open space, which will now be institutional large buildings instead of the more neutral estate-style homes, be protected?



13. How will the neighbourhood be protected from the parking generated additional light pollution to the adjacent residents and community at large?
14. How is the traffic report addressing the already deficient LOS at intersection of Four Gee and Camino Del Sur? What projects, on both sides of Camino del Sur, were considered in the cumulative analysis of the project traffic report? When will a copy of the traffic report be provided?
15. When was the traffic load on Camino del Sur determined for use in the Del Sur Traffic Study?
16. What consultation and/or coordination has occurred between the County and the City to address the traffic impacts given the signal is in the City's jurisdiction?
17. How will access for ingress/egress of the La Viña residents be assured during the week from drop off/pick up of pre-schoolers and on the weekends from the large traffic to bring congregants to and from services, especially in light of the proximity of the CBC access road that needs an exception from the Public Road Standards?
18. How will the proposed solution to the above La Viña access issue impact the LOS at the Four Gee/ Camino del Sur intersection?
19. How will having less than half the off-street parking recommended by church planning sites, County staff and their consultants, but ignored by the BoS, impact traffic, La Viña ingress/egress, and the LOS at Camino del Sur?
20. Has the applicant analyzed the direct and indirect traffic and off-street parking impacts on the adjacent neighborhood park?
21. Has the applicant fully analyzed the parking impacts on the public services (RSFFPD Fire Station #2)?
22. Has the applicant analyzed the parking impacts on community activities at the RSFFPD Fire Station #2?
23. Has the applicant analyzed the traffic impacts on the Poway Unified School District's school bus stop near La Viña / proposed project?
24. How will the applicant ensure non-interference with activities at the Wells Fargo Little League field at Campania and San Thomas when it is clear that much of the traffic after services will go in that direction to avoid the congestion in the short distance to Camino del Sur?
25. How will the applicant ensure the safety of the children arriving at and leaving the Wells Fargo field since games will be scheduled on weekends, around the time when large traffic loads from the CBC will be passing through this residential area?

26. Has applicant analyzed traffic impact and suggested mitigation to instances in which church activities overlap with either Saturday athletic events at Del Norte High School and/or athletic events at the Wells Fargo Little League field?
27. Has the applicant analyzed the need for a dedicated right turn lane on westbound Camino del Sur at the intersection with Four Gee Rd?
28. Has the applicant analyzed the need for a thru lane to Paseo del Sur on southbound Four Gee Rd at the intersection with Camino del Sur?
29. Has applicant analyzed traffic, parking, noise, and any other impacts and suggested mitigation for non-weekend church holidays when attendance is likely to at its maximum (i.e. Christmas, Christmas Eve, Easter, Good Friday, Special Events, etc.)
30. How is this project a compatible land use when PDS wants less off-street parking to allow for more screening and church planning sites call for more parking to avoid street congestion and traffic?
31. How is the project complying with the minimum dead-end length of 800' for a single access/egress point from the public road system?
32. How do the residents know if the fire safety response times will NOT be compromised? Submitting a Fire Protection Plan does not guarantee fire response time is not jeopardized.
33. How are the indirect "edge" effects of a commercial use been addressed and mitigated for given the intense commercial use immediately adjacent to the County's MSCP?
34. How is the project complying with Global Climate Change? What design features have been made to ensure compliance with CAPCOA guidance on quantifying GHG reductions.
35. What gives the applicant the right to alter the open space flows by erecting a retaining wall adjacent to the Artesian Creek bed? Is the applicant proposing to vacate the flowage easement?
36. Similarly, how is the on-site and off-site drainage complying with water quality regulations given the fact that diversion/ponding on adjacent properties is prohibited.
37. How is the location and design of the retaining wall along the north property line going to impact the drainage on site and not cause ponding or potential flooding both an also off site?
38. How does a retaining wall satisfy the Specific Plan policy of gentle changes in grade with variable slope gradients, rounded toes and crests, slope grading blended with natural contours, plantings with native vegetation, and blended drainage courses?
39. How will the retaining wall impact downstream flows to an area that is regularly flooded during winter storms (Four Gee Road and Fostoria in Bel Etage) when this area is at the edge of the 100 year flood zone on a Tentative Map?

40. How can the applicant get County approval to modify flows in an area that floods regularly without doing a proper flood survey?
41. What additional flows will be created off site in comparison to 4 residential homes? How will these flows exacerbate the downstream flood danger?
42. Has the applicant included all the new flows from the large development south of Camino del Sur in calculating the impact of his additional flows and that due to the retaining wall on the flood danger to Fostoria?
43. How can the applicant mitigate for the hydromodification impacts of the project on the downstream property, biological resources, and water quality?
44. What will the impact of the flow modifications due to increased flow and the retaining wall on the biologically sensitive open space?
45. How can the County not create flood maps of the area, which are needed for the residents safety, even if FEMA has not, under the State Law mandate of AB162 and yet reject the TM showing the 100 year flood zone?
46. Has the applicant analyzed how the project will impact the housing and demographic consequences of eliminating dwelling units from the community? How will the applicant mitigate for loss of housing?
47. Has the applicant analyzed the air quality impacts of the vehicular traffic diverted from the project site to the surrounding neighborhood in search of parking?
48. Has the applicant analyzed the impacts of the increased number of vehicular trips diverted from the project site in search of parking?
49. How will light pollution be avoided in the adjacent open space?
50. How will noise pollution be avoided in the adjacent open space?
51. How will you avoid using invasive plant species in the landscape that could affect the open space?
52. Part of the open space was farmed by the previous owner; will the applicant restore the damaged portions of the open space?
53. Are there any vernal pools that may be impacted by the project?
54. Are there any Southwestern Pond Turtles, *Clemmys marmorata pallida*, in the wetland abutting the project site?
55. How will the applicant address edge effects for any Orange Throated Whiptail, *Cnemidophorus hyperthrus*, to insure maintenance of food supply?
56. How will native ant species be maintained?

57. Northern Harrier Hawks, *Circus cyaneus*, have been observed in the adjacent open space. How will nesting and foraging sites be preserved?
58. The habitat management plan calls for oak riparian forest establishment. How does the proposed project impact this?
59. Will the proposed project affect California Rufous-Crowned Sparrow, *Aimophila ruficeps canescens*?
60. Is there any San Diego Thornmint, *Acanthomintha ilicifolia* in the open space? If so, how will it be protected?
61. Does San Diego Ambrosia, *Abrosia pumilla*, occur in the area?
62. Does Del Mar Manzanita, *Arctostaphylos glandulosa crassifolia*, occur in the area?
63. How will edge effects be avoided for the Least Bell's Vireo that nest along the stream?
64. How will edge effects be avoided for the Light Footed Clapper Rail that is known to utilize marshes along the stream?
65. How will the retaining wall impact the hydrology that supports the native vegetation?
66. Do any *Dudleya* occur in the area? If so, how will edge effects be avoided?
67. Do San Diego Barrel Cactus occur in the vicinity of the project? If so, how will edge effects be avoided?
68. How will trails in the open space be protected and improved?

## Blackson, Kristin

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**From:** Robert and Patty <rpanders@cox.net>  
**Sent:** Monday, February 03, 2014 8:48 PM  
**To:** Blackson, Kristin  
**Subject:** Chinese Bible Church  
**Attachments:** PDS2010-3600-10-004 (REZ)Scoping Comments\_2\_2\_14.docx

Kristin, hi. Attached are my comments for the CBC PDS2010-3600-10-004 (REZ); MUP: VAC; Log No. PDS2014-3910-9508007L(ER) as a result of the January 23, 2014 scoping meeting. The neighborhood MPAC will also be submitting a similar list but not exact.

We are an organized group very concerned about the incompatibility of the proposed project. Please keep me posted on the availability of the tech studies and the EIR as it becomes available.

I'm sure we will be in contact and appreciate your efforts and availability throughout the process.

Patty Anders

## **Chinese Bible Church Project**

### **Questions and Comments in Response to the EIR Scoping Meeting January 23, 2014 Provided by the Mega Project Abatement Coalition**

1. How has the project demonstrated compliance with the SP land use designation of rural as the County indicates in the 10/23/12 County's second iteration review letter as discussed as item 10 under "Unresolved Issues".
2. How does amending the SP does change the applicant's requirement to meet the MUP findings? Lois Jones, the San Dieguito Community Planning Group secretary, was on the Board when the Santa Fe Valley Specific Plan was approved and has stated on the record several times that the intent of this Planning Area was to have decreased density area due to the higher density in the 4S Ranch Specific Plan. How is this history and knowledge being considered when preparing the EIR and processing the MUP.
3. How are the proposed hours of operation Sun-Sat until 10pm or 11pm compatible with adjacent single family residential uses? Please provide the exact hours of operation for each day of the week. This contributes to the overall operational noise of the church and extent of impact on open space and existing residents.
4. How will the odors emitted from the church kitchen impact the adjacent residences and how will it be mitigated?
5. Has the existing structures on site been analyzed for the historic value? Do they have cultural significance?
6. How many trees on site will be removed? Will the federal Migratory Bird Treaty Act be implemented for all trees proposed for removal?
7. How will the noise impacts from a 1,500 seat church and all the contemporaneous accessory uses not significantly impact adjacent residential uses? How does bell ringing not impact a single family residential neighborhood? The noise from cars, people congregating outside, music events, VBS (vacation bible study), people staying over night, the café, bookstore, etc. All these commercial uses cumulatively contribute to noise that will impact adjacent residences.
8. How do the requirement for waivers and/or exemptions for height demonstrate that the project is consistent with the surrounding land uses, community character and will not significantly adversely effect existing land uses?
9. How can a "J" height designator (3 story, 40 ft + more with waiver) be compatible with the L – M density of the Specific Plan. It seems the allowable height designator should be "G" (2 story 35 ft +).
10. How can the applicant mitigate allowing 3 buildings to exceed the height limit by 6'-12' to make it compatible with the adjacent community character? These towers would tower over and look into the adjacent single family residential homes and block neighbourhood views from La Viña and Rosemary Lane.
11. How can the applicant screen the rooftops of the lower buildings from the viewshed from the east when the viewers are 20 feet higher in elevation? How can the exception requests be justified?

12. The views of the existing single family residential that abut the subject parcel need to have extensive visual simulations to demonstrate the height differences of the highest portions of the buildings (towers) that are requiring height exceptions.
13. Story poles should be utilized to provide a real life perspective of the height of the request height exceptions since 3 exceptions are being requested. Although this is not common practice in the County, it is very common practice in other jurisdictions in San Diego and the applicant would be responsible for the cost—not the County.
14. The bulk/mass/scale of the church needs to be analyzed in comparison to the adjacent open space that surrounds the parcel on two sides and the single family residential on one side.
15. How will the change in viewscape from public equestrian and hiking trails on the open space, which will now be institutional large buildings instead of the more neutral estate-style homes, be protected?
16. How will the neighbourhood be protected from the parking generated additional light pollution to the adjacent residents and community at large?
17. How is the traffic report addressing the already deficient LOS at intersection of Four Gee and Camino Del Sur? What projects, on both sides of Camino del Sur, were considered in the cumulative analysis of the project traffic report? When will a copy of the traffic report be provided?
18. When was the traffic load on Camino del Sur determined for use in the Del Sur Traffic Study?
19. What consultation and/or coordination has occurred between the County and the City to address the traffic impacts given the signal is in the City's jurisdiction?
20. How will access for ingress/egress of the La Viña residents be assured during the week from drop off/pick up of pre-schoolers and on the weekends from the large traffic to bring congregants to and from services, especially in light of the proximity of the CBC access road that needs an exception from the Public Road Standards?
21. How will the proposed solution to the above La Viña access issue impact the LOS at the Four Gee/ Camino del Sur intersection?
22. How will having less than half the off-street parking recommended by church planning sites, County staff and their consultants, but ignored by the BoS, impact traffic, La Viña ingress/egress, and the LOS at Camino del Sur?
23. How will the applicant ensure non-interference with activities at the Wells Fargo Little League field at Campana and San Thomas when it is clear that much of the traffic after services will go in that direction to avoid the congestion in the short distance to Camino del Sur?
24. How will the applicant ensure the safety of the children arriving at and leaving the Wells Fargo field since games will be scheduled on weekends, around the time when large traffic loads from the CBC will be passing through this residential area?
25. Has applicant analyzed traffic impact and suggested mitigation to instances in which church activities overlap with either Saturday athletic events at Del Norte High School and/or athletic events at the Wells Fargo Little League field?

26. Has applicant analyzed traffic, parking, noise, and any other impacts and suggested mitigation for non-weekend church holidays when attendance is likely to be at its maximum (i.e. Christmas, Christmas Eve, Easter, Good Friday, Special Events, etc.)
27. How is this project a compatible land use when PDS wants less off-street parking to allow for more screening and church planning sites call for more parking to avoid street congestion and traffic?
28. How is the project complying with the minimum dead-end length of 800' for a single access/egress point from the public road system?
29. How do the residents know if the fire safety response times will NOT be compromised? Submitting a Fire Protection Plan does not guarantee fire response time is not jeopardized.
30. How are the indirect "edge" effects of a commercial use been addressed and mitigated for given the intense commercial use immediately adjacent to the County's MSCP?
31. How is the project complying with Global Climate Change? What design features have been made to ensure compliance with CAPCOA guidance on quantifying GHG reductions.
32. Is the applicant proposing to vacate the flowage easement?
33. Similarly, how is the on-site and off-site drainage complying with water quality regulations given the fact that diversion/ponding on adjacent properties is prohibited.
34. How is the location and design of the retaining wall along the north property line going to impact the drainage on site and not cause ponding or potential flooding both on and also off site?
35. How does a retaining wall satisfy the Specific Plan policy of gentle changes in grade with variable slope gradients, rounded toes and crests, slope grading blended with natural contours, plantings with native vegetation, and blended drainage courses?
36. How will the retaining wall impact downstream flows to an area that is regularly flooded during winter storms (Four Gee Road and Fostoria in Bel Etage) when this area is at the edge of the 100 year flood zone on a Tentative Map?
37. What additional flows will be created off site in comparison to 4 residential homes? How will these flows exacerbate the downstream flood danger?
38. Has the applicant included all the new flows from the large development south of Camino del Sur in calculating the impact of his additional flows and that due to the retaining wall on the flood danger to Fostoria?
39. What will the impact of the flow modifications due to increased flow and the retaining wall on the biologically sensitive open space?
40. How can the County not create flood maps of the area, which are needed for the residents safety, even if FEMA has not, under the State Law mandate of AB162 and yet reject the TM showing the 100 year flood zone?
41. What project alternatives are being analyzed as part of the EIR? Is the no project alternative being fully analyzed? Please provide the details on the proposed alternatives.



January 28, 2014

Dear Kristin Blackson,

I am writing this letter to you to voice my families concerns and opposition to allowing a Mega Church and School to be built in our residential neighborhood. We live at 17079 Coyote Bush Drive San Diego, CA 92127 in the Bel Etage Community. We are not opposing the Mega Church. We are opposing their request to build in a residential area; a mega-church simply does not belong in a residential neighborhood. Imagine congestion, noise, lights at night, activities 7 days a week with their proposed school and 1500 seats sanctuary along with overflow parking on Four Gee Road...all this along with the traffic from D39 K-8 campus and Del Norte HS.

Simply Stated, we are concerned about the Mega Church and oppose it being allowed in our neighborhood for the following reasons:

1. Noise Pollution (this church is open 7 days a week from 8am-10pm with Lights, car & foot traffic)
2. Traffic safety (our children walking/riding bikes to school )
3. Traffic Congestion on our residential streets
4. Historical Site/Vegetation Protection (open area of trees that are 50+ years old)
5. Fire hazard in such dense residential area (it will have full operating restaurant style kitchen)
6. Smell of constant food preparation surrounding our homes
7. Lose of our open area to massive warehouse style bldgs
8. Commercial bldg in a residential zone (this means more traffic on our residential streets during our weekends. Plus, Sunday services will bring in up to 1500 people)
9. Re-sale value of our homes

**We strongly oppose the County of San Diego to allow a Mega Church to be built in our residential neighborhood!**

Thank you for your attention to this important matter!

Mark V. Cresto  
Bel Etage Community Resident  
17079 Coyote Bush Drive  
San Diego, CA 92127

## Blackson, Kristin

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**From:** ALICIA GILBERT <bobandaliciag@me.com>  
**Sent:** Saturday, January 25, 2014 8:55 PM  
**To:** Blackson, Kristin  
**Subject:** Chinese Church

Hi Kristin,

My name is Alicia Gilbert and I live in the Bel Etage development. My family is the original owner of our home. We have seen the area around us expand greatly in the last 12 years. We were never told that the lot across from the fire station could even be used for commercial/religious use. The traffic as it is in the morning is horrible. It gets backed up again when school gets out. The new school that is being built on the other corner by Del Norte high will already double the amount of traffic that is already there. Not to mention with the increased traffic there is no way to widen that road anymore than it already has. This is a main thoroughfare now and it never was before, and this would make it worse. I have teenage children now that ride their bike to school, as it is, I already worry with the current level of traffic. I strongly oppose the rezoning of that land, please consider the issues that I have discussed. Thank you for your time, I really appreciate it.

Alicia Gilbert  
858-472-0977

17022 Saw Leaf Lane  
SD, CA 92127

1. Noise Pollution (this church is open 7 days a week from 8am-10pm with Lights, car & foot traffic)
2. Traffic safety (our children walking/riding bikes to school )
3. Traffic Congestion on our residential streets
4. Historical Site/Vegetation Protection (open area of trees that are 50+ years old)
5. Fire hazard in such dense residential area (it will have full operating restaurant style kitchen)
6. Smell of constant food preparation surrounding our homes
7. Lose of our open area to massive warehouse style bldgs
8. Commercial bldg in a residential zone (this means more traffic on our residential streets during our weekends. Plus, Sunday mass will bring in up to 1500 people)
9. Re-sale value of our homes

Sent from my iPad

February 4, 2014

Kristin Blackson  
County of San Diego  
Department of Planning and Land Use  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123

Subject: Chinese Bible Church of San Diego Proposed Project

Dear Ms. Blackson,

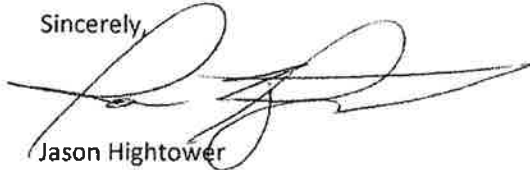
The purpose of this letter is to raise serious and insurmountable issues with the proposed Chinese Bible Church mega-project on Four Gee road. My family and I own a home on Silver Crest Lane immediately abutting the east side of the proposed site. Our issues are as follows, in order of the Environmental Review Update Checklist:

- **Aesthetics:** Our concerns with aesthetics are twofold. First, the parking lot would run the length of our block and parking lot lights, regardless of how they are shielded, would create substantial light pollution. Second, the sheer scale of the proposed buildings would aggressively consume the skyline in a way that the church would be all we see from our backyard or back windows. Despite our slight elevation advantage, the structures would tower 20 feet above our back yard (with spires even higher) and run most of the length of our block. It should be noted that our neighborhood has a wrought iron fence separating our yards from the proposed site, leaving us very exposed to these aesthetic issues. This leads into our next concern.
- **Land Use Intensity:** We purchased our home with the understanding that the property in question would be developed in a "low medium density" manner. In fact, we paid a \$50,000 premium for our lot compared to the same model of home across the street in our development in order to abut the "low medium density" residential site. The proposed size of the Chinese Bible Church project, however, is similar to the average Walmart Discount Store according to Walmart's most recent 10-K filing. Whereas with residential housing on the site we would retain a large degree of space, the proposed cluster of structures would aggressively consume the skyline in a way that it would be all we see from our backyard or back windows. This is an extreme and unacceptable change in the plan for Santa Fe Valley.
- **Noise:** Clearly the traffic and parking lot noise would be bothersome at this scale, and for seven days and nights a week based on the proposal. However, possibly more troubling, is the fact that the portion of the compound closest to our house is the Fellowship Hall, a concert and event hall in which the applicant desires the right to hold events seven nights a week. This is particularly bothersome for residential households with young children such as ours and those of our neighbors.
- **Traffic:** At peak traffic times, which will occur not only on Sundays but potentially seven days a week based on the proposal, excess traffic will undoubtedly flow north and then east through our residential streets. This is of great concern for pedestrian safety given that our young children play out front with other neighborhood children daily.

When my wife and I purchased our home we assumed correctly that the farm would ultimately be developed. However, we expected the property to be developed with low density residential housing consistent with the zoning and previously approved site plan. Clearly we were not interested in living in the shadows of a project of such an extreme scale and intensity.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Hightower', with a long horizontal flourish extending to the right.

Jason Hightower  
16942 Silver Crest Lane  
San Diego, CA 92127  
858-832-1843

**Blackson, Kristin**

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**From:** Calvin Mai <calmai@yahoo.com>  
**Sent:** Wednesday, January 29, 2014 11:25 PM  
**To:** Blackson, Kristin  
**Subject:** Contact list

Hi Kristin,

Thanks for presenting at the public scoping meeting last Thursday. I did not have a chance to include my contact in your list. Could you please keep me informed of the Four Gee road church project.

My name is Calvin Mai, resided at 10153 Camino San Thomas, San Diego, CA 92127.

Thank you Kristin.

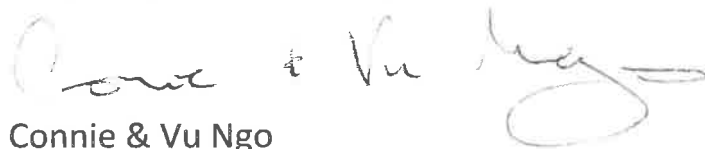
Regards,  
Calvin

February 4<sup>th</sup>, 2014

To Mrs. Blackson of SD Dept of Planning,

Fourteen years ago, our family found Santa Fe Valley communities and felt in love with the open and quite country farm land here. We built our home in Bel Atage a year later. We love it here even it has been quite a lot of construction going on and a lot more traffic for the past 2 years now. With the new schools and new business are coming, we knew these plans and we need them so they are ok with us. However, the Mega Chinese church with 1500 seats is absolute not good for our communities. It would cause much more traffic especially there are 3 schools right there where our kids are walking to school every day. Every weekend, the traffic will be much more busy with 1500 or more people come the church plus food, cooking odor, noises.....if these ever happen to our community, our neighborhood is not going to be the same anymore and our house values will be drop drastically. We love our home since our kids grew up in this community. It would be very sad to let it happen to our home. We hope that SD Dept. of Planning would consider our deep concerns. Thank you in advance for your time and consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "Connie & Vu Ngo", with a large, stylized flourish at the end.

Connie & Vu Ngo  
9218 Island Pine Way  
San Diego, CA 92127  
(858)530-3005  
Connie\_ngo@hotmail.com

## Blackson, Kristin

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**From:** miketamkin@aol.com  
**Sent:** Monday, January 27, 2014 6:58 AM  
**To:** Blackson, Kristin  
**Subject:** Please don't let them trash our community

We moved to Sante Fe Valley's Bel Etage to live in a quiet rural setting, with the hope that similar planned and environmentally responsible communities such as were planned at the time would continue to grow. Instead we got high density apartments, duplexes and a huge business center. This Business Center notation is simply a disguise for a monster shopping center. The area we moved to was zoned residential but that didn't seem to matter and we went from a gravel Artesian road to a stoplight every few blocks making traffic a problem even before a single store in the shopping center is occupied.

Now we are asked to tolerate a megachurch long before we know the real impact of this horrible shopping center that is about to be finished.

Do those of us who believed that zoning counted for something have no rights at all against the forces of people who just want to take advantage of the little open space we have left?

I implore you to please not let this travesty continue and put a stop to trashing our homes.

Sincerely

Mike Tamkin

A Bel Etage resident who cares about his community

Mike Tamkin  
9246 Fostoria Ct.  
SD, CA 92127

# **Community Response**

## **Presentation to the San Dieguito Community Planning Group**

29 March 2012

Revised 14 April 2012 with preliminary traffic information  
Revised 26 June 2013

Revised 8/31/2013 with new off-street parking of 417 vice 510

© 4S SFV MPAC 2013



## Site *Inappropriate* for the Proposed Multi-use Facility

4S Santa Fe Valley Open Space Project Abatement Coalition

- ❑ Required findings to grant MUP  
*not possible*
- ❑ Proposed project *inconsistent* with  
*policies, goals and objectives* of the  
Santa Fe Valley Specific Plan
- ❑ No sufficient reason to grant rezone
- ❑ *Rezone would be in conflict with the  
land use intent of the Specific Plan.*

## 7358 Findings are Required to Grant an MUP (1)

4S Santa Fe Valley Vision - Protect Abatement Coalition

*Before any use permit may be granted or modified, 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;
  - 5. The suitability of the site for the type and intensity of use or development which is proposed; and to
  - 6. Any other relevant impact of the proposed use; and (con't next page)



## 7358 Findings are Required to Grant an MUP (2)

© 4S San Francisco Area - Project Management Committee

Before any use permit may be granted or modified, it shall be found:

- 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 the California Environmental Quality Act have been complied with.



## Proposed Development Incompatible with Adjacent Uses

IS Santa Fe Valley Area Protected Abatement Condition



Site is bordered by  
open space and  
residential within  
the  
Santa Fe Valley  
Specific Plan

## Proposed Use Incompatible with Adjacent Uses

4S Santa Fe Valley Meats Project Abatement Coalition

Proposed	Type	Adjacent	Compatible ?
Church	Civic	Yes	No
Pre-school	Civic	No	No
Café	Commercial	No	No
Bookstore	Commercial	No	No
Residence	Residential	Yes	No
All of the above	All	No	No

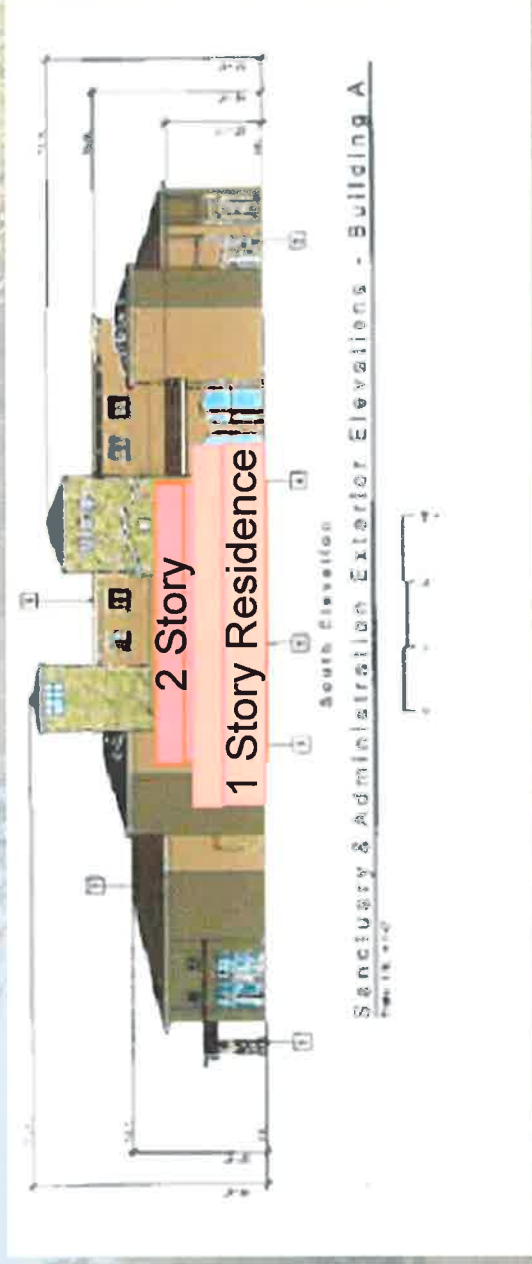
- There are no other properties in the SFVSP that comprise a combination of commercial, residential and civic uses
- All other civic uses serve the entire community



# Scale, Bulk, Coverage And Density Towers Over Adjacent Uses

IS Santa Rita Valley Mesa - Protect Attachment Condition

- ❑ Scale of campus buildings far exceeds surrounding residences
- ❑ Articulation of the sanctuary **cannot resolve** the large scale
- ❑ 3 additional multi-story buildings amplify the problem



Excessive Scale of the campus buildings **fails** harmony test,  
prohibits required finding for MUP

# Project Update Fails to Address All Criteria for MUP

- ❑ Scale, Bulk, Coverage and Density Harmony
- ❑ FAR
  - Not specified as criterion in Specific Plan
  - Is insufficient to define overall Harmony
- ❑ Comparisons should be:
  - Within planning area • Fair • Representative

Adjacent Land Use	Perimeter (Est. ft.)	Adjacent Periphery	Considered	In Planning Area?
Single Family	1,234	45%	Yes	No
Apartment	200	7%	Yes	No
Civic	0	0	No	N/A
Commercial	0	0	No	N/A
Open Space	1,330	48%	No	Yes









# Scale, Bulk, Coverage And Density Far Exceeds Surrounding Uses

4S San Joaquin Hills Viewshed Protection Abatement Coalition

Use Type	Footprint (ft <sup>2</sup> )	Height (ft)	Volume (ft <sup>3</sup> )	Factor
Sanctuary Example	20,000*	35	700,000	1.0 (base)
Residential	3,234	23.8	78,830	8.9
Civic	10,000	20	200,000	3.5

\* Minimum

Cannot make finding for MUP with a factors of ~3.5–9  
in bulk



# Scale, Bulk, Coverage And Density Far Exceeds Surrounding Uses

© Santa Fe Valley Area Protected Area Instrument Coalition

Surrounding Use Type	Surrounding Coverage (Build area/ acre)	Proposed Coverage (Build area/ acre)	Overage (factors)
Open space	0	0	$\infty$
Residential	3,234	6,092	1.9
Civic	3,354	6,092	1.8

*Cannot make finding for MUP with a factor of ~2  
in coverage usurps SP transition policy*

# Scale, Bulk, Coverage And Density Far Exceeds Surrounding Uses

## Existing

Surrounding Use Type	Surrounding Density (pop/acre)
Open space	~0
Residential	4.5
Civic	4.2

## Proposed

Proposed Density 2,500 (pop/acre)	Overage Multiplier (factors)
297	66
297	70

Cannot make finding for MUP with such  
*dramatic factors in density*



# Building Metrics Support a Population of 3,750 >> 2,500

SS Santa Fe Valley Voice Project Abatement Coalition

- ❑ Local churches
  - Maranatha: 2.5 attendees / seat
  - Church at Rancho Bernardo: 2.5 attendees / seat
  - Rock Church: 2.89 attendees / seat
- ❑ Proposed project
  - The Proposer claims slow growth, however:
    - 1,500 seats x 2.5 = 3,750 attendees
    - Proposed population of 2,500 understated by 1,250, a 50% increase
  - The 50% will impact:
    - Traffic - Parking - Noise
- ❑ Population base has already grown!
  - Original: 2 campuses combined • Current: 3 campuses to be combined

*Understatement calls analysis integrity into question*

# Scale, Bulk, Coverage And Density Far Exceeds Surrounding Uses

4S Santa Fe Valley Open Space Project Statement of Position

## Existing

Surrounding Use Type	Surrounding Density (pop/acre)
Open space	~0
Residential	4.5
Civic	4.2

## Proposed

Proposed Density 2,500 (pop/acre)	Design Density 3,750 (pop/acre)	Overage Multiplier (factors)
297	445	66 / 99
297	445	70 / 106

Cannot make finding for MUP with such  
*dramatic factors in density*



# Density Comparison Defines Level of Intensity

4S Santa Fe Valley Meet - Protect Abatement Coalition

❑ ~300 people/acre: Proposed

2,500 stated peak load over ~8.42 acres

❑ ~425 people/acre: Qualcomm Stadium

70,561 people over 166 acres

❑ ~445 people/acre: Local churches

Metrics from other churches yields capacity of 3,750 over ~8.42 acres

*A Low –Medium neighborhood adjacent to open space  
is no place for this intensity of development*

# Neighborhood Character Dramatically Changed by Traffic / Parking

4S Santa Fe Valley Vistas Project Abatement Coalition

- ❑ *Now:* Four Gee / Campania used for recreation, rarely for parking
- ❑ *With MUP:* Generation of traffic, excess trips
  - 300 ADTs preschool drop-off/pickups at rush hour
  - 382 ADTs for 860 daily population
  - 1,660 trips for 2,500 attendees on weekends
  - 2,500 trips for 3,750 attendees (more likely)
  - Traffic study not include entrance to North Village and Del Sur industrial and residential areas (South of Camino del Sur)—per Harper consultant
- ❑ *With MUP:* Weekend parking overflow exceeds local street capacity
  - Will cover both sides of all local streets and open space
  - Neighborhood overflow will create additional traffic issue
- ❑ Design plan not guarantee compliance
  - Drop-offs in residential areas, on busy 4 lane major
    - Oak Valley MS
    - Westview HS



# Parking Requirements Will Overflow the Neighborhood

4S Santa Fe Valley Meets Project Abatement Coalition

Campus Population (No. People)	Ratio <sup>5</sup> (persons/car)	Parking (Cars)	Site Overflow (Cars)	Site Overflow (Curb ft)	Neighborhood Overflow (Curb ft)
2,500	2.00	1,250	833	16,660	<b>9,660</b>
2,500	2.29 <sup>1</sup>	1,095	678	13,560	<b>6,560</b>
2,500	2.50 <sup>3</sup>	1,000	583	11,660	<b>4,660</b>
2,500	<b>4.00<sup>4</sup></b>	625	208	4,160	<b>0</b>
3,750 <sup>2</sup>	2.29	1,638	1,221	24,420	<b>17,420</b>
3,750	2.50	1,500	1,083	21,660	<b>14,660</b>
3,750	<b>4.00</b>	938	521	10,420	<b>3,420</b>
On-site pkgng=417		20 curb ft/car		7,000 curb ft available	

<sup>1</sup> 2.29 persons/car is average from several church planning organizations.

Range of 1.8–3 stated to be more realistic than government “allowed.”

<sup>2</sup> 3,750 likely peak population based on local church survey.

<sup>3</sup> Zoning Code proposed amendment **only item in new Parking ZO not adopted by BoS**.

<sup>4</sup> Effect of BoS leaving unrealistic old rule in place.

<sup>5</sup> Assumes same ratio for entire population. New ZO, could have led to higher requirements.

# Added Traffic Far Exceeds Planned Infrastructure

ISS Santa Fe Valley: A Future-Priced Abatement Condition

- ❑ The proposed land use is religious assembly/multi-use
- ❑ The ancillary uses include: • Education (Pre-K & K) • Restaurant (Café) • Retail (Bookstore) • Offices • Lodging (Short-stay hotel) • Recreation
- ❑ Phase I (1,000 Seats, 50 pupils) • Phase II (1,500 Seats, 150 school pupils)
- ❑ Unplanned future phases for eventual growth
- ❑ Baseline vehicular traffic for the project site is **Residential**
- ❑ Impact on BMR study for Four Gee/Camino del Sur TBD
- ❑ Final traffic study not released
- ❑ Impact of severe weekend overflow on traffic not accounted for

Period	SFVSP Base (ADT)	Proposed Project PH I (ADT)	Proposed Project PH II (ADT)	Base Multiplier* (factors)
TOTAL Weekday	48	857	1,084	22.6
TOTAL Weekend	48	1,707	1,903	39.6



# Residential Neighborhood Character Would be *Changed*

4S Santa Fe Valley Area Project Abatement Conflicts

- ❑ Currently Quiet
  - Residential • Open space • Park
  - Cyclists • Runners
  - Bridle path
- ❑ Character changes
  - Commercial hours of operation to 10:30 – 11:00 PM inappropriate for LM zoned residential area
  - Out of scale buildings
  - Many people – **99.24%** *from outside the area – outdoor recreation*
  - Heavy Traffic, impacted intersection, blocked driveway
  - Significant Street Parking overflow with cruising traffic
  - Flying banners on poles (exception needed)– Local HOAs ban this practice
  - High pressure sodium lamps over parking areas
  - Bell tower (another exception required)
    - Way out of scale, noisy if used
  - There are no others

# Site Not Suitable for the Proposed Intensity of Use

4S Santa Fe Valley Area Protected Abatement Coalition

- ❑ Planned as Rural Residential Use Regulation and LM Density (0.53 – 1 du/acre)
- ❑ Single access
  - Across from fire station – impacting response and public safety
  - Too close to La Viña drive (violates Public Roads Standard, another exception)
  - Close to Camino del Sur Intersection
- ❑ Large traffic load when neighborhood cars active
  - At rush hour during the week (drop-off/pick-up)
  - On weekends (services/fellowship/Sunday school)
- ❑ Incompatible operations for residential area:
  - 7 days/week
  - Mixed use
- ❑ Large parking area highly visible (20 feet below grade of adjacent homes)
- ❑ Added traffic exceeds residential base by large multiples
- ❑ Overflow parking will saturate local streets at peak
- ❑ Open space border (48%), adjacent to Artesian Creek
- ❑ Adjacent residential (52%, outside of planning area)



# Scale/Bulk/Coverage/Density Inconsistent with General Plan

4S San Rafael Valley Alliance Protects Abatement Coalition

- ❑ Multiple-use should be in commercial centers
  - Minimize traffic
  - Maximize pedestrian activity
- ❑ Proposed project *lacks* transition
  - Intensity is population/operation based, not coverage or FAR
  - Violates General Plan requirement
  - Adjacent to
    - Open space
    - Single family residential (consideration outside planning area)
- ❑ Remainder parcel anticipated zoning (LM: 0.53 – 1 du/acre))
  - ❑ Cannot take credit for 153 acres of open space
  - ❑ Cluster concept (staff has pointed out this is only for residential)
    - ❑ Intended to gain open space by clustering dwelling units
    - ❑ Not intended to encourage multi-use increase of intensity

# Are All CEQA Requirements Met?

4S Santa Fe Valley Water-Protection Abatement Coalition

- ❑ Significant impact on adjacent land use
  - Operations to 10:30 – 11:30 every night
  - Bell towers, noise, light
- ❑ Artesian Creek headwaters
  - San Dieguito watershed water quality impact/treatment
  - Flood control issues
    - Placing fill in 100 year flood zone
    - Local flooding exacerbation
    - Awaiting hydrology report
    - Retaining wall will interfere with natural flows
  - Retaining wall adjacent to open space inconsistent with riparian policy
- ❑ Endangered/Protected species
  - Direct *edge effects* on protected open space
    - noise
    - light
    - operations
    - construction
  - Found locally:
    - Gnat catcher
    - Light footed shrew
    - Least Bell's Vireo
    - Arroyo Toad
- ❑ Fuel management interference
  - Access road: 30 ft
  - North boundary: 100 ft from buildings



# Flooding Potential Exacerbated

ISS: Santa Fe Valley Local Mitigation Project Abatement Conditions

- ❑ ~40% increased flows from CBC project  
(final drainage study still not released)
- ❑ New flows from Del Sur North Village
  - Farmland converted to impervious surfaces
  - Del Sur claims small part of the total watershed (how about rates?)
  - Flow rates to Artesian Creek critical
- ❑ Campania and Fostoria flooded every year
- ❑ All Fostoria in the 100 year inundation zone
- ❑ 100 year inundation maps not recognized by County as Flood Maps
- ❑ AB162 mandating that flood zones be mapped: **ignored**

# Goals, Objectives & Policies of the SFVSP are Clear\*

4S Santa Fe Valley Area Project Abatement Coalition

- ❑ Defined SFVSP Zoning Criteria
  - Goals
  - Objectives
  - Policies
- ❑ Zoning must service the “Community” as a whole
  - Santa Fe Valley Specific Plan
- ❑ Civic entities should serve the community’s population base
- ❑ Proposed details such as retaining walls violate plan policies of smoothly graded slopes especially at open space

\* Source: SFVSP p. 2-10



# CBC Congregants Comprise Less Than 1% of 4S Ranch

4S-SanDiego-Village-Areas-Protect-A-Statement-Collition

- ❑ The Proposer claims slow growth (1), but web site suggest otherwise
- ❑ 60 families 4S Ranch Area (2)
- ❑ Less than 100 CBC persons live in 4S Ranch Area
- ❑ 4S Ranch area demographics
  - 2.78 persons per household (3) (167 people)
  - Average of  $(167 + 100) / 2 = \sim 134$  Proposer's congregation
  - 17,590 total persons in 4S Ranch Area
- ❑ 0.76 % of 4S comprises Proposer's congregation

**99.24% of congregation is from outside of 4S area:  
More ADTs, more parking issues**

(1) Pastor Lam January 2011 meeting

© 4S SFV MPAC 2013  
(2) Proposer's May 6, 2011 letter

(3) Source: homes.point2.com/Neighborhood/US/California/San-Diego-County/4S-Ranch-Demographics.aspx

## Proposer's Project **Violates** Mandates of the Santa Fe Valley Specific Plan

4S Santa Fe Valley Area Project Abatement Coalition

- ❑ The designated non-residential property in the SFVPA:
  - Designed to service the Community (17,590)
  - Is itself of low intensity use
  - Has fixed size driven by the plan for the allowed residential population support services
  - Is placed in high density areas where necessary to minimize traffic generation
- ❑ Proposed project
  - Congregation (134) is a small fraction (0.76%) of the 4S Ranch population (17590)
  - Serves people mostly from outside the area
  - Is of high intensity use itself (increment of 2,500 people, unsupported by current infrastructure)
  - Generates unplanned traffic
  - *Has unlimited growth potential*
- ❑ Non-residential zoning should be intentionally located\*
  - In the high-density residential area
  - Within walking distance of high-density residential
  - Mandated to reduce traffic, not increase traffic
  - Areas outside the planning area not to be used to justify similar use



## Non-residential Uses in Region Are Appropriately Sited

San Joaquin Hills Area Project Abatement Coalition

- Library
  - Staff population small, visitors distributed in time
  - In commercial area
  - Adequate parking
- Fire House
  - Continuous small staff population
  - On side of street with park and school
- Sewage treatment
  - Staff population small
  - Uses school road for access
- Shopping
  - Dedicated commercial areas
  - Adequate internal parking
  - Multiple access points

*Services are designed to standards set and and required by the SFVSP.*

*A large increment to the population would require additional infrastructure.*

*All built to serve residents, no large outside growth potential*

# Recommendation Should be to **Deny** Rezone and MUP

4S Santa Fe Valley Mean Project Abatement Condition

- ❑ Proposed project is **NOT CONSISTENT** with the Goals, Objectives, and Policies of the Santa Fe Valley Specific Plan
- ❑ No support for discretionary grant of MUP
  - Out of harmony: scale, bulk, coverage, density & operations
  - Is not consistent with existing neighborhood character—
  - Significant, **un-miticable** harmful impact on community
  - Commercial operation
    - 7 days/week
    - 10:30 PM and 11PM / 24 hours/day for residential
    - Inappropriate next to single family residences
  - Does not support open space mandate
  - Inconsistent with General Plan
- ❑ Accumulated exceptions required prove incompatibility
  - ❑ Currently services tiny portion (**0.76%**) of the 4S Ranch and Santa Fe Valley



# Specific Plan Detailed Issues

# Proposed Use is Inconsistent with Requirements of Specific Plan

4S Santa Fe Valley Area—Protected Abutment Condition

- ❑ Generalized Zoning Map Fig. 8-1 Rural Residential
- ❑ Residential Use Regulations—Rural Residential—applies to PA I, III and V. Planned as Large Lot Single-Family estate development with a minimum lot size of ½ acre or larger.
- ❑ Specific Plan Map, Figure 2-6—PA V, Subarea V.6. Land Use Designation of Low Medium (0.53 – 1 du/acre)
- ❑ Planning Area V, Detailed Land Use Map, Figure 4.5, Low Medium (0.53 – 1 du/acre)
- ❑ Table 4-2: Land Use Distribution By Planning Area—Area V only allows Residential acreage (Rural, Very Low, Low and Low Medium) —no Medium, Medium High, High, Commercial or Community Facility acreage.



# SP Goals, Policies & Objectives Are Clear—Residential Development

4S Santa Fe Valley Area Protected Abatement Coalition

- There are **25 Goals, Policies and Objectives** that clearly state the development intent of the subject parcel located in Planning Area V, Subarea V. 6 to be Low Medium residential (1 acre minimum) and **10 regulatory requirements and statements** the support residential use on the proposed site.

## San Diegoito Community Plan:

- Land Use: Provide a distribution of land uses that is compatible with the existing character of the community and that is integrated with the planning activities of surrounding jurisdictions. Pg. 2-11.
- Residential: Enhance the present living environment while accommodating gradual residential development that harmonizes with the natural environment. Limit residential development on steep slopes, canyons, floodplains, prime agricultural land. Preserve the rural, low density residential character. Pg. 2-11
- Conservation: Ensure that land adjacent to recreation areas, natural preserves and agricultural areas has the appropriate, compatible land use designations. Pg. 2-12



# SFVSP Goals/Policies/Objectives

4S Santa Fe Valley Area Protected Abatement Condition

- ❑ Section 2.9 Project Summary
- ❑ Project Goal: The overall project goal is to provide a comprehensive SP including policies for development...which will have the least impact on the sensitive environmental resources, ...in consideration of neighboring existing and planned communities. Pg. 2-14
- ❑ Provide for land uses that establish a sense of community in SFV consistent with the character of adjoining existing and planned communities. Pg. 2-15.
- ❑ CO-7: Restrict development in the 100-yr. Floodplain to protect the public health, safety and welfare.
- ❑ The residential goal of the Community Plan calls for enhancing the living environment while accommodating gradual residential development that harmonizes with the natural environment.
- ❑ Figure 4-5, Planning Area V, Detailed Land Use Map. Subject Site zoned LM and only allows 67 dwelling units. Currently 63 have been constructed in this PA. No commercial uses or acreages are allowed per SP.
- ❑ Table 4-2: Land Use Distribution by Planning Areas: Area V only contains residential acreage (Rural, very low, low and low medium). **No Commercial or**



## **SP Regulatory Requirements/Statements Supporting Residential Development In PA V, Subarea V.6**

IS Santa Fe Valley Meet - Protect Abatement Coalition

- ❑ In addition, transferring of dwelling units [not commercial development – added] within individual subareas and between adjacent subareas in the same PA is allowed by the SP in order to assist in furthering the open space objectives for this area or to improve land use compatibility. Pg. 4-11
- ❑ The intent in permitting the transfer of d.u. 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. Pg. 4-12
- ❑ By locating the neighborhood commercial uses in proximity of medium to high-density residential uses and entrances to the community,.....overall vehicular travel demand will be reduced.
- ❑ Pg. 7-3 Discretionary Permits must conform to the San Diegoito Community Plan



# Significant Incompatibilities of Proposed Project

4S Santa Fe Valley Views e-Project Abatement Coalition

- ❑ Significant increase in Noise. Project proposes to use courtyard, outdoor areas and parking for recreational uses.
- ❑ Hours of operation—10:30 and 11 pm 7 days a week is a significant impact and consistent or compatible with environmentally protected open space or adjacent single family residential.
- ❑ Height. The proposed structures are significantly higher and out of character (scale) for the adjacent open space and single family residential. Matching architecture cannot improve scale and bulk incompatibility.
- ❑ Community Character—there would be a significant adverse impact on the neighborhood quality of life. To allow multiple two/three story buildings: sanctuary, office buildings, fellowship halls, 6 person housing, pre-school/kindergarten, café/bookstore next to open space and single family residential is a significant impact.
- ❑ Traffic and parking impacts significant
- ❑ Project is clearly not a compatible land use and is not consistent with Specific Plan intent of low intensity residential development.

# Traffic

(In anticipation of proposer's traffic study)



# Mobility / Circulation – Element of SP

4S Santa Fe Valley Area Vision Project Abatement Coalition





# Circulation Elements are Clearly Defined

15 Santa Fe Valley Area Protected Watershed Coalition

- Residential Collector Road – A non-circulation road provided to collect local traffic from adjacent residential lots. Such roads are not envisioned as providing for through traffic generating in one community and destined for another. Designed to accommodate local traffic volumes of between 1,500 and 4,500 ADT.
- Four-lane Major Road – Is a circulation road that is planned to meet the needs of the existing and anticipated population. They provide public mobility with minimum interference from local traffic. Access is controlled to provide access roads, common driveways and signalized intersections. Designed to accommodate traffic volumes between 13,700 and 34,200 ADT.
- Four-lane Collector Road – Is a circulation road that is planned to meet the needs of the existing and anticipated population. They provide public mobility with minimum interference from local traffic. Access is controlled to provide common driveways, access roads, and on occasion signalized intersections. Designed to accommodate traffic volumes between 13,700 and 34,200 ADT.
- Trail - Is a non-vehicular circulation element. Trails are defined in Table 5-1 Trail Standards in the SP Chapter 5.



# Circulation Element

## Goals, Policies, & Objectives

4S Santa Fe Valley Vision Protected Habitat and Condition

- ❑ Develop a transportation system that provides safe and efficient movement of people and goods within Santa Fe Valley...while protecting the sensitive environmental resources and community character.
- ❑ Integrate road development in Santa Fe Valley with the existing and planned land uses and regional roadway network.
  - Access to the SPA development areas on Camino Del Norte shall be coordinated with City of San Diego's Future Urbanizing Area (Black Mountain Ranch).
- ❑ Provide for emergency access to all areas of Santa Fe Valley consistent with the standards of the Rancho Santa Fe Fire Protection District
  - Discretionary project applications shall be referred to the RSFFPD for their review and comment for conformance to emergency vehicle access requirements.
- ❑ Provide for adequate and convenient non-vehicular circulation within the SPA that is sensitive to environmental resources.
  - The trail segment in Planning Area IV easterly from the boundary of Planning Area III to Four Gee Rd is designated a native vegetation and wildlife species interpretive trail.



# Specific Plan Circulation Based on Dwelling Units

4S Santa Fe Valley Area Project Abatement Cession

- ❑ The project site is within Planning Area V.6. Planning Area V.6 was allocated 67 DUs, per SFVSP Figure 4-5, Planning Area V Detailed Land Use Map.
- ❑ The project site is part of the subdivision, the remainder parcel, described on Parcel Map 18105
- ❑ The Salvati subdivision used 63 DUs of the 67 DUs allocated.
- ❑ The Golem/Remainder parcel should have no more than 4 DUs.
- ❑ Baseline vehicular traffic for the project site is *Residential* (Estate, Urban, or Rural: Average 1-2 DU/acre).



# Roads Have Been Designed for 48 Average Daily Trips

- ❑ Vehicular traffic generated by 4 DUs is 48 ADT (Average Daily Trips) Total.
- ❑ Highest Peak Hour % - 8% AM peak-hr. / 10% PM peak-hr.
- ❑ The baseline traffic *Is Included* in the SFV Specific Plan.





# Proposed Project Will Exceed Base for Circulation

San Diego Association of Governments (SANDAG) Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002.

- Vehicular traffic generated by proposed project's 7 Uses is 1,084 ADT (Ph. II Total).
- Highest Peak Hour % - 32% AM peak-hr. / 9% PM peak-hr.
- The proposed project traffic **Is Not Included & Exceeds** traffic volume in SFV SP.





# Proposed Project Will Exceed Base on Weekdays

4S Santa Fe Valley Mega-Project Abatement Coalition

- ❑ Weekday vehicular traffic for the planned residential land use *will be static.*
- ❑ Weekday vehicular traffic for the proposed project *will grow over time.*
- ❑ Proposed Campus Weekday ADTs are 22 Times the Planned Base

Land Use Type	SFVSP Base (ADT)	Proposed Project PH I (ADT)	Proposed Project PH II (ADT)	Base Multiplier* (factors)
Residential	48*	0	0	N/A
Church	0	304	353	7.4
Elementary	0	80	150	3.1
Lodging	0	42	42	0.9
Office	0	48	48	1.0
Recreation	0	325	325	6.8
Restaurant	0	60	60	1.3
Retail	0	16	16	0.3
<b>TOTAL</b>	<b>48</b>	<b>857</b>	<b>1,084</b>	<b>22.6</b>



# Proposed Project Will Exceed Base on Weekends

- Weekend vehicular traffic for the planned residential land use *will be static.*
- Weekend vehicular traffic for the proposed project *will grow over time.*
- Planned Campus Weekend ADTs Nearly 40 Times the Planned Base ADT

Land Use Type	SFVSP (ADT)	Proposed Project PH I (ADT)	Proposed Project PH II (ADT)	Base Multiplier* (factors)
Residential	48*	0	0	N/A
Church	0	1,216	1,412	29.4
Elementary	0	0	0	N/A
Lodging	0	42	42	0.9
Office	0	48	48	1.0
Recreation	0	325	325	6.8
Restaurant	0	60	60	1.3
Retail	0	16	16	0.3
<b>TOTAL</b>	<b>48</b>	<b>1,707</b>	<b>1,903</b>	<b>39.6</b>

# Project Issues

- ❑ Applicant states previous SPA changed zoning to allow ½ acre lots with no limit on Maximum Floor Area, FAR or Lot Coverage. County Scoping Letter states property is zoned Rural Residential, LM zoning per the SP is minimum 1 acre lot.
- ❑ Clustering was allowed per the SP to gain existing open space
- ❑ Clustering was done by previous developers...not this applicant.
- ❑ Clustering does not allow commercial uses or somehow make “the original size of the church compatible with the surrounding intensity of the adjacent uses” as stated by the applicant.
- ❑ Hours of Operation 8am-10:30 to 11pm 7 days a week are not compatible with open space and single family residential.
- ❑ Height is significantly not compatible with existing one and two story surrounding residential uses.
- ❑ Generalized zoning, detailed land use map and Table 4.2, Land Use Distribution by Planning Area, all indicated low density residential development and NO acreage other than residential.
- ❑ To allow six (6) guest units in addition to the 1,500 sanctuary and ancillary facilities, the project would be a mixed use project.
- ❑ The site has a Rural Residential Zone which has a Rural Residential Use Regulations. The Use Regulation “...applies to areas that are planned as large lot single-family estate development. LM zoning is specified for this property in the SP with a minimum lot size of 1 acre.”<sup>2013</sup> The areas for this zone in the SPA generally include PA I, III and V (pg. 8-11).



# Community Disapproval



# HOA Resolutions **Oppose** this High Intensity Project

4S Santa Fe Valley Vision - Project Abatement Coalition

- ❑ Three local HOAs adopted resolutions **opposing** the Proposed Project
  - Savenna–Bel-Etage
  - Salvati
  - La Viña
- ❑ Rationale for resolutions
  - Local residents have largest negative impacts
  - Directors trying to protect their communities
  - Diminution of property values

# **Resolution Adopted By La Vina Maintenance Corporation Board of Directors, May 11, 2011**

4S Santa Fe Valley Vetsa Project Abatement Coalition

The La Vina Maintenance Corporation Board of Directors, a California nonprofit mutual corporation, hereby adopt the following resolution

Resolve, on behalf of our homeowners, out of concern for the safety and character of our community, hereby support the original Santa Fe Valley Specific Plan outlining low density, estate size residential development for the area known as the Golem parcel, 16919 Four Gee Road in San Diego, located across from the Rancho Santa Fe Fire Protection District Station2. The proposed high-density proposal for this sight is inconsistent with the Specific Plan, expectations and well being of the existing residents. We therefore oppose the current proposal, or any other, that increases intensity of use beyond that stated in the Santa Fe Valley Specific Plan for this parcel

All four HOAs adjacent to the proposed project have issued similar resolutions



Resolution Adopted by  
Bel Etage- Savenna Homeowners Association  
Board of Directors  
March 21, 2011

4S Santa Fe Valley Mosquito Project Abatement Coalition

The Bel Etage -Savenna Homeowners Association Board of Directors, a California nonprofit mutual benefit corporation, hereby adopts the following resolution:

**“RESOLVED**, On behalf of our homeowners, out of concern for the safety and semi-rural character of our community, we hereby are committed to the original Santa Fe Valley Specific plan outlining a low density, estate size residential development for the area known as the Golem Parcel located across from the Rancho Santa Fe Fire Protection Station, on Four Gee Road, San Diego. We strongly oppose any deviation from the original plan.”

All four HOAs adjacent to the proposed project have issued similar resolutions.



## Signature Campaign Shows Strong Support **Against** the CBC Project

SS Santa Fe Valley Voters Projected Agreement Coalition

- ❑ Support for HOA's opposition resolutions
- ❑ Community Citizens opposition signature campaign
- ❑ Currently has ~**4,000 signatures**
- ❑ On target to achieve its goal
  - ~4,000 opposing signatures
  - Summer of 2012
- ❑ **4,000 signatures** represents
  - Approximately **1/2 of the Family Households**
    - 4S Ranch +
    - Santa Fe Valley

# **Failure of Community Workshops & Private HOA Presentations To Inform**



# Workshops Minimized Information Transfer to Community

4S Santa Fe Valley Area Protected Watershed Coalition

In May 2011 the Chinese Bible Church held a Community workshop at the 4S Ranch Library

- ❑ In attendance from CBC:
  - Pastors, Elders, Church members (~40)
  - Approximately 5 - 8 consultants at booths
  - Total CBC representatives approximately 40 – 45 (a total of 54 allowed in room)
- ❑ Hours 6:30 pm to 8:00 pm
- ❑ The news media attended and estimate a total of 125 – 150 total attendees
- ❑ 4S Ranch Library Facility: Room size (54)– not allow everyone to participate
- ❑ Occupancy during workshop violated Fire Regulation Maximum\*
- ❑ We documented community concerns in a letter dated May 20 including:
  - Noise levels in the room – unable to hear and communicate easily
  - Station format – long lines, not everyone got in the room, fewer able to ask questions and get answers
  - No ID of church members – could not tell who was community vs. from CBC
  - Refusal to answer questions
  - Pastor Lam, the senior pastor left at 7:15 to attend a pre-scheduled meeting at the Carmel Valley Campus

\* The Proposer appeared to be in violation of the County Library Policy & Procedure Manual Guidelines; p. 3, item 16. “The number of attendees shall not exceed the capacity specified, as posted by the Fire Marshall.” The posted room capacity is 54.



# Private HOA Presentations

## Did Not Inform

4S Santa Fe Valley Video Project Abatement Coalition

- Chinese Bible Church conducted HOA presentations
  - Private
  - By invitation only
  - Promised to answer questions by home owners
- CBC attendees
  - Elders – (1 counsel member)
  - A few church attendees
  - Ron Harper, Harper Communities
- Regarding the BE/S HOA, we documented our concerns in email/letter to CBC including:
  - Refusal to answer questions including but not limited to:
    - Financial feasibility of the CBC to construct the site
    - Pending easement issues and intentional misrepresentation lawsuit
    - Inadequate on-site parking
    - The Carmel Valley Campus Conditional Use Permit Violations
    - Non-responsive answer to overflow parking question
  - Other misinformation included:
    - Comparable Churches were not comparable
    - The claim the CBC would “pay for the traffic light” at Four Gee and Camino Del Sur
    - Compatibility with the Santa Fe Valley Specific Plan
- It is the MPAC understanding that some of the other HOAs had a similar negative experience

## MPAC's Request for Proposer to Attend a Community Workshop Rejected

4S Santa Fe Valley A Year-Protected Abatement Coalition

- ❑ Several public and private meetings
- ❑ Proposer sponsored meetings have been ineffective
  - Low level of information transfer
  - Narrow audience
  - Interference
- ❑ MPAC request
  - A Community sponsored workshop
  - Moderated by a third party
  - Three separate requests
- ❑ Proposer refused



# Current Legal Issue



# CBC and Harper Sued by Salvati HOA

- ❑ Concerns access easement transaction
- ❑ Causes, *inter alia*:
  - Intentional Misrepresentation
  - Suppression of fact
- ❑ Continued from March 2013 now until 20 September
- ❑ Apparently discovery still in process
- ❑ Our biased summary
  - They lied to get the HOA to grant a needed enlargement (not only alignment) of the access easement
  - When confronted with a rescission notice (before closing on the property) they recorded the easement prior to the close in violation of the associated

8	SUPERIOR COURT OF THE STATE OF CALIFORNIA	Case No 37-2011-00102187-CU-OR-CTL
9	FOR THE COUNTY OF SAN DIEGO, CENTRAL BRANCH	COMPLAINT FOR INTENTIONAL
10		MISREPRESENTATION, SUPPRESSION
11		OF FACT, RESCISSION,
12	SALVIATI HOMEOWNERS	CANCELLATION OF INSTRUMENT
13	ASSOCIATION, a California non-profit	AND DECLARATORY RELIEF
14	mutual benefit corporation,	UNLIMITED CIVIL CASE
15	Plaintiff,	
16	vs.	
17	RONALD D. HARPER, JR., an individual;	
18	HARPER COMMUNITIES, INC., a	
19	California corporation; CHINESE BIBLE	
20	CHURCH OF SAN DIEGO, a California non-	
21	profit religious corporation, and DOES 1	
	through 30, inclusive,	
	Defendants.	